



Reserve Analysis • Property Inspection • Construction Consultants

August 13, 2014

**Players Crossing at Plum Creek Village Homeowners Association, Inc.
C/o Peak to Peak Property Management, LLC
P.O. Box 1808
Castle Rock, CO 80104**

Attention: David Littler

Re: Reserve Analysis, 2014 VERSION

Dear Mr. Littler and Board of Directors:

We were authorized by the Board of Directors to conduct a reserve analysis for Players Crossing at Plum Creek Village Homeowners Association, Inc. (“Association”) located in Castle Rock, Colorado. The reserve analysis study proceeded through August 13, 2014.

This report is the 2014 version of the reserve analysis. The reserve analysis takes into account the condition of the property at the present time and interpolates the financial and physical condition of the Association’s long term capital assets starting in 2014.

The reserve analysis represents the Association’s inventory list and capital assets as they existed as of the date of the report. In the compiling of this document BPC, Inc. estimated the expected maintenance and repair requirements for the Association. The proposed maintenance expectations and comments by Peak to Peak Management were very valuable in the creation of this document and in estimating the overall reserve requirements for the Association. The Association may want to consider adding or deleting some categories and possibly phasing more of the categories to spread the financial responsibilities over a number of years. The phasing, addition, deletion of categories, and updating replacement costs can be done as a future revision to this document.

The reserve analysis is in two parts. The first section is an explanation of terms and a description of the methods involved in arriving at the data for the project. A description of the inventory list is also included in this section. The second section starts with the reserve analysis table showing project categories and overall suggested reserve deposits. This table should be reviewed carefully and revised as necessary. The remaining components of the second section includes tables of estimated reserve balances for the next 40 years, a section of graphs depicting capital expenses and reserve balances over the same 40 year period, and a table of projected capital expenses over that same period.

The work performed consisted of site inspections and field measurements to determine the condition and value of items for which the Association is responsible for repair and replacement. This information was used to compile a reserve analysis inventory list. The reserve analysis estimates remaining economic life of the items in the inventory list, replacement costs, and prorates existing reserves to

Players Crossing at Plum Creek Village Homeowners Association, Inc.
Reserve Analysis, 2014 VERSION
August 13, 2014
Page 2

these items. The analysis then estimates future contributions to project reserves so adequate funds will be available for future repairs and replacements.

Reserve Analysis Summary and Explanation of Terms

The analysis covers the common areas and items the Association is responsible for repairing and replacing. The Association has determined these items, or inventory list, by interpretation of the Declarations and Covenants for the Association and the historical maintenance schedule on the project. The inventory list should be reviewed and modified according to the actual needs and requirements of the Association.

The analysis also uses the relationship of cost replacement and remaining life to determine future reserve needs. An explanation of the terms and column headings as used within the reserve analysis table follows:

COMMON AREA

The Common Area inventory covers the area around the buildings and those items directly attached to the outside of the buildings. All interior items and other components within the property lines of the lots directly serving the individual homes are the individual homeowners responsibility to maintain and replace. **The attached inventory list details the Common Area elements contained in the Reserve Analysis Table.**

Some long-lasting items were not included in the analysis since they should survive the assumed economic life of the project. This analysis uses a 50-year useful economic life as a basis for replacement items. Most items considered to have an expected life of 50 years or longer were not included in the replacement schedule. These items include building foundations and internal structural components. Small or low cost items under \$2,000.00 were not included since these repairs and replacements tend to be funded through the annual operating budget rather than from capital reserves.

DEFINITION OF TERMS USED IN THE RESERVE ANALYSIS TABLE

Estimated Salvage Value

"Estimated Salvage Value" specifically relates to items which, by their nature, will not need total replacement at the end of their assumed economic life. The considerations affecting salvage value are its long-lasting components or parts, maintenance schedule, recent repairs or replacements, and importance to the appearance of the project. Items that directly affect the appearance and function of the project tend to be maintained more completely and more often. Hard scape items such as concrete tend to be repaired as necessary rather than all at once. Some portions will last as long as the economic life of the project while other parts will need repairs, but not full replacement.

Players Crossing at Plum Creek Village Homeowners Association, Inc.
Reserve Analysis, 2014 VERSION
August 13, 2014
Page 3

The "Estimated Salvage Value" identifies those items that will not need total replacement upon reaching their assumed economic life. The percentages noted on the schedule are based on our experience. They can be modified after discussions with the Board of Directors regarding areas and percentages best fitting with the overall maintenance philosophy of the project.

Replacement Costs

Replacement costs were arrived at using estimating procedures and our experience with bidding current market prices. The amounts are in current dollars and are estimates. They assume major repairs or replacements will be done all at the same time.

The actual costs for replacements may vary considerably depending on economic conditions, contract specifications, technological advances, regulatory changes, and maintenance schedules. No adjustments for inflation were made for replacement costs. Inflation values fluctuate and are not reliably defined. Over a long period of time, inflation is often offset by investment credits or interest earned. The varying rates and changes to the project can be reflected by periodic updates to the reserve analysis. **We recommend periodic updates to the reserve analysis to account for any substantial changes directly affecting the cost of replacements. Such changes would include insurance settlements, natural disasters, or unknown conditions requiring significant expenditures.**

Estimated Economic Life

The estimated economic life and life left are our estimates obtained from published manuals, accepted industry standards, and our experience with similar projects. The estimated life remaining for the reserve items was determined after our visual inspections and discussions with the management company. The project was constructed in 1994. The average age had to be interpreted for each inventory item since some items will age faster than others. Their condition is described in the inventory list. The major replacements and repairs are reflected in the "Remaining Economic Life" and "Estimated Salvage Value" columns. An important part of this reserve analysis is to determine as accurately as possible the level of maintenance and repair the association wishes to achieve on the project.

The "Desired Reserve Budget," "Reserves Available," and "Annual Deposit" are arrived at after determining the estimated replacement costs and economic life span of the reserve items.

Desired Reserve Budget

The "**Desired Reserve Budget**" is the estimated amount that would have been deposited by now if the inventory items had been included in a reserve deposit schedule from the beginning of the project. Each item's estimated replacement cost is divided by its proposed economic life and then multiplied by its age to arrive at the desired reserve budget. This is a "best case" scenario to show what would have been reserved to date for each item. These figures are used to develop a percentage

Players Crossing at Plum Creek Village Homeowners Association, Inc.
Reserve Analysis, 2014 VERSION
August 13, 2014
Page 4

or proportional relationship for each item as it relates to the total "Desired Reserve Budget." The item percentage is used to distribute the present reserves and analyze future needs.

Reserves Available

The actual reserves available are distributed to each inventory item in proportion to the "Desired Reserve Budget" figures. The proportion or percentage for each item as determined by the "Desired Reserve Budget" is multiplied by the actual reserves on hand to arrive at the reserve value for each item. The reserves available were \$31,703/00 at the time of this study.

Proposed Initial Deposit

The initial annual deposit for each inventory item is equal to the difference between the estimated replacement cost and the reserves available, divided by the years of life remaining for the item. This is an estimated annual deposit for each item from this time forward. The deposits attempt to achieve the desired replacement reserves in the future.

Average Annual Contribution

The annual deposits required over the life of the project will fluctuate as reserves are saved and spent in anticipated cycles. We have attempted to account for these cycles by calculating the average annual deposits necessary for a 40 year period. In calculating your requirements, the initial deposit brings your reserve balance closer to what it should be now and the average deposit lets the association gauge what level savings to achieve in the future.

The Association must consider that these amounts are determined as the best possible condition and to achieve the best reserve balance requires some long term planning. In most cases this amount is hard to achieve, especially when the reserves are analyzed for the expected life of all the project categories. Most Associations are doing very well if they can achieve 70-80% of the proposed annual contributions and reserve balances. A part of the planning process may be to establish a reasonable goal and attempt to reach the best result possible.

As stated previously, we recommend periodic updates to the reserve analysis to account for replacements, changes in replacement costs, and changing interest rates. Interest earned will tend to offset inflation. Attempting to forecast into the future is tenuous at best. We believe it is preferable to make simple periodic changes to the analysis and then make decisions based on the most recent information available. **The reserve analysis is a working document and should be adjusted as necessary to meet the needs and desires of the Association and reflect changing conditions.**

We performed this analysis at the request of the Board of Directors of Players Crossing at Plum Creek Village Homeowners Association, Inc. The report is intended for the Association's exclusive use and should not be used for contracting work or relied upon by any other party. The analysis reflects

**Players Crossing at Plum Creek Village Homeowners Association, Inc.
Reserve Analysis, 2014 VERSION
August 13, 2014
Page 5**

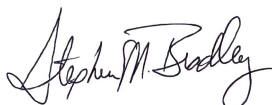
conditions within the property that could be examined visually and is limited to the extent of the report. The analysis is also based upon representations made by Players Crossing at Plum Creek Village Homeowners Association, Inc. in regard to existing reserve fund balances, recent replacements or repairs, and interpretation of the Declarations and Covenants for the project. While reasonable effort was made to ascertain the condition of the property and/or equipment within, it is not to be construed as a guarantee or warranty of the property or equipment therein, nor does it imply that all components will function properly on or after the date of this report. Acceptance of this report by the Association constitutes the agreement of the Association that the liability of Bradley Property Consultants, Inc. for any errors or omissions on negligent misrepresentations herein is limited to the fee paid for this report and that there shall be no liability whatsoever for incidental or consequential damages. Unless otherwise noted in the report, no sampling, testing, or dismantling of any equipment, systems or structural components of the property, other than the visual inspection, was performed. Further, no inspections or tests for soil quality or stability, asbestos, PCBs, or any other hazardous materials were undertaken nor was the quality or adequacy of the water and sewer service to the property analyzed. The inspections addressed herein were not undertaken to address any specific use or purpose contemplated by the Association other than what was stated in the report. This report does not in any way address the property's compliance with any federal, state, or local laws, rules, regulations, or ordinances.

We believe the analysis will provide a useful planning guide. Actual experience in replacing items may differ significantly from the estimates given. Again, we recommend periodic updates to the reserve analysis to reflect changes to current conditions.

If you have any questions or require further information, please contact our office at any time.

Very truly yours,

BRADLEY PROPERTY CONSULTANTS, INC.



Stephen M. Bradley, President

Enclosures and Attachments: RESERVE ANALYSIS: 2014 VERSION

- Reserve Analysis Inventory List with comments
- Picture log
- Replacement and Reserve Analysis Table
- Tables and Graphs of Reserve Balances Over Remaining Life of Components
- Table of Projected Capital Expenses by Year



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August 13, 2014

PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS INVENTORY LIST 2014 VERSION

Unit abbreviations used the Reserve Analysis table: SF= square feet, LF= lineal feet, SY= square yard, LS= lump sum, EA= each, REPL.= replacement, ECON.= economic

COMMON AREA/ BUILDING:

I. Irrigation system:

- A general category to replace the irrigation system. There is approximately 20,183 square feet of irrigated landscaping in the common area at the entrance to the community. Typical life expectancy of an irrigation system is approximately 30-35 years. Eventually the underground pipes and pipe connections begin to fail due to water pressure fatigue.

II. Landscape refurbish: tree trim, tree replacement, plant replacement

- A general category to replace or repair, plants, shrubs, and trees in the common area. This category would also include landscape upgrades, landscape improvements, and replacement of the irrigation clocks.

III. Water feature: rubber membrane pond liner

- The holding ponds of the entrance water feature have a single layer rubber membrane liner buried beneath the rocks and concrete forming the ponds. The rubber liner is the waterproofing element of the ponds. This type of liner has an expected service life of 30-35 years under normal conditions. On going freeze/thaw cycles and the caustic reaction with the surrounding soil will cause the liner to break down and leak. To replace the membrane pond liner the rocks and concrete of the holding ponds will need to be removed and then reinstalled along with a new liner.

IV. Water feature: pumps and electrical

- The electrical service panel and the large water circulation pump were replaced in 2014. This category is a general expense category for future pump replacement and electrical repairs for the entrance water feature.

V. Water feature: lighting

- There are six weather proof ground level lights at the water feature. This category is for the future replacement of the light fixtures and wiring for the fixtures.

VI. Entrance monument

- The entrance monument containing the project identification sign, concrete, and stone wall will need replacement and/or repairs in the future.

VII. Drainage: maintenance and repairs

- The Association is responsible the maintenance and repairs of the dedicated private drainage easement bordering lots 1, 2, 3 and the large drainage channel in Tract A.

1. The Tract A drainage channel is located along the Northwest side of the project and includes the channel and its entrance into a retention pond on the North side of the community. The rock swale drainage channel in Tract A is severely silted and almost blocked at the storm sewer outflow pipe located at the top of the channel. Also, the rock swale channel is beginning to get clogged by debris and vegetation. At a few locations rocks from the edge of the channel have fallen into the flow line of the channel. The fallen rocks will collect debris and eventually clog the channel. The open edges of the channel where the rocks fell will erode and could eventually impact the lots adjacent to the channel. The proper functioning of this channel and the control of erosion along the channel is a major liability for the Association since the channel borders seven lots.

2. According to the recorded plat and the recorded development site plan for the Players Crossing the Association is responsible for a drainage easement that runs along the rear lot lines of lots 1, 2, 3, and between lots 2 and 3. The easement lies with the property lines of these lots. The proper functioning of this drainage easement directly effects the lots and the private access drive serving these lots.

VIII. Private access drive

- The recorded Planned Development Site Plan and the recorded Plat for Players Crossing describe Tract E as as private access drive and common area serving lots 1, 2, and 3 that is owned and maintained by the Association. The Association has obtained a letter from the Association's legal counsel stating the maintenance of the drive should be a shared expense of lots 1, 2, and 3. The future replacement of the drive could fall on the Association since the recorded Planned Development Site Plan labels Tract E as a private access, utility, and drainage easement that is owned and maintained by the Homeowners Association. This category in the reserve analysis is for the future replacement of the drive and does not include the normal maintenance of the asphalt such as sealing and patching.

NOTE: NOT INCLUDED;

- Main sewer and water lines
- Concrete replacement
- Golf cart path maintenance
- Mailboxes (maintained by USPS)

PLAYERS CROSSING AT PLUM CREEK VILLAGE
2014 Reserve Analysis Pictures
August 13, 2014



Players Crossing: PICTURE NO. 1: Landscape refurbish and tree replacement will be an issue as Player Crossing continues to age. The large trees are a major asset for the Association.



Players Crossing: PICTURE NO. 2: The irrigation system will need to be replaced when the underground pipes weaken from years of use. The expected service life of an irrigation system of this type is 30-35 years.

PLAYERS CROSSING AT PLUM CREEK VILLAGE
2014 Reserve Analysis Pictures
August 13, 2014



Players Crossing: Picture NO. 3: The waterproofing for the holding ponds of the entrance water feature is a single layer rubber pond or lake liner. This type of liner has an expected service life of 25-30 years.



Players Crossing: PICTURE NO. 4: Cracks were observed in the holding ponds which indicate some settling and movement from age and weather cycles. To replace the pond liner the concrete and the rocks of the ponds will need to be removed and reinstalled.

PLAYERS CROSSING AT PLUM CREEK VILLAGE
2014 Reserve Analysis Pictures
August 13, 2014



Players Crossing: PICTURE NO. 5: A new electrical panel and pump for the water feature were installed in 2014.



Players Crossing: Picture NO. 6: There are six weather resistant light fixtures at the entrance water feature and monument. The fixtures and wiring will need to be replaced in the future.

PLAYERS CROSSING AT PLUM CREEK VILLAGE
2014 Reserve Analysis Pictures
August 13, 2014



Players Crossing: Picture NO. 7: The entrance monument and sign will need repairs and refurbishing over time. Some areas of the rock wall next to the project identification sign are showing signs of loosening.



Players Crossing: Picture NO. 8: The Association is responsible for the private drainage easement that runs on lots 1, 2, and 3. The proper functioning of this drainage easement directly impacts these lots, the common area, and the community.

PLAYERS CROSSING AT PLUM CREEK VILLAGE
2014 Reserve Analysis Pictures
August 13, 2014



Players Crossing: Picture NO. 9: The Association is responsible for the drainage channel in Tract A. This drainage channel is in common open space that adjoins seven lots on the Northwest side of Players Crossing.



Players Crossing: Picture NO. 10: The storm outlet pipe at the top of the Tract A drainage channel is silted and partially blocked by silt, debris, and vegetation.

PLAYERS CROSSING AT PLUM CREEK VILLAGE
2014 Reserve Analysis Pictures
August 13, 2014



Players Crossing: Picture NO. 11: The Association is responsible for the rock drainage channel and the erosion control in Track A.



Players Crossing: Picture NO. 12: Rocks from the edge of the drainage channel have fallen into the flow line of channel which will compromise the proper functioning of the drainage patterns. Also, erosion of the edges of the channel will impact the property adjacent to the channel.

PLAYERS CROSSING AT PLUM CREEK VILLAGE
2014 Reserve Analysis Pictures
August 13, 2014



Players Crossing: PICTURE NO. 13: The Town of Castle Rock recently repaired and improved their portion of the retention pond where the Association's drainage channel enters the retention pond.



Players Crossing: PICTURE NO. 14: Per recorded documents with the Douglas County, the Association owns the private access drive that services lots 1, 2, and 3. The Association has a legal opinion regarding lots 1, 2, and 3 providing maintenance for this drive, but legally the drive is still owned by the Association per the recorded documents.



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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

**RESERVE ANALYSIS
2014 VERSION: 8-13-14**

Project date: 1994

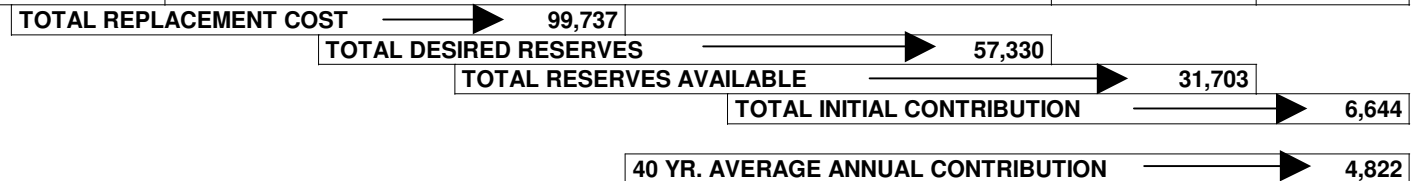
Total units: 22

INVENTORY LIST	UNIT	QUANTITY	EST. SALVAGE VALUE %	UNIT REPL COST \$	EST. REPL COST \$	EST. ECON. LIFE YRS	EST. LIFE LEFT YRS	DESIRED RESERVE BUDGET \$	RESERVES AVAILABLE \$	PROPOSED INITIAL DEPOSIT \$
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COMMON AREA:

Irrigation system	SF	20,183	20%	1.65	26,642	35	15	15,224	8,419	1,215
Landscape refurbish	LS	1		10,000	10,000	10	6	4,000	2,212	1,298
Water feature: liner replacement	SF	1,080		20.00	21,600	35	15	12,343	6,825	985
Water feature: pumps & electrical	LS	1		3,000	3,000	10	9	300	166	315
Water feature: lighting	LS	1		3,000	3,000	25	10	1,800	995	200
Entrance monument	LS	1		5,000	5,000	25	10	3,000	1,659	334
Drainage: maintain & repair	LS	1		25,000	25,000	25	8	17,000	9,401	1,950
Private access drive: replace	SF	1,998		2.75	5,495	30	10	3,663	2,026	347
								57,330	31,703	6,644

CONTINGENCY	0%							0	0	0
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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2014 VERSION: 8-13-14

INVENTORY LIST	YEAR 2014 1	YEAR 2015 2	YEAR 2016 3	YEAR 2017 4	YEAR 2018 5	YEAR 2019 6	YEAR 2020 7	YEAR 2021 8	YEAR 2022 9	YEAR 2023 10	YEAR 2024 11
COMMON AREA:											
Irrigation system	9,634	10,848	12,063	13,278	14,493	15,708	16,923	18,138	19,353	20,568	21,782
Landscape refurbish	3,510	4,808	6,106	7,404	8,702	10,000	1,000	2,000	3,000	4,000	5,000
Water feature: liner replacement	7,810	8,795	9,780	10,765	11,750	12,735	13,720	14,705	15,690	16,675	17,660
Water feature: pumps & electrical	481	796	1,111	1,425	1,740	2,055	2,370	2,685	3,000	300	600
Water feature: lighting	1,196	1,396	1,597	1,797	1,998	2,198	2,399	2,599	2,800	3,000	120
Entrance monument	1,993	2,327	2,661	2,995	3,329	3,664	3,998	4,332	4,666	5,000	200
Drainage: maintain & repair	11,351	13,301	15,251	17,200	19,150	21,100	23,050	25,000	1,000	2,000	3,000
Private access drive: replace	2,373	2,720	3,067	3,413	3,760	4,107	4,454	4,801	5,148	5,495	183
BASE RESERVES	38,347	44,991	51,635	58,280	64,924	71,568	67,914	74,260	54,656	57,038	48,546
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	(10,000)	0	(25,000)	(3,000)	(13,495)	0
ANNUAL DEPOSIT	6,644	6,644	6,644	6,644	6,644	6,644	6,346	6,346	5,396	5,381	5,003
TOTAL RESERVES	38,347	44,991	51,635	58,280	64,924	61,568	67,914	49,260	51,656	43,543	48,546

BPC, Inc., 08/2014

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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2014 VERSION: 8-13-14

INVENTORY LIST	YEAR 2025 12	YEAR 2026 13	YEAR 2027 14	YEAR 2028 15	YEAR 2029 16	YEAR 2030 17	YEAR 2031 18	YEAR 2032 19	YEAR 2033 20	YEAR 2034 21	YEAR 2035 22
COMMON AREA:											
Irrigation system	22,997	24,212	25,427	26,642	761	1,522	2,284	3,045	3,806	4,567	5,328
Landscape refurbish	6,000	7,000	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000
Water feature: liner replacement	18,645	19,630	20,615	21,600	617	1,234	1,851	2,469	3,086	3,703	4,320
Water feature: pumps & electrical	900	1,200	1,500	1,800	2,100	2,400	2,700	3,000	300	600	900
Water feature: lighting	240	360	480	600	720	840	960	1,080	1,200	1,320	1,440
Entrance monument	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000	2,200	2,400
Drainage: maintain & repair	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000
Private access drive: replace	366	550	733	916	1,099	1,282	1,465	1,649	1,832	2,015	2,198
BASE RESERVES	53,549	58,552	63,555	68,558	24,497	18,679	22,860	27,042	28,223	32,405	36,586
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	(48,242)	(10,000)	0	0	(3,000)	0	0	0
ANNUAL DEPOSIT	5,003	5,003	5,003	5,003	4,182	4,182	4,182	4,182	4,182	4,182	4,182
TOTAL RESERVES	53,549	58,552	63,555	20,316	14,497	18,679	22,860	24,042	28,223	32,405	36,586

BPC, Inc., 08/2014



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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2014 VERSION: 8-13-14

INVENTORY LIST	YEAR 2036 23	YEAR 2037 24	YEAR 2038 25	YEAR 2039 26	YEAR 2040 27	YEAR 2041 28	YEAR 2042 29	YEAR 2043 30	YEAR 2044 31	YEAR 2045 32	YEAR 2046 33
COMMON AREA:											
Irrigation system	6,090	6,851	7,612	8,373	9,134	9,896	10,657	11,418	12,179	12,940	13,702
Landscape refurbish	7,000	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000	7,000
Water feature: liner replacement	4,937	5,554	6,171	6,789	7,406	8,023	8,640	9,257	9,874	10,491	11,109
Water feature: pumps & electrical	1,200	1,500	1,800	2,100	2,400	2,700	3,000	300	600	900	1,200
Water feature: lighting	1,560	1,680	1,800	1,920	2,040	2,160	2,280	2,400	2,520	2,640	2,760
Entrance monument	2,600	2,800	3,000	3,200	3,400	3,600	3,800	4,000	4,200	4,400	4,600
Drainage: maintain & repair	15,000	16,000	17,000	18,000	19,000	20,000	21,000	22,000	23,000	24,000	25,000
Private access drive: replace	2,381	2,564	2,748	2,931	3,114	3,297	3,480	3,663	3,847	4,030	4,213
BASE RESERVES	40,768	44,949	49,131	53,312	47,494	51,675	55,857	57,038	61,220	65,401	69,583
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	(10,000)	0	0	(3,000)	0	0	0	(25,000)
ANNUAL DEPOSIT	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182
TOTAL RESERVES	40,768	44,949	49,131	43,312	47,494	51,675	52,857	57,038	61,220	65,401	44,583

BPC, Inc., 08/2014

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RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2014 VERSION: 8-13-14

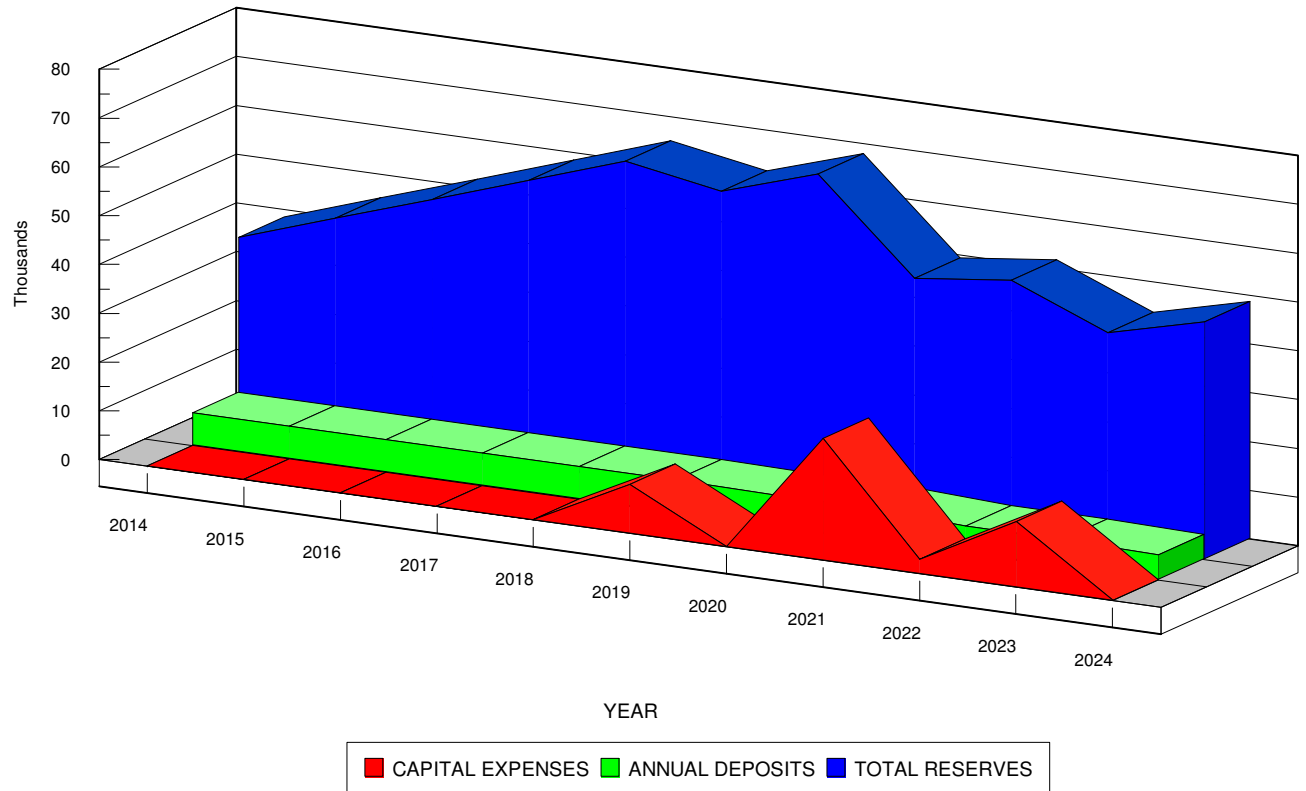
	YEAR 2047	YEAR 2048	YEAR 2049	YEAR 2050	YEAR 2051	YEAR 2052	YEAR 2053
INVENTORY LIST	34	35	36	37	38	39	40
COMMON AREA:							
Irrigation system	14,463	15,224	15,985	16,746	17,508	18,269	19,030
Landscape refurbish	8,000	9,000	10,000	1,000	2,000	3,000	4,000
Water feature: liner replacement	11,726	12,343	12,960	13,577	14,194	14,811	15,429
Water feature: pumps & electrical	1,500	1,800	2,100	2,400	2,700	3,000	300
Water feature: lighting	2,880	3,000	120	240	360	480	600
Entrance monument	4,800	5,000	200	400	600	800	1,000
Drainage: maintain & repair	1,000	2,000	3,000	4,000	5,000	6,000	7,000
Private access drive: replace	4,396	4,579	4,762	4,946	5,129	5,312	5,495
BASE RESERVES	48,765	52,946	49,128	43,309	47,491	51,672	52,854
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(8,000)	(10,000)	0	0	(3,000)	(5,495)
ANNUAL DEPOSIT	4,182	4,182	4,182	4,182	4,182	4,182	4,182
TOTAL RESERVES	48,765	44,946	39,128	43,309	47,491	48,672	47,359

BPC, Inc., 08/2014



PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



2014 VERSION: 8-13-14

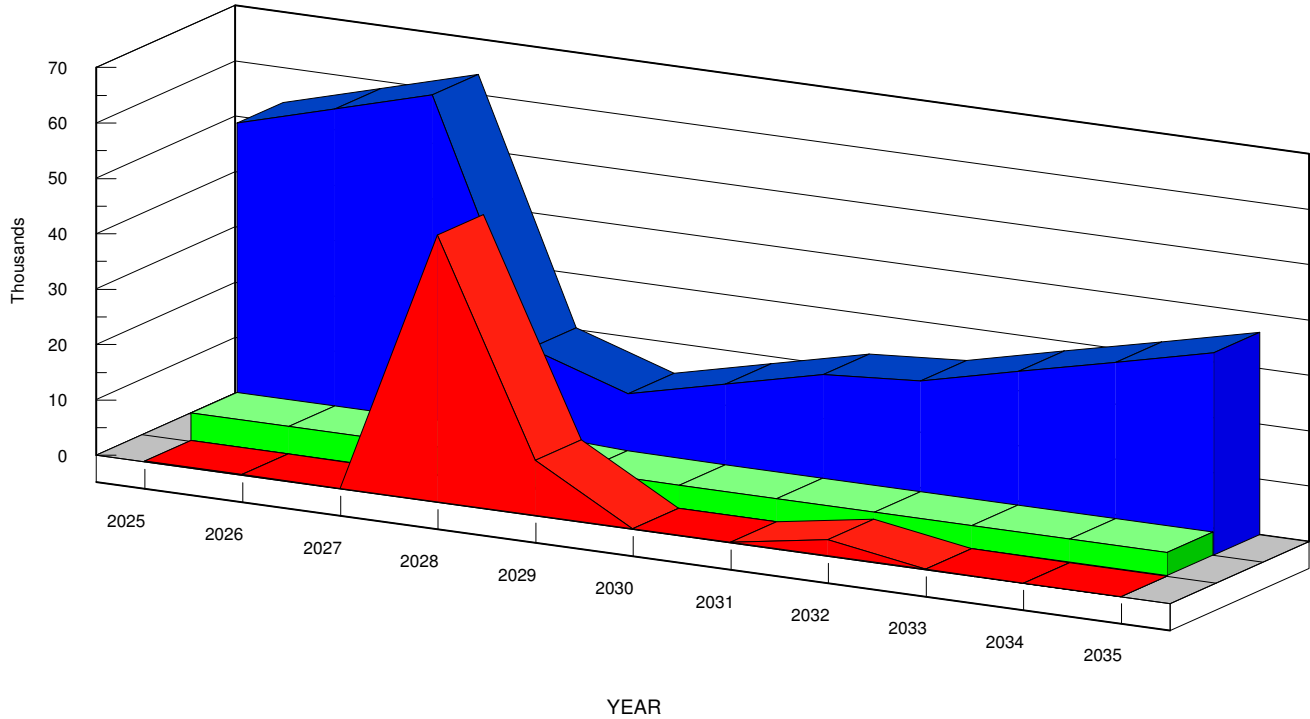
RESERVES ON HAND YEAR 1	\$31,703
ENDING BALANCE YEAR 11	\$48,546
AVERAGE BALANCE	\$52,788

VALUE OF RESERVE ITEMS	\$99,737
AVERAGE CAPITAL EXPENSE	\$4,681
AVERAGE DEPOSIT	\$6,213

YEAR	1	2	3	4	5	6	7	8	9	10	11
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
CAPITAL EXPENSES	0	0	0	0	0	(10,000)	0	(25,000)	(3,000)	(13,495)	0
ANNUAL DEPOSITS	6,644	6,644	6,644	6,644	6,644	6,644	6,346	6,346	5,396	5,381	5,003
TOTAL RESERVES	38,347	44,991	51,635	58,280	64,924	61,568	67,914	49,260	51,656	43,543	48,546

PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



■ CAPITAL EXPENSES ■ ANNUAL DEPOSITS ■ TOTAL RESERVES

2014 VERSION: 8-13-14

RESERVES ON HAND YEAR 12	\$49,260
ENDING BALANCE YEAR 22	\$36,586
AVERAGE BALANCE	\$33,933

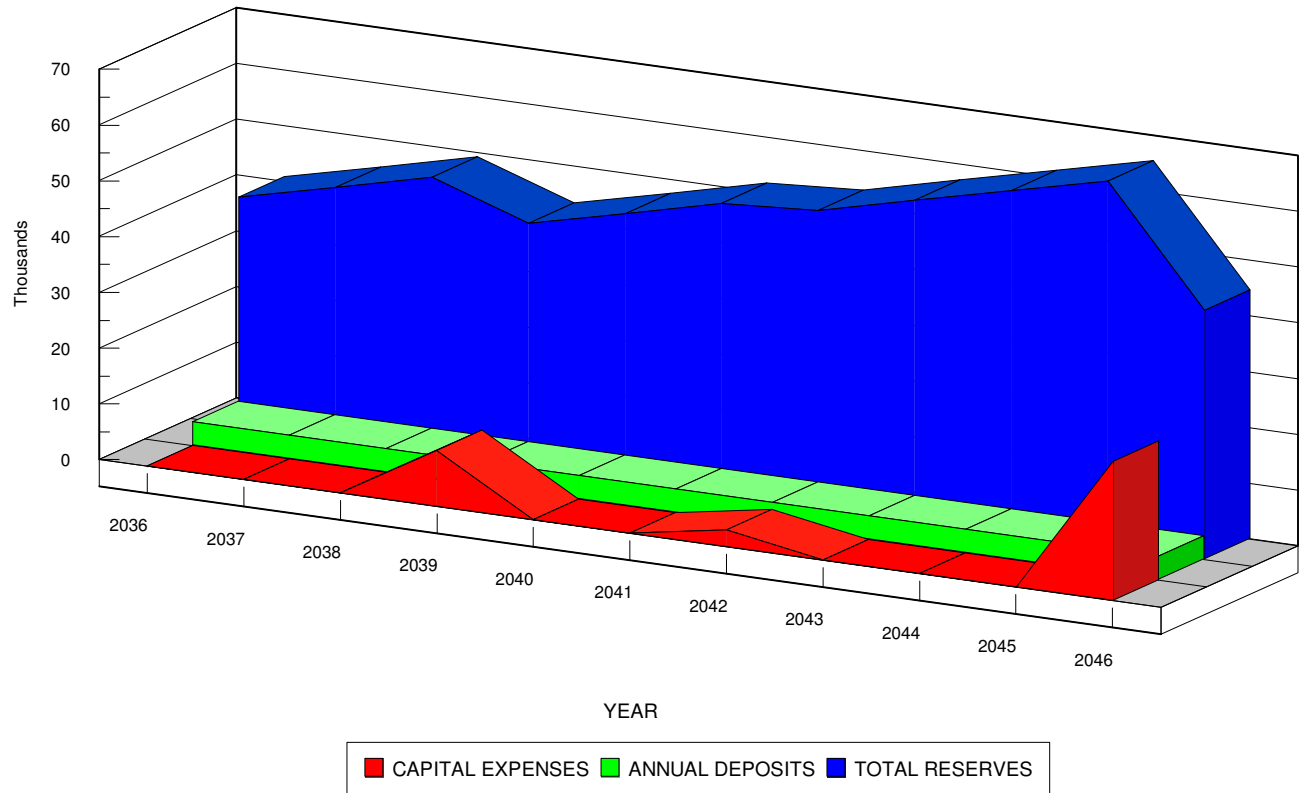
VALUE OF RESERVE ITEMS	\$99,737
AVERAGE CAPITAL EXPENSE	\$5,567
AVERAGE DEPOSIT	\$4,480

YEAR	12 2025	13 2026	14 2027	15 2028	16 2029	17 2030	18 2031	19 2032	20 2033	21 2034	22 2035
CAPITAL EXPENSES	0	0	0	(48,242)	(10,000)	0	0	(3,000)	0	0	0
ANNUAL DEPOSITS	5,003	5,003	5,003	5,003	4,182	4,182	4,182	4,182	4,182	4,182	4,182
TOTAL RESERVES	53,549	58,552	63,555	20,316	14,497	18,679	22,860	24,042	28,223	32,405	36,586



PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



2014 VERSION: 8-13-14

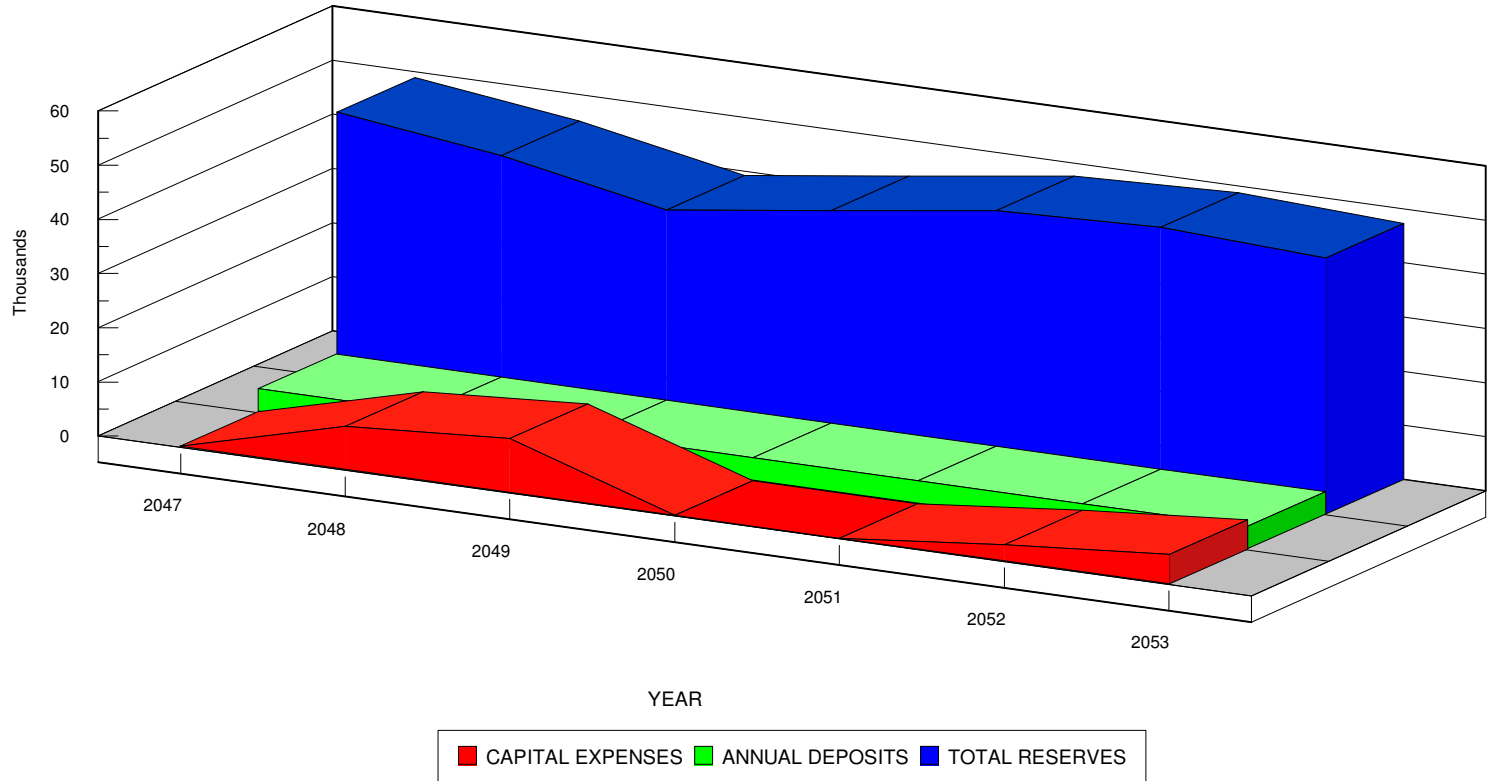
RESERVES ON HAND YEAR 23	\$24,042
ENDING BALANCE YEAR 33	\$44,583
AVERAGE BALANCE	\$50,766

VALUE OF RESERVE ITEMS	\$99,737
AVERAGE CAPITAL EXPENSE	\$3,455
AVERAGE DEPOSIT	\$4,182

YEAR	23	24	25	26	27	28	29	30	31	32	33
YEAR	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
CAPITAL EXPENSES	0	0	0	(10,000)	0	0	(3,000)	0	0	0	(25,000)
ANNUAL DEPOSITS	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182	4,182
TOTAL RESERVES	40,768	44,949	49,131	43,312	47,494	51,675	52,857	57,038	61,220	65,401	44,583

PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



2014 VERSION: 8-13-14

RESERVES ON HAND YEAR 34	\$57,038
ENDING BALANCE YEAR 40	\$47,359
AVERAGE BALANCE	\$45,667

VALUE OF RESERVE ITEMS	\$99,737
AVERAGE CAPITAL EXPENSE	\$12,462
AVERAGE DEPOSIT	\$4,182

YEAR	34 2047	35 2048	36 2049	37 2050	38 2051	39 2052	40 2053
CAPITAL EXPENSES	0	(8,000)	(10,000)	0	0	(3,000)	(5,495)
ANNUAL DEPOSITS	4,182	4,182	4,182	4,182	4,182	4,182	4,182
TOTAL RESERVES	48,765	44,946	39,128	43,309	47,491	48,672	47,359



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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

2014 VERSION: 8-13-14

INVENTORY LIST	YEAR 2014 1	YEAR 2015 2	YEAR 2016 3	YEAR 2017 4	YEAR 2018 5	YEAR 2019 6	YEAR 2020 7	YEAR 2021 8	YEAR 2022 9	YEAR 2023 10	YEAR 2024 11
COMMON AREA:											
Irrigation system	0	0	0	0	0	0	0	0	0	0	0
Landscape refurbish	0	0	0	0	0	10,000	0	0	0	0	0
Water feature: liner replacement	0	0	0	0	0	0	0	0	0	0	0
Water feature: pumps & electrical	0	0	0	0	0	0	0	0	3,000	0	0
Water feature: lighting	0	0	0	0	0	0	0	0	0	3,000	0
Entrance monument	0	0	0	0	0	0	0	0	0	5,000	0
Drainage: maintain & repair	0	0	0	0	0	0	0	25,000	0	0	0
Private access drive: replace	0	0	0	0	0	0	0	0	0	5,495	0
Capital Expense	0	0	0	0	0	10,000	0	25,000	3,000	13,495	0



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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

2014 VERSION: 8-13-14

	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034	YEAR 2035
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON AREA:											
Irrigation system	0	0	0	26,642	0	0	0	0	0	0	0
Landscape refurbish	0	0	0	0	10,000	0	0	0	0	0	0
Water feature: liner replacement	0	0	0	21,600	0	0	0	0	0	0	0
Water feature: pumps & electrical	0	0	0	0	0	0	0	3,000	0	0	0
Water feature: lighting	0	0	0	0	0	0	0	0	0	0	0
Entrance monument	0	0	0	0	0	0	0	0	0	0	0
Drainage: maintain & repair	0	0	0	0	0	0	0	0	0	0	0
Private access drive: replace	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	0	48,242	10,000	0	0	3,000	0	0	0



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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

2014 VERSION: 8-13-14

	YEAR 2036	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040	YEAR 2041	YEAR 2042	YEAR 2043	YEAR 2044	YEAR 2045	YEAR 2046
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33
COMMON AREA:											
Irrigation system	0	0	0	0	0	0	0	0	0	0	0
Landscape refurbish	0	0	0	10,000	0	0	0	0	0	0	0
Water feature: liner replacement	0	0	0	0	0	0	0	0	0	0	0
Water feature: pumps & electrical	0	0	0	0	0	0	3,000	0	0	0	0
Water feature: lighting	0	0	0	0	0	0	0	0	0	0	0
Entrance monument	0	0	0	0	0	0	0	0	0	0	0
Drainage: maintain & repair	0	0	0	0	0	0	0	0	0	0	25,000
Private access drive: replace	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	0	10,000	0	0	3,000	0	0	0	25,000



**BRADLEY
PROPERTY
CONSULTANTS**

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PLAYERS CROSSING AT PLUM CREEK VILLAGE HOMEOWNERS ASS

RESERVE ANALYSIS- Projected Capital Expenses By Year

2014 VERSION: 8-13-14

	YEAR 2047	YEAR 2048	YEAR 2049	YEAR 2050	YEAR 2051	YEAR 2052	YEAR 2053
INVENTORY LIST	34	35	36	37	38	39	40

COMMON AREA:							
Irrigation system	0	0	0	0	0	0	0
Landscape refurbish	0	0	10,000	0	0	0	0
Water feature: liner replacement	0	0	0	0	0	0	0
Water feature: pumps & electrical	0	0	0	0	0	3,000	0
Water feature: lighting	0	3,000	0	0	0	0	0
Entrance monument	0	5,000	0	0	0	0	0
Drainage: maintain & repair	0	0	0	0	0	0	0
Private access drive: replace	0	0	0	0	0	0	5,495
Capital Expense	0	8,000	10,000	0	0	3,000	5,495