



**BRADLEY  
PROPERTY  
CONSULTANTS**

Property Inspection • Construction Consultants

## CASTLE HIGHLANDS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS  
2010 VERSION: 11-24-09

Project date: 2004

Total units: 120

DESCRIPTION	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 \$
<b>COMMON AREA:</b>										
Irrigation system	SF	29,950	30%	1.45	30,399	30	25	5,067	8,298	884
Landscape refurbish & tree replace	LS	1		6,000	6,000	5	3	2,400	3,931	690
Wood fence	LF	300		25.00	7,500	20	15	1,875	3,071	295
Concrete repairs budget: project	LS	1		7,000	7,000	10	5	3,500	5,732	254
Cinder path maintenance	LS	1		5,000	5,000	10	4	3,000	4,913	22
Block retaining wall	SF	700		24.00	16,800	40	34	2,520	4,127	373
Entry monument	LS	1		5,000	5,000	20	15	1,250	2,047	197
								<b>19,612</b>	<b>32,118</b>	<b>2,714</b>
<b>CONTINGENCY</b>			0%					<b>0</b>	<b>0</b>	<b>0</b>

**TOTAL REPLACEMENT COST** → 77,699

**TOTAL DESIRED RESERVES** → 19,612

**TOTAL RESERVES AVAILABLE** → 32,118

**TOTAL INITIAL CONTRIBUTION** → 2,714

**40 YR. AVERAGE ANNUAL CONTRIBUTION** → 4,146