



**CASTLE HIGHLANDS HOMEOWNERS ASSOCIATION**

**RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components**

**2010 VERSION: 11-24-09**

DESCRIPTION	YEAR 2010 1	YEAR 2011 2	YEAR 2012 3	YEAR 2013 4	YEAR 2014 5	YEAR 2015 6	YEAR 2016 7	YEAR 2017 8	YEAR 2018 9	YEAR 2019 10	YEAR 2020 11
<b>COMMON AREA:</b>											
Irrigation system	9,182	10,066	10,950	11,834	12,718	13,602	14,486	15,370	16,254	17,138	18,022
Landscape refurbish & tree replace	4,620	5,310	6,000	1,200	2,400	3,600	4,800	6,000	1,200	2,400	3,600
Wood fence	3,366	3,661	3,957	4,252	4,547	4,842	5,138	5,433	5,728	6,024	6,319
Concrete repairs budget: project	5,986	6,239	6,493	6,746	7,000	700	1,400	2,100	2,800	3,500	4,200
Cinder path maintenance	4,935	4,957	4,978	5,000	500	1,000	1,500	2,000	2,500	3,000	3,500
Block retaining wall	4,500	4,872	5,245	5,618	5,991	6,363	6,736	7,109	7,482	7,854	8,227
Entry monument	2,244	2,441	2,638	2,835	3,031	3,228	3,425	3,622	3,819	4,016	4,213
<b>BASE RESERVES</b>	<b>34,832</b>	<b>37,546</b>	<b>40,260</b>	<b>37,485</b>	<b>36,187</b>	<b>33,336</b>	<b>37,485</b>	<b>41,634</b>	<b>39,783</b>	<b>43,932</b>	<b>48,081</b>
<b>CONTINGENCY</b>	0	0	0	0	0	0	0	0	0	0	0
<b>CAPITAL EXPENSES</b>	0	0	(6,000)	(5,000)	(7,000)	0	0	(6,000)	0	0	0
<b>ANNUAL DEPOSIT</b>	<b>2,714</b>	<b>2,714</b>	<b>2,714</b>	<b>3,224</b>	<b>3,703</b>	<b>4,149</b>	<b>4,149</b>	<b>4,149</b>	<b>4,149</b>	<b>4,149</b>	<b>4,149</b>
<b>TOTAL RESERVES</b>	<b>34,832</b>	<b>37,546</b>	<b>34,260</b>	<b>32,485</b>	<b>29,187</b>	<b>33,336</b>	<b>37,485</b>	<b>35,634</b>	<b>39,783</b>	<b>43,932</b>	<b>48,081</b>



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2010 VERSION: 11-24-09

DESCRIPTION	YEAR 2021 12	YEAR 2022 13	YEAR 2023 14	YEAR 2024 15	YEAR 2025 16	YEAR 2026 17	YEAR 2027 18	YEAR 2028 19	YEAR 2029 20	YEAR 2030 21	YEAR 2031 22
<b>COMMON AREA:</b>											
Irrigation system	18,906	19,790	20,674	21,559	22,443	23,327	24,211	25,095	25,979	26,863	27,747
Landscape refurbish & tree replace	4,800	6,000	1,200	2,400	3,600	4,800	6,000	1,200	2,400	3,600	4,800
Wood fence	6,614	6,909	7,205	7,500	375	750	1,125	1,500	1,875	2,250	2,625
Concrete repairs budget: project	4,900	5,600	6,300	7,000	700	1,400	2,100	2,800	3,500	4,200	4,900
Cinder path maintenance	4,000	4,500	5,000	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000
Block retaining wall	8,600	8,973	9,345	9,718	10,091	10,464	10,836	11,209	11,582	11,954	12,327
Entry monument	4,409	4,606	4,803	5,000	250	500	750	1,000	1,250	1,500	1,750
<b>BASE RESERVES</b>	<b>52,230</b>	<b>56,379</b>	<b>54,528</b>	<b>53,677</b>	<b>38,458</b>	<b>42,740</b>	<b>47,022</b>	<b>45,304</b>	<b>49,586</b>	<b>53,867</b>	<b>58,149</b>
<b>CONTINGENCY</b>	0	0	0	0	0	0	0	0	0	0	0
<b>CAPITAL EXPENSES</b>	0	(6,000)	(5,000)	(19,500)	0	0	(6,000)	0	0	0	0
<b>ANNUAL DEPOSIT</b>	<b>4,149</b>	<b>4,149</b>	<b>4,149</b>	<b>4,149</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>
<b>TOTAL RESERVES</b>	<b>52,230</b>	<b>50,379</b>	<b>49,528</b>	<b>34,177</b>	<b>38,458</b>	<b>42,740</b>	<b>41,022</b>	<b>45,304</b>	<b>49,586</b>	<b>53,867</b>	<b>58,149</b>

BPC, Inc., 11/2009



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**RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components**

**2010 VERSION: 11-24-09**

DESCRIPTION	YEAR 2032 23	YEAR 2033 24	YEAR 2034 25	YEAR 2035 26	YEAR 2036 27	YEAR 2037 28	YEAR 2038 29	YEAR 2039 30	YEAR 2040 31	YEAR 2041 32	YEAR 2042 33
<b>COMMON AREA:</b>											
Irrigation system	28,631	29,515	30,399	1,013	2,027	3,040	4,053	5,067	6,080	7,093	8,106
Landscape refurbish & tree replace	6,000	1,200	2,400	3,600	4,800	6,000	1,200	2,400	3,600	4,800	6,000
Wood fence	3,000	3,375	3,750	4,125	4,500	4,875	5,250	5,625	6,000	6,375	6,750
Concrete repairs budget: project	5,600	6,300	7,000	700	1,400	2,100	2,800	3,500	4,200	4,900	5,600
Cinder path maintenance	4,500	5,000	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500
Block retaining wall	12,700	13,073	13,445	13,818	14,191	14,564	14,936	15,309	15,682	16,055	16,427
Entry monument	2,000	2,250	2,500	2,750	3,000	3,250	3,500	3,750	4,000	4,250	4,500
<b>BASE RESERVES</b>	<b>62,431</b>	<b>60,713</b>	<b>59,995</b>	<b>27,006</b>	<b>31,417</b>	<b>35,829</b>	<b>34,240</b>	<b>38,651</b>	<b>43,062</b>	<b>47,473</b>	<b>51,884</b>
<b>CONTINGENCY</b>	0	0	0	0	0	0	0	0	0	0	0
<b>CAPITAL EXPENSES</b>	(6,000)	(5,000)	(37,399)	0	0	(6,000)	0	0	0	0	(6,000)
<b>ANNUAL DEPOSIT</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,411</b>	<b>4,411</b>	<b>4,411</b>	<b>4,411</b>	<b>4,411</b>	<b>4,411</b>	<b>4,411</b>	<b>4,411</b>
<b>TOTAL RESERVES</b>	<b>56,431</b>	<b>55,713</b>	<b>22,595</b>	<b>27,006</b>	<b>31,417</b>	<b>29,829</b>	<b>34,240</b>	<b>38,651</b>	<b>43,062</b>	<b>47,473</b>	<b>45,884</b>



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### RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2010 VERSION: 11-24-09

DESCRIPTION	YEAR 2043 34	YEAR 2044 35	YEAR 2045 36	YEAR 2046 37	YEAR 2047 38	YEAR 2048 39	YEAR 2049 40
<b>COMMON AREA:</b>							
Irrigation system	9,120	10,133	11,146	12,160	13,173	14,186	15,200
Landscape refurbish & tree replace	1,200	2,400	3,600	4,800	6,000	1,200	2,400
Wood fence	7,125	7,500	375	750	1,125	1,500	1,875
Concrete repairs budget: project	6,300	7,000	700	1,400	2,100	2,800	3,500
Cinder path maintenance	5,000	500	1,000	1,500	2,000	2,500	3,000
Block retaining wall	16,800	420	840	1,260	1,680	2,100	2,520
Entry monument	4,750	5,000	250	500	750	1,000	1,250
<b>BASE RESERVES</b>	<b>50,295</b>	<b>32,953</b>	<b>17,911</b>	<b>22,370</b>	<b>26,828</b>	<b>25,286</b>	<b>29,745</b>
<b>CONTINGENCY</b>	0	0	0	0	0	0	0
<b>CAPITAL EXPENSES</b>	(21,800)	(19,500)	0	0	(6,000)	0	0
<b>ANNUAL DEPOSIT</b>	<b>4,411</b>	<b>4,458</b>	<b>4,458</b>	<b>4,458</b>	<b>4,458</b>	<b>4,458</b>	<b>4,458</b>
<b>TOTAL RESERVES</b>	<b>28,495</b>	<b>13,453</b>	<b>17,911</b>	<b>22,370</b>	<b>20,828</b>	<b>25,286</b>	<b>29,745</b>

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