



Property Inspection • Construction Consultants

1588 S. Clarkson St., Denver, CO 8210

Phone: 303-232-0252 Fax: 303-232-3243

CASTLE HIGHLANDS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

2010 VERSION: 11-24-09

| CAPITAL EXPENSES SECTION | 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 |
|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|
|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|

| COMMON AREA: | | | | | | | | | | | |
|------------------------------------|----------|----------|--------------|--------------|--------------|----------|----------|--------------|----------|----------|----------|
| Irrigation system | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landscape refurbish & tree replace | 0 | 0 | 6,000 | 0 | 0 | 0 | 0 | 6,000 | 0 | 0 | 0 |
| Wood fence | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Concrete repairs budget: project | 0 | 0 | 0 | 0 | 7,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinder path maintenance | 0 | 0 | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Block retaining wall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Entry monument | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Capital Expense | 0 | 0 | 6,000 | 5,000 | 7,000 | 0 | 0 | 6,000 | 0 | 0 | 0 |



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| CAPITAL EXPENSES SECTION | 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 |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|

| COMMON AREA: | | | | | | | | | | | |
|------------------------------------|----------|--------------|--------------|---------------|----------|----------|--------------|----------|----------|----------|----------|
| Irrigation system | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landscape refurbish & tree replace | 0 | 6,000 | 0 | 0 | 0 | 0 | 6,000 | 0 | 0 | 0 | 0 |
| Wood fence | 0 | 0 | 0 | 7,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Concrete repairs budget: project | 0 | 0 | 0 | 7,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinder path maintenance | 0 | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Block retaining wall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Entry monument | 0 | 0 | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Capital Expense | 0 | 6,000 | 5,000 | 19,500 | 0 | 0 | 6,000 | 0 | 0 | 0 | 0 |



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2010 VERSION: 11-24-09

| | YEAR 2032 | YEAR 2033 | YEAR 2034 | YEAR 2035 | YEAR 2036 | YEAR 2037 | YEAR 2038 | YEAR 2039 | YEAR 2040 | YEAR 2041 | YEAR 2042 |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| CAPITAL EXPENSES SECTION | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 |

| COMMON AREA: | | | | | | | | | | | |
|------------------------------------|--------------|--------------|---------------|----------|----------|--------------|----------|----------|----------|----------|--------------|
| Irrigation system | 0 | 0 | 30,399 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landscape refurbish & tree replace | 6,000 | 0 | 0 | 0 | 0 | 6,000 | 0 | 0 | 0 | 0 | 6,000 |
| Wood fence | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Concrete repairs budget: project | 0 | 0 | 7,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinder path maintenance | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Block retaining wall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Entry monument | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Capital Expense | 6,000 | 5,000 | 37,399 | 0 | 0 | 6,000 | 0 | 0 | 0 | 0 | 6,000 |



**BRADLEY
PROPERTY
CONSULTANTS**

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RESERVE ANALYSIS- Projected Capital Expenses By Year

2010 VERSION: 11-24-09

| | YEAR 2043 | YEAR 2044 | YEAR 2045 | YEAR 2046 | YEAR 2047 | YEAR 2048 | YEAR 2049 |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| CAPITAL EXPENSES SECTION | 34 | 35 | 36 | 37 | 38 | 39 | 40 |

| COMMON AREA: | | | | | | | |
|------------------------------------|---------------|---------------|----------|----------|--------------|----------|----------|
| Irrigation system | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landscape refurbish & tree replace | 0 | 0 | 0 | 0 | 6,000 | 0 | 0 |
| Wood fence | 0 | 7,500 | 0 | 0 | 0 | 0 | 0 |
| Concrete repairs budget: project | 0 | 7,000 | 0 | 0 | 0 | 0 | 0 |
| Cinder path maintenance | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Block retaining wall | 16,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| Entry monument | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 |
| Capital Expense | 21,800 | 19,500 | 0 | 0 | 6,000 | 0 | 0 |

BPC, Inc., 11/2009