

Miller Ranch POA



Reserve Study Update
Project No. 18048

Prepared for
Miller Ranch Property Owners' Association
Edwards, Colorado

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Miller Ranch Property Owners Association

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Introduction

Borne Consulting has been commissioned by the Miller Ranch Property Owners' Association to prepare a Reserve Study update. The purpose of this Reserve Study update is to evaluate the common-area components for major repair, maintenance and replacement that are the responsibility of the Association. This Study provides a limited-scope evaluation of the existing condition and remaining life of the common-area components. The Study also includes estimated costs for the major repair, maintenance and/or replacement of the items to enable the Association to establish an adequate level of reserve funds for the upkeep of the property. Major repair, maintenance and/or replacement items are defined as anything that costs over \$1,000.

Community Description

Miller Ranch Property Owners' Association consists of 118 one- and two-family residences built between 2003 and 2005. The Association maintenance responsibilities consist of asphalt parking areas, concrete sidewalks, concrete curb and gutter, dog stations, site furniture, street lights, irrigation, and landscaping.

Measure of Reserve Fund Strength

0% - 30% Funded

Is considered to be "weak" financial fund strength. Associations that fall into this category may be subject to special assessments and deferred maintenance, which could lead to lower property values. If the Association is in this position, actions should be taken to improve the financial strength of the reserve fund.

31% - 69% Funded is considered a "fair" financial strength. The majority of Associations fall into this category. While this doesn't represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial positions of Associations in this category.

70% - 100% Funded is considered to be a "strong" financial reserve position. This indicates good financial strength and every attempt should be made to maintain this level.

For this study Miller Ranch Property Owners' Association is within the 0% -30% funded, and is considered to have a "weak" funded reserve account.

Approach

To prepare this Reserve Study Projection, Borne Consulting has completed the necessary research, the component report, the cost estimates, the financial projections, and the projection interpretation. The projections were assembled using the cash flow method. This method develops a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until a desired funding program is achieved.

Reference Material

The following references were provided to Borne Consulting for this Reserve Study by the client:

- 2018 financial information
- Interest rate earned on invested capital funds
- Historical expense and past capital project information

Additional Information

- Date of site visit: 1/28/19
- HOA's fiscal year: 1/2019- 12/31/2019
- Inflation Rate used: 3%
- Term of study in years: 20
- Number of Units: 118
- Definitions: UT = Unit, SF = Square Feet, LF = Linear Feet

Exclusions

Items not included in this Projection Update are:

- Non- common area components.
- Association components that have estimated costs below the reserve component threshold amount of \$1,000.
- Long lasting items with estimated economic lives exceeding 30 years, such as sanitary sewers or building structural components. However, these items are included if they are known to have a fairly predictable anticipated useful life that falls within the term of the Study.
- Normal operating items, i.e., taxes, insurance, snow plowing, utilities, cleaning and landscape maintenance, etc.

Disclaimer

This Reserve Study was prepared specifically for Miller Ranch Property Owners' Association. The information contained within this document has been assembled in conjunction with the client and is intended to assist the client with its reserve planning and funding. Borne Consulting does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the component lives.

In providing the opinions of probable replacement costs, the client understands that Borne Consulting has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable replacement costs provided herein are made on the basis of Borne Consulting's qualifications and experience. Borne Consulting makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to actual bid or construction costs.

All comments made are based on conditions seen at the time of the site visit. We do not accept any responsibility for unknown or unknowable conditions within the existing site or structures.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Regrade or clean drainage ditches - 2024

		1 UT	@
Asset ID	A02.1	Asset Cost	
Topography and Grading		Percent Replacement	100%
Site and Building Grading and Drainage		Future Cost	
Placed in Service	May 2003		
Useful Life	7		
Adjustment	14		
Replacement Year	2024		
Remaining Life	5		



Description: The southern drainage basins/grass swales collect stormwater runoff from the Miller Ranch community, via surface slope, and discharge the runoff off-site through culvert pipes.

Condition: Satisfactory condition. During the site visit there was at least 12" of snow in the drainage ditches.

Action:

- Cyclically check and clean debris from the culvert pipes to ensure proper function every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.
- Cyclically inspect any erosion or instability of the slopes, clear excessive sedimentation build-up in the basin, monitor settling at bermed areas, and monitor the grass swale conveyance to ensure proper function every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Mill and Overlay parking areas - 2030

Asset ID	B01.2	25,000 SF	@ \$4.00
	Paving	Asset Cost	\$100,000.00
Asphalt Drive and Parking Areas		Percent Replacement	100%
Placed in Service	May 2005	Future Cost	\$138,423.39
Useful Life	18		
Adjustment	7		
Replacement Year	2030		
Remaining Life	11		



Description: Estimated 25,000 square feet of bituminous asphalt pavement.

Condition: Satisfactory condition with low grade raveling/weathering and distortion.

Action(s):

- Mill and overlay and/or full depth patch to replace the asphalt associated with the parking areas, every 18 years, starting in 2030. Prior to this work, we recommend contacting an engineer to recommend the most cost-effective way to perform the work, i.e., some areas of the asphalt may need full depth patch replacement; and other areas may need to be milled and overlaid. Work should be coordinated with the Eagle County road overlay work at Miller Ranch for potential cost savings.

Miller Ranch Property Owners Association RA Detail Report by Category

Sealcoat and crack fill - 2020

		25,000 SF	@ \$0.25
Asset ID	B01.1	Asset Cost	\$6,250.00
	Paving	Percent Replacement	100%
Asphalt Drive and Parking Areas		Future Cost	\$6,437.50
Placed in Service	May 2014		
Useful Life	4		
Adjustment	2		
Replacement Year	2020		
Remaining Life	1		



Description: Estimated 25,000 square feet of bituminous asphalt pavement.

Condition: Satisfactory condition, the association has been sealcoating every 3-4 years.

Preventative Maintenance

Seal Coating protects asphalt from ultraviolet rays and water, which helps to slow the process of oxidation and raveling. The goal of seal coat is create a waterproof, protective coating that can increase the life of an Associations pavement and improve appearance. *Source: Rocky Mountain Pavement*

Crack seal is a long term, cost effective way to maintain the life of an Associations pavement. It seals the cracks from water intrusion and other damaging factors. Material is applied hot to create a bond with the existing pavement as a defense against pavement deterioration. *Source: Rocky Mountain Pavement*

Corrective Maintenance

Asphalt overlays are an application of a layer of bituminous material to an existing surface. The benefits of asphalt overlays is that it adds structural strength to the existing surface, can improve drainage, re-establishes proper grade and smooth ride, and can be less expensive than complete removal and replacement. Asphalt milling may be needed in areas where curb and gutters are present. *Source: Rocky Mountain Pavement*

Conventional Patching repairs sub-grade failures by removing existing asphalt, possible excavation of subgrade material, possible addition of compacted fill material, and replacement of asphalt. The benefits to patchwork is that it stabilizes sub-grade material, re-establish proper drainage, and permanent and long lasting. *Source: Rocky Mountain Pavement*

Action(s):

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Sealcoat and crack fill continued...

- Cyclically seal coat and crack fill of the asphalt surface every 4 years, starting in 2020.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Replace damaged sections - 2021

		55,535 SF	@ \$20.00
Asset ID	C01.1	Asset Cost	\$11,107.00
	Flatwork	Percent Replacement	1%
	Concrete Walkways	Future Cost	\$11,783.42
Placed in Service	May 2018		
Useful Life	3		
Replacement Year	2021		
Remaining Life	2		



Description: Estimated 55,535 square feet of walkways are presumed to be on-grade, non-reinforced slabs.

Condition: Satisfactory condition with some cracking, heaving and settling. Some of the cracked areas have settled or heaved resulting in differential edges, which can be a tripping hazard if not corrected. In addition, settled areas of the sidewalks can cause ponding, where drainage gets trapped in the low areas of the sidewalks.

Action(s):

- Cyclically remove and replace damaged sections of the concrete walkways every 3 years, starting in 2021
- Inspect the surface and repair any cracks or deteriorating concrete walkways every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Replace of the damaged sections - 2023

		2,790 LF	@ \$55.00
Asset ID	C03.1	Asset Cost	\$7,672.50
	Flatwork	Percent Replacement	5%
	Curb and Gutter	Future Cost	\$8,635.47
Placed in Service	May 2011		
Useful Life	6		
Adjustment	6		
Replacement Year	2023		
Remaining Life	4		



Description: Estimated 2,790 linear feet of concrete curb and gutter adjacent to the parking spaces.

Condition: Satisfactory condition with some cracking, deterioration, settling, and damaged sections noted. Most of the damage to the curb and gutters within the Miller Ranch community are mainly from the heavy use of snow-traction aggregate and chemicals along with snow plowing operations. We were informed that the Association is responsible for the curb and gutters associated with the parking areas.

Action(s):

- Cyclically remove and replace the damaged sections of the concrete curb and gutters every 6 years, starting in 2023.
- Inspect the surface and repair any cracks or deteriorating concrete curbs every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Replace of the damaged sections - 2023

		1 UT	@
Asset ID	C05.1	Asset Cost	
	Flatwork	Percent Replacement	100%
	Concrete Slabs	Future Cost	
Placed in Service	May 2017		
Useful Life	6		
Replacement Year	2023		
Remaining Life	4		

Description: Estimated 961 square feet of concrete pads for trash containers, mailboxes, and site furniture.

Condition: Satisfactory condition. Slabs were covered in snow during the site visit.

Action(s):

- Cyclically remove and replace the damaged sections of the concrete slabs every 6 years, starting in 2023. Costs are included with the concrete walkways.
- Inspect the surface and repair any cracks or deteriorating concrete slabs every year. This cost is not included in the Study because the cost to perform this action is below the minimum threshold of this Study.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Replace the split rail fencing - 2020

Asset ID	D02.1	1 UT	@
Landscaping and Appurtenances	Split Rail Fencing	Asset Cost	
Placed in Service	May 2005	Percent Replacement	100%
Useful Life	15	Future Cost	
Replacement Year	2020		
Remaining Life	1		



Description: Estimated 20 linear feet of split rail wood fencing.

Condition: Good condition.

Action(s):

- Cyclically remove and replace the split rail fencing every 15 years, starting in 2020. This cost is not included in this Study because the removal and replacement cost is below the minimum threshold of this Study.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Replace the street lights - 2036

Asset ID	D03.1	25 UT	@ \$3,200.00
Landscaping and Appurtenances		Asset Cost	\$80,000.00
Street Lights		Percent Replacement	100%
Placed in Service	May 2004	Future Cost	\$132,227.81
Useful Life	25		
Adjustment	7		
Replacement Year	2036		
Remaining Life	17		



Description: Estimated 25 street lights at an estimated height of 12 feet.

Condition: The site observation was performed during the day, so we cannot verify if lights are in good working condition but aesthetically are in satisfactory condition. The photocells for the street lights may be buried in the snow causing the street lights to remain on during the day. Some streetlights were leaning and should be straightened.

Action(s):

- Remove and replace the street lights in 2036, or as needed. Replacement could be scheduled over multiple years as reserve funds allow.

Miller Ranch Property Owners Association RA Detail Report by Category

Replace a portion of the pet stations - 2022

		15 UT	@ \$600.00
Asset ID	D04.1	Asset Cost	\$2,700.00
Landscaping and Appurtenances	Pet Stations	Percent Replacement	30%
Placed in Service	May 2019	Future Cost	\$2,950.36
Useful Life	3		
Adjustment	3		
Replacement Year	2022		
Remaining Life	3		



Description: Pet stations that have a waste dispenser, pet sign, and trash receptacle that is attached to a green fiberglass telescoping post.

Condition: Satisfactory condition. Pet stations are replaced or added as needed.

Action(s):

- Cyclically remove and replace a portion of the pet stations every 3 years, starting in 2022.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Replace a portion of the benches, trash receptacles and tables - 2020

		1 UT	@ \$5,000.00
Asset ID	D05.1	Asset Cost	\$5,000.00
Landscaping and Appurtenances	Site Furniture	Percent Replacement	100%
Placed in Service	May 2016	Future Cost	\$5,150.00
Useful Life	4		
Replacement Year	2020		
Remaining Life	1		



Description: Trash receptacles that are constructed of 2" vertical wood/hard plastic slats with steel interior framework. Estimated eleven benches that are constructed of rust proof, cast iron frame with wood/hard plastic slats. Estimated four tables that are constructed of hard plastic framing and boards.

Condition: Good to fair condition. Some trash receptacles with missing and/or damaged vertical slats.

Action(s):

- Remove and replace a portion of the benches, trash receptacles, tables every 4 years, starting in 2020.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Replace the diseased or dead trees and plants - 2019

		1 UT	@ \$10,000.00
Asset ID	D06.1	Asset Cost	\$10,000.00
Landscaping and Appurtenances	Landscaping	Percent Replacement	100%
		Future Cost	\$10,000.00
Placed in Service	May 2019		
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		



Description: Various species of trees, plants, and grass cover.

Condition: Good condition. The Property Owners' Association maintains all landscape within the community which includes landscaping associated with the townhomes and condos. There is landscape budget within the annual operating and maintenance budget for yearly maintenance costs.

Action(s):

- Cyclically remove and replace the diseased or dead trees, plants, and grass cover every year, starting in 2019.

**Miller Ranch Property Owners Association
RA Detail Report by Category**

Repair irrigation system - 2019

		1 UT	@ \$5,000.00
Asset ID	D07.1	Asset Cost	\$5,000.00
Landscaping and Appurtenances		Percent Replacement	100%
	Irrigation	Future Cost	\$5,000.00
Placed in Service	May 2018		
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

Description: Irrigation system composed of drip lines and sprinklers. We were informed by the Association that there are six irrigation clocks with 145 zones.

Condition: Satisfactory condition, the irrigation system was not visible due to snow accumulation.

Action(s):

- Repair or replace damaged sections of irrigation system every year as needed. Budgeting for a full replacement of the irrigation system should be considered.

**Miller Ranch Property Owners Association
RA Annual Expenditure Spread Sheet**

Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Site and Building Grading and Drainage										
Regrade or clean drainage ditches										
Site and Building Grading and Drainage Total:										
Asphalt Drive and Parking Areas										
Mill and Overlay parking areas										
Sealcoat and crack fill		6,437				7,245				8,155
Asphalt Drive and Parking Areas Total:		6,437				7,245				8,155
Concrete Walkways										
Replace damaged sections			11,783			12,876			14,070	
Concrete Walkways Total:			11,783			12,876			14,070	
Curb and Gutter										
Replace of the damaged sections					8,635					
Curb and Gutter Total:					8,635					
Concrete Slabs										
Replace of the damaged sections										
Concrete Slabs Total:										
Split Rail Fencing										
Replace the split rail fencing										
Split Rail Fencing Total:										
Street Lights										
Replace the street lights										
Street Lights Total:										
Pet Stations										
Replace a portion of the pet stations				2,950			3,224			3,523
Pet Stations Total:				2,950			3,224			3,523
Site Furniture										
Replace a portion of the benches, trash receptacles and tables										
		5,150				5,796				6,524
Site Furniture Total:		5,150				5,796				6,524

**Miller Ranch Property Owners Association
RA Annual Expenditure Spread Sheet**

Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Landscaping										
Replace the diseased or dead trees and plants	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Landscaping Total:	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Irrigation										
Repair irrigation system	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Irrigation Total:	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Year Total:	15,000	27,037	27,697	19,341	25,518	43,307	21,135	18,448	33,072	37,773

**Miller Ranch Property Owners Association
RA Annual Expenditure Spread Sheet**

Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Site and Building Grading and Drainage										
Regrade or clean drainage ditches										
Site and Building Grading and Drainage Total:										
Asphalt Drive and Parking Areas										
Mill and Overlay parking areas		138,423								
Sealcoat and crack fill				9,178				10,330		
Asphalt Drive and Parking Areas Total:		138,423		9,178				10,330		
Concrete Walkways										
Replace damaged sections		15,375			16,800			18,358		
Concrete Walkways Total:		15,375			16,800			18,358		
Curb and Gutter										
Replace of the damaged sections		10,311						12,312		
Curb and Gutter Total:		10,311						12,312		
Concrete Slabs										
Replace of the damaged sections										
Concrete Slabs Total:										
Split Rail Fencing										
Replace the split rail fencing										
Split Rail Fencing Total:										
Street Lights										
Replace the street lights								132,228		
Street Lights Total:								132,228		
Pet Stations										
Replace a portion of the pet stations			3,850			4,207			4,597	
Pet Stations Total:			3,850			4,207			4,597	
Site Furniture										
Replace a portion of the benches, trash receptacles and tables					7,343			8,264		
Site Furniture Total:					7,343			8,264		

**Miller Ranch Property Owners Association
RA Annual Expenditure Spread Sheet**

Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Landscaping										
Replace the diseased or dead trees and plants	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Landscaping Total:	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Irrigation										
Repair irrigation system	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
Irrigation Total:	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
Year Total:	30,470	174,562	25,236	38,549	39,489	27,576	36,383	193,973	30,133	26,303

**Miller Ranch Property Owners Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2019	
Landscaping	
Replace the diseased or dead trees and plants	10,000
Irrigation	
Repair irrigation system	5,000
Total for 2019	\$15,000
Replacement Year 2020	
Asphalt Drive and Parking Areas	
Sealcoat and crack fill	6,437
Split Rail Fencing	
Replace the split rail fencing	
Site Furniture	
Replace a portion of the benches, trash receptacles and tables	5,150
Landscaping	
Replace the diseased or dead trees and plants	10,300
Irrigation	
Repair irrigation system	5,150
Total for 2020	\$27,037
Replacement Year 2021	
Concrete Walkways	
Replace damaged sections	11,783
Landscaping	
Replace the diseased or dead trees and plants	10,609
Irrigation	
Repair irrigation system	5,304
Total for 2021	\$27,697
Replacement Year 2022	
Pet Stations	
Replace a portion of the pet stations	2,950
Landscaping	
Replace the diseased or dead trees and plants	10,927
Irrigation	
Repair irrigation system	5,464
Total for 2022	\$19,341

**Miller Ranch Property Owners Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2023	
Curb and Gutter	
Replace of the damaged sections	8,635
Concrete Slabs	
Replace of the damaged sections	
Landscaping	
Replace the diseased or dead trees and plants	11,255
Irrigation	
Repair irrigation system	5,628
Total for 2023	<u>\$25,518</u>
 Replacement Year 2024	
Site and Building Grading and Drainage	
Regrade or clean drainage ditches	
Asphalt Drive and Parking Areas	
Sealcoat and crack fill	7,245
Concrete Walkways	
Replace damaged sections	12,876
Site Furniture	
Replace a portion of the benches, trash receptacles and tables	5,796
Landscaping	
Replace the diseased or dead trees and plants	11,593
Irrigation	
Repair irrigation system	5,796
Total for 2024	<u>\$43,307</u>
 Replacement Year 2025	
Pet Stations	
Replace a portion of the pet stations	3,224
Landscaping	
Replace the diseased or dead trees and plants	11,941
Irrigation	
Repair irrigation system	5,970
Total for 2025	<u>\$21,135</u>

**Miller Ranch Property Owners Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2026	
Landscaping	
Replace the diseased or dead trees and plants	12,299
Irrigation	
Repair irrigation system	6,149
Total for 2026	\$18,448
Replacement Year 2027	
Concrete Walkways	
Replace damaged sections	14,070
Landscaping	
Replace the diseased or dead trees and plants	12,668
Irrigation	
Repair irrigation system	6,334
Total for 2027	\$33,072
Replacement Year 2028	
Asphalt Drive and Parking Areas	
Sealcoat and crack fill	8,155
Pet Stations	
Replace a portion of the pet stations	3,523
Site Furniture	
Replace a portion of the benches, trash receptacles and tables	6,524
Landscaping	
Replace the diseased or dead trees and plants	13,048
Irrigation	
Repair irrigation system	6,524
Total for 2028	\$37,773
Replacement Year 2029	
Curb and Gutter	
Replace of the damaged sections	10,311
Concrete Slabs	
Replace of the damaged sections	
Landscaping	
Replace the diseased or dead trees and plants	13,439

**Miller Ranch Property Owners Association
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Irrigation	
Repair irrigation system	6,720
Total for 2029	\$30,470
Replacement Year 2030	
Asphalt Drive and Parking Areas	
Mill and Overlay parking areas	138,423
Concrete Walkways	
Replace damaged sections	15,375
Landscaping	
Replace the diseased or dead trees and plants	13,842
Irrigation	
Repair irrigation system	6,921
Total for 2030	\$174,562
Replacement Year 2031	
Site and Building Grading and Drainage	
Regrade or clean drainage ditches	
Pet Stations	
Replace a portion of the pet stations	3,850
Landscaping	
Replace the diseased or dead trees and plants	14,258
Irrigation	
Repair irrigation system	7,129
Total for 2031	\$25,236
Replacement Year 2032	
Asphalt Drive and Parking Areas	
Sealcoat and crack fill	9,178
Site Furniture	
Replace a portion of the benches, trash receptacles and tables	7,343
Landscaping	
Replace the diseased or dead trees and plants	14,685
Irrigation	
Repair irrigation system	7,343
Total for 2032	\$38,549

**Miller Ranch Property Owners Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2033	
Concrete Walkways	
Replace damaged sections	16,800
Landscaping	
Replace the diseased or dead trees and plants	15,126
Irrigation	
Repair irrigation system	7,563
Total for 2033	<u>\$39,489</u>
 Replacement Year 2034	
Pet Stations	
Replace a portion of the pet stations	4,207
Landscaping	
Replace the diseased or dead trees and plants	15,580
Irrigation	
Repair irrigation system	7,790
Total for 2034	<u>\$27,576</u>
 Replacement Year 2035	
Curb and Gutter	
Replace of the damaged sections	12,312
Concrete Slabs	
Replace of the damaged sections	
Split Rail Fencing	
Replace the split rail fencing	
Landscaping	
Replace the diseased or dead trees and plants	16,047
Irrigation	
Repair irrigation system	8,024
Total for 2035	<u>\$36,383</u>
 Replacement Year 2036	
Asphalt Drive and Parking Areas	
Sealcoat and crack fill	10,330
Concrete Walkways	
Replace damaged sections	18,358

**Miller Ranch Property Owners Association
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Street Lights	
Replace the street lights	132,228
Site Furniture	
Replace a portion of the benches, trash receptacles and tables	8,264
Landscaping	
Replace the diseased or dead trees and plants	16,528
Irrigation	
Repair irrigation system	8,264
Total for 2036	<u>\$193,973</u>
 Replacement Year 2037	
Pet Stations	
Replace a portion of the pet stations	4,597
Landscaping	
Replace the diseased or dead trees and plants	17,024
Irrigation	
Repair irrigation system	8,512
Total for 2037	<u>\$30,133</u>
 Replacement Year 2038	
Site and Building Grading and Drainage	
Regrade or clean drainage ditches	
Landscaping	
Replace the diseased or dead trees and plants	17,535
Irrigation	
Repair irrigation system	8,768
Total for 2038	<u>\$26,303</u>

**Miller Ranch Property Owners Association
RA Preliminary Reserve Study Summary**

Report Date	December 28, 2018
Budget Year Beginning	January 01, 2019
Budget Year Ending	December 31, 2019

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	0.25%
2019 Beginning Balance	\$77,089.00

<i>Preliminary Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$1,500.00
Average Net Monthly Interest Earned	<u>\$14.98</u>
Total Monthly Allocation to Reserves	\$1,514.98

**Miller Ranch Property Owners Association
RA Preliminary Reserve Study Projection**

Beginning Balance: \$77,089

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	18,000	180	15,000	80,269	190,103	42%
2020	19,800	160	27,037	73,191	197,099	37%
2021	21,780	143	27,697	67,418	204,291	33%
2022	23,958	153	19,341	72,187	220,953	32%
2023	26,354	153	25,518	73,176	232,969	31%
2024	28,989	114	43,307	58,972	228,508	25%
2025	31,888	138	21,135	69,863	246,900	28%
2026	35,077	176	18,448	86,668	268,585	32%
2027	38,585	186	33,072	92,368	276,668	33%
2028	42,443	194	37,773	97,232	281,213	34%
2029	46,687	230	30,470	113,679	294,027	38%
2030	51,356		174,562	-9,526	170,960	-5%
2031	56,492		25,236	21,730	198,046	10%
2032	62,141	42	38,549	45,364	213,029	21%
2033	68,355	107	39,489	74,337	228,307	32%
2034	75,190	219	27,576	122,170	256,397	47%
2035	82,710	327	36,383	168,824	276,846	60%
2036	90,980	60	193,973	65,891	148,023	44%
2037	100,079	225	30,133	136,062	184,036	73%
2038	110,086	424	26,303	220,270	224,769	97%