



Reserve Analysis • Property Inspection • Construction Consultants

May 23, 2013

**Fountain Greens Homeowners Association et. al.
c/o Hast & Company
525 Canyon Blvd.
Boulder, CO 80302**

Attention: Wendy Williams, Property Manager

Re: Reserve Analysis, 2013/2014 FINAL VERSIONS for the Association Common Area and Block specific common areas for Block 3, Block 4R, Block 4S, Block 5, Block 6, Block 7, Block 8T and Block 8U.

Dear Ms. Williams and Board of Directors:

Your representatives have make the following statements:

The Association accumulates funds for future major repairs and replacements for its common areas and for the specific properties of Blocks 3, 4R, 4S, 5, 6, 7, 8T, and 8U (which include 82 residences). Accumulated funds, which aggregated \$341,702.00 at April 30, 2013, are held in separate accounts and are generally not available for operating expenses.

Blocks 1, 2, 10, 12 and 13 (which include 361 residences), have separate homeowner associations which have responsibility for the accumulation of funds for future major repairs and replacements. These Homeowner associations are independent of the Fountain Greens Homeowners Association. The Board of Directors of Fountain Greens Homeowners Association has no knowledge of the amount of funds maintained by those Homeowners Associations or the adequacy of the funds that are maintained.

Block 9 (includes 22 residences) is located within the City of Boulder and has no specific common areas which are required to be maintained by those residents.

As requested, Bradley Property Consultants, Inc. revised and updated the 2010/2011 reserve analysis for the Fountain Greens Homeowners Association, Inc.(Association), located in Boulder, Colorado.

The 2010/2011 reserve analysis for the common area and the Block specific common areas, as noted above, within the Association were reviewed and updated. The updates took into account the past expenditures and work done within these areas of the Association. These updated versions of the reserve analysis were performed in January and February 2013. The areas as shown above were reviewed and the neighborhoods were inspected to verify the existing conditions. The updates reflect the expected position of the areas shown above as of April 30, 2013. These revisions and updating has brought these

Fountain Greens Homeowners Association, Inc.
Reserve Analysis, 2013/2014 FINAL VERSIONS
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reserve analysis up to date with current and expected replacement costs for the long term capital assets and major repairs for each area. The proposed maintenance expectations and comments by the Association were very valuable in revising and updating these documents. The Association may wish 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 can be done as a future revision to this document.

The reserve analysis consists of this cover letter which explains the terms and a description of the methods involved in arriving at the data for the studies. The second section of the reserve analysis is the tables and graphs showing project categories and overall suggested reserve deposits. The tables should be reviewed carefully and revised as necessary. The rest of the second section includes tables of 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. The Common Area and each Block within the Homeowners Association have their own sets of tables and graphs.

CHANGES AND COMMENTS FOR THE 2013/2014 UPDATE AND REVISION:

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

1. The categories were examined and aged to coordinate with their condition. Some categories were given an extended life if they had not deteriorated significantly or if they had been replaced. Major repairs or replacements were also considered for each area and their respective categories.
2. The Association has completed some renovation projects over the past few years. The benefit of these improvements were included in the reserve analysis updates. Additional information on improvements in each area was provided by the Association for each of these revised studies. The updated reserve analysis also attempts to identify future issues of concern to the Association.
 - a. The irrigation system in the common area is operating as expected for its age. The Association should expect a growing number of repairs to the system as it ages. Some upgrades have been done to the irrigation system in the last three years.
 - b. The common area had expenses in the last couple of years for pond dredging, park benches, sprinkler system upgrades, tree replacements, grading berms, sod installation, and new pond aeration systems
 - c. A landscape refurbish and tree replacement categories were added to the common area reserve analysis. The Association is budgeting to replace approximately four or five

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trees per year. The landscape refurbish category covers major tree trimming, grading, plant replacement, and upgrades to the common area landscaping.

- d. A category for replacing the pond aeration systems was added to the common area reserve analysis.
 - e. The reserve analysis for Block 3 was revised and updated to account for the new asphalt streets that were installed in conjunction with the main water line replacement. The Association was able to negotiate the asphalt replacement at a substantial discount by contracting with the city's asphalt contractor. The Association paid less than half of the normal replacement cost for the asphalt.
 - f. A new category for tree replacement was added to the Block 3 reserve analysis. It was also noted that the new light fixtures were corroding faster than expected. A new bridge was installed in 2009.
 - g. Blocks 4R, 4S, 8T and 8U had their asphalt seal coated in 2010.
 - h. Some concrete repairs were done in Block 5 in 2010.
 - i. The concrete driveway in Block 7 was replaced four years ago. The owners in this block contributed an extra \$8,500.00 to have this work completed.
 - j. The concrete replacement categories for Block 6 were not changed.
3. Each category was revised to reflect current replacement costs. Some category costs have not increased significantly in replacement cost values while others have increased dramatically. The community appears to be aging as expected and the reserve analysis reflects the general condition of the capital assets.
4. The reserves for the common area and each block are the expected reserve balances at the beginning of the 2013/2014 fiscal year starting May 1, 2013 and ending April 30, 2014.

The work performed consisted of a review of the previous reserve studies, site inspections, and some field measurements to determine the condition and value of major capital assets and major repairs for the Association's nine neighborhoods. This information was used to compile and revise the reserve analysis inventory lists for each neighborhood. The reserve analysis estimates remaining economic life of the items in the inventory list, replacement costs, and prorates existing reserves to 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 various areas are 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 lists should be reviewed and modified according to the actual needs of the Association. The inventory lists are contained in the subheading of "Common Elements" in the attached reserve analysis tables and graphs.

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 follows:

COMMON ELEMENTS

The common elements categories covers the common area landscaping, concrete, asphalt, drainage, and other items that are in common use by the members of the Association in the nine neighborhoods. **An inventory list for each neighborhood is included in each of the nine sets of the Reserve Analysis Tables. Please refer to the inventory lists and the other sections of the report for specific comments on individual reserve analysis items.**

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. Typically small or low cost items are 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 asphalt and 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.

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. A few adjustments for inflation were made for the 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 annual updates to the reserve analysis. **It is recommend updates to the reserve analysis be done on a consistent basis 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 Association and personnel familiar with the community. The neighborhoods were built around 1974. The average age of the components had to be interpreted for each inventory item since some items will age faster than others. Some items have been repaired and replaced. The major replacements and repairs are reflected in the "Remaining Economic Life" and "Estimated Salvage Value" columns.

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 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 for these updates are the estimated reserve balances at the beginning of the 2013/2014 fiscal year.

Annual Deposits

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.

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. **You 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 if the reserves have not been analyzed for a long period of time. Most communities 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 without extravagant demands on the homeowners.**

As stated previously, we recommend annual 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 annual changes to the analysis and 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.**

Bradley Property Consultants, Inc. performed this reserve analysis at the request of the Board of Directors of Fountain Greens 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

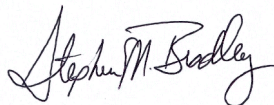
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analysis reflects conditions within the property that could be examined visually and is limited to the extent of the report. The analysis is also based upon representations made by Fountain Greens Homeowners Association, Inc. in regard to existing 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 annual updates to the 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.

A handwritten signature in cursive script, reading "Stephen M. Bradley".

Stephen M. Bradley, President

Enclosures and Attachments: 2013/2014 Versions of the reserve analysis:
Tables and Graphs for the nine neighborhoods in the Association



Property Inspection • Construction Consultants

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FOUNTAIN GREENS MASTER ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 VERSION: 2-21-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS:											
Irrigation system: rebuild	0	25,000	0	0	25,000	0	0	25,000	0	0	25,000
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	0	0	0	14,000	0	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	0	0	18,000	0	0	0	0	18,000	0	0	0
Wood bridges: outlot B	0	0	0	0	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	0	0	0	10,000	0	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
West Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	13,750	38,750	31,750	13,750	48,750	13,750	13,750	56,750	27,750	13,750	38,750



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FOUNTAIN GREENS MASTER ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 VERSION: 2-21-13

	YEAR 2024 12	YEAR 2025 13	YEAR 2026 14	YEAR 2027 15	YEAR 2028 16	YEAR 2029 17	YEAR 2030 18	YEAR 2031 19	YEAR 2032 20	YEAR 2033 21	YEAR 2034 22
INVENTORY LIST											
COMMON ELEMENTS:											
Irrigation system: rebuild	0	0	25,000	0	0	25,000	0	0	25,000	0	0
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	0	0	14,000	0	0	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	0	18,000	0	0	0	0	18,000	0	0	0	0
Wood bridges: outlot B	0	0	0	20,000	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	0	0	10,000	0	0	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	0	0	30,000	0	0	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	0	0	27,500	0	0	0	0
West Lake: Dredge/Repair	0	0	0	0	0	0	0	35,000	0	0	0
Capital Expense	13,750	31,750	38,750	43,750	13,750	68,750	59,250	62,750	38,750	13,750	13,750



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FOUNTAIN GREENS MASTER ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 VERSION: 2-21-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS:											
Irrigation system: rebuild	25,000	0	0	25,000	0	0	25,000	0	0	25,000	0
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	0	14,000	0	0	0	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	18,000	0	0	0	0	18,000	0	0	0	0	18,000
Wood bridges: outlot B	0	0	0	0	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	0	10,000	0	0	0	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
West Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	56,750	13,750	23,750	38,750	13,750	31,750	52,750	13,750	13,750	38,750	31,750



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FOUNTAIN GREENS MASTER ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 VERSION: 2-21-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS:							
Irrigation system: rebuild	0	25,000	0	0	25,000	0	0
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	14,000	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	0	0	0	0	18,000	0	0
Wood bridges: outlot B	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	10,000	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	30,000	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	27,500	0	0
West Lake: Dredge/Repair	0	0	0	0	0	35,000	0
Capital Expense	13,750	48,750	13,750	43,750	84,250	62,750	13,750


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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION
RESERVE ANALYSIS
FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13
Project date: 1974
Total units: 465

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 ELEMENTS: HOA

Irrigation system: rebuild	LS	1		25,000	25,000	3	2	8,333	16,490	4,255
Landscape refurbish	LS	1		10,000	10,000	1	1	0	0	10,000
Aeration system: replace	LS	1		14,000	14,000	10	9	1,400	2,770	1,248
Tree replacement	EA	5		750	3,750	1	1	0	0	3,750
Concrete repairs budget: project	LS	1		18,000	18,000	5	3	7,200	14,248	1,251
Wood bridges: outlot B	EA	2		10,000	20,000	30	15	10,000	19,788	14
Wood bridges/dock: outlot C	LS	1		10,000	10,000	10	5	5,000	9,894	21
East Lake: Dredge/Repair	LS	1		30,000	30,000	20	17	4,500	8,905	1,241
Middle Lake: Dredge/Repair	LS	1		27,500	27,500	20	18	2,750	5,442	1,225
West Lake: Dredge/Repair	LS	1		35,000	35,000	20	19	1,750	3,463	1,660

CONTINGENCY	0%							40,933	81,000	24,665
								0	0	0

TOTAL REPLACEMENT COST → **193,250**
TOTAL DESIRED RESERVES → **40,933**
***Total reserves: \$222,940.00**
***RESERVES NEEDED** → **81,000**
***Surplus reserves: \$141,940.00**
TOTAL INITIAL CONTRIBUTION → **24,665**
***Reserves needed: \$ 81,000.00**
40 YR. AVERAGE ANNUAL CONTRIBUTION → **32,373**



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: HOA

Irrigation system: rebuild	20,745	25,000	8,333	16,667	25,000	8,333	16,667	25,000	8,333	16,667	25,000
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	4,018	5,266	6,514	7,761	9,009	10,257	11,505	12,752	14,000	1,400	2,800
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	15,498	16,749	18,000	3,600	7,200	10,800	14,400	18,000	3,600	7,200	10,800
Wood bridges: outlot B	19,802	19,817	19,831	19,845	19,859	19,873	19,887	19,901	19,915	19,929	19,944
Wood bridges/dock: outlot C	9,915	9,936	9,958	9,979	10,000	1,000	2,000	3,000	4,000	5,000	6,000
East Lake: Dredge/Repair	10,146	11,387	12,627	13,868	15,109	16,350	17,591	18,832	20,073	21,314	22,555
Middle Lake: Dredge/Repair	6,667	7,893	9,118	10,344	11,569	12,795	14,020	15,245	16,471	17,696	18,922
West Lake: Dredge/Repair	5,123	6,783	8,442	10,102	11,762	13,422	15,082	16,742	18,402	20,061	21,721
BASE RESERVES	105,665	116,580	106,573	105,916	123,258	106,580	124,901	143,223	118,544	123,018	141,491
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(13,750)	(38,750)	(31,750)	(13,750)	(48,750)	(13,750)	(13,750)	(56,750)	(27,750)	(13,750)	(38,750)

ANNUAL DEPOSIT	24,665	24,665	28,743	31,093	31,093	32,071	32,071	32,071	32,071	32,224	32,224
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TOTAL RESERVES	91,915	77,830	74,823	92,166	74,508	92,830	111,151	86,473	90,794	109,268	102,741
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

INVENTORY LIST	YEAR 2024 12	YEAR 2025 13	YEAR 2026 14	YEAR 2027 15	YEAR 2028 16	YEAR 2029 17	YEAR 2030 18	YEAR 2031 19	YEAR 2032 20	YEAR 2033 21	YEAR 2034 22
COMMON ELEMENTS: HOA											
Irrigation system: rebuild	8,333	16,667	25,000	8,333	16,667	25,000	8,333	16,667	25,000	8,333	16,667
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	4,200	5,600	7,000	8,400	9,800	11,200	12,600	14,000	1,400	2,800	4,200
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	14,400	18,000	3,600	7,200	10,800	14,400	18,000	3,600	7,200	10,800	14,400
Wood bridges: outlot B	19,958	19,972	19,986	20,000	667	1,333	2,000	2,667	3,333	4,000	4,667
Wood bridges/dock: outlot C	7,000	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000	7,000
East Lake: Dredge/Repair	23,796	25,036	26,277	27,518	28,759	30,000	1,500	3,000	4,500	6,000	7,500
Middle Lake: Dredge/Repair	20,147	21,373	22,598	23,824	25,049	26,275	27,500	1,375	2,750	4,125	5,500
West Lake: Dredge/Repair	23,381	25,041	26,701	28,361	30,020	31,680	33,340	35,000	1,750	3,500	5,250
BASE RESERVES	134,965	153,438	153,912	147,386	136,512	155,638	120,023	94,058	64,683	59,308	78,933
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(13,750)	(31,750)	(38,750)	(43,750)	(13,750)	(68,750)	(59,250)	(62,750)	(38,750)	(13,750)	(13,750)
ANNUAL DEPOSIT	32,224	32,224	32,224	32,224	32,876	32,876	33,135	33,285	33,375	33,375	33,375
TOTAL RESERVES	121,215	121,688	115,162	103,636	122,762	86,888	60,773	31,308	25,933	45,558	65,183

BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: HOA

Irrigation system: rebuild	25,000	8,333	16,667	25,000	8,333	16,667	25,000	8,333	16,667	25,000	8,333
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	5,600	7,000	8,400	9,800	11,200	12,600	14,000	1,400	2,800	4,200	5,600
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	18,000	3,600	7,200	10,800	14,400	18,000	3,600	7,200	10,800	14,400	18,000
Wood bridges: outlot B	5,333	6,000	6,667	7,333	8,000	8,667	9,333	10,000	10,667	11,333	12,000
Wood bridges/dock: outlot C	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000
East Lake: Dredge/Repair	9,000	10,500	12,000	13,500	15,000	16,500	18,000	19,500	21,000	22,500	24,000
Middle Lake: Dredge/Repair	6,875	8,250	9,625	11,000	12,375	13,750	15,125	16,500	17,875	19,250	20,625
West Lake: Dredge/Repair	7,000	8,750	10,500	12,250	14,000	15,750	17,500	19,250	21,000	22,750	24,500
BASE RESERVES	98,558	75,183	94,808	104,433	99,058	118,683	120,308	100,933	120,558	140,183	134,808
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(56,750)	(13,750)	(23,750)	(38,750)	(13,750)	(31,750)	(52,750)	(13,750)	(13,750)	(38,750)	(31,750)

ANNUAL DEPOSIT	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375
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TOTAL RESERVES	41,808	61,433	71,058	65,683	85,308	86,933	67,558	87,183	106,808	101,433	103,058
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2046 34	YEAR 2047 35	YEAR 2048 36	YEAR 2049 37	YEAR 2050 38	YEAR 2051 39	YEAR 2052 40
INVENTORY LIST							
COMMON ELEMENTS: HOA							
Irrigation system: rebuild	16,667	25,000	8,333	16,667	25,000	8,333	16,667
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	7,000	8,400	9,800	11,200	12,600	14,000	1,400
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	3,600	7,200	10,800	14,400	18,000	3,600	7,200
Wood bridges: outlot B	12,667	13,333	14,000	14,667	15,333	16,000	16,667
Wood bridges/dock: outlot C	9,000	10,000	1,000	2,000	3,000	4,000	5,000
East Lake: Dredge/Repair	25,500	27,000	28,500	30,000	1,500	3,000	4,500
Middle Lake: Dredge/Repair	22,000	23,375	24,750	26,125	27,500	1,375	2,750
West Lake: Dredge/Repair	26,250	28,000	29,750	31,500	33,250	35,000	1,750
BASE RESERVES	136,433	156,058	140,683	160,308	149,933	99,058	69,683
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(13,750)	(48,750)	(13,750)	(43,750)	(84,250)	(62,750)	(13,750)
ANNUAL DEPOSIT	33,375	33,375	33,375	33,375	33,375	33,375	33,375
TOTAL RESERVES	122,683	107,308	126,933	116,558	65,683	36,308	55,933

BPC, Inc., 5/2013



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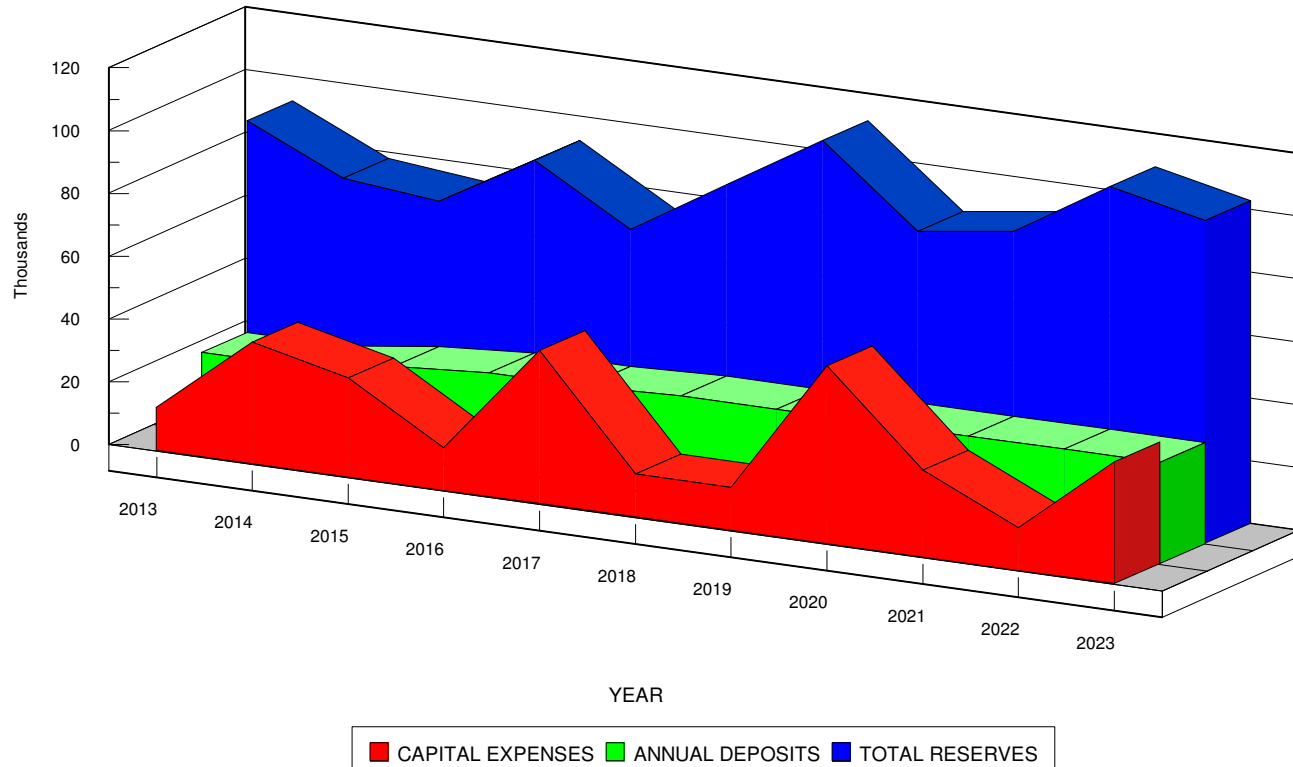
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$81,000
ENDING BALANCE YEAR 11	\$102,741
AVERAGE BALANCE	\$91,318

VALUE OF RESERVE ITEMS	\$193,250
AVERAGE CAPITAL EXPENSE	\$28,295
AVERAGE DEPOSIT	\$30,272

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	(13,750)	(38,750)	(31,750)	(13,750)	(48,750)	(13,750)	(13,750)	(56,750)	(27,750)	(13,750)	(38,750)
ANNUAL DEPOSITS	24,665	24,665	28,743	31,093	31,093	32,071	32,071	32,071	32,071	32,224	32,224
TOTAL RESERVES	91,915	77,830	74,823	92,166	74,508	92,830	111,151	86,473	90,794	109,268	102,741



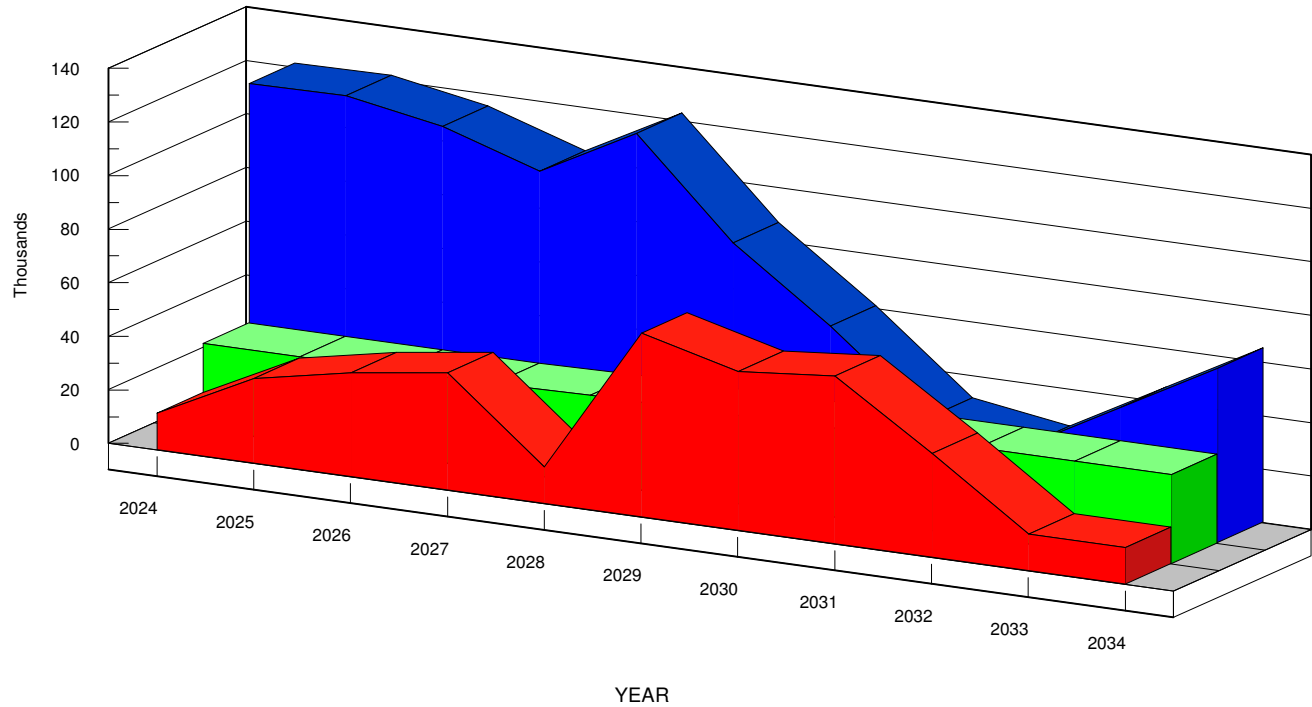
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



■ CAPITAL EXPENSES ■ ANNUAL DEPOSITS ■ TOTAL RESERVES

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$86,473
ENDING BALANCE YEAR 22	\$65,183
AVERAGE BALANCE	\$81,828

VALUE OF RESERVE ITEMS	\$193,250
AVERAGE CAPITAL EXPENSE	\$36,250
AVERAGE DEPOSIT	\$32,836

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	(13,750)	(31,750)	(38,750)	(43,750)	(13,750)	(68,750)	(59,250)	(62,750)	(38,750)	(13,750)	(13,750)
ANNUAL DEPOSITS	32,224	32,224	32,224	32,224	32,876	32,876	33,135	33,285	33,375	33,375	33,375
TOTAL RESERVES	121,215	121,688	115,162	103,636	122,762	86,888	60,773	31,308	25,933	45,558	65,183



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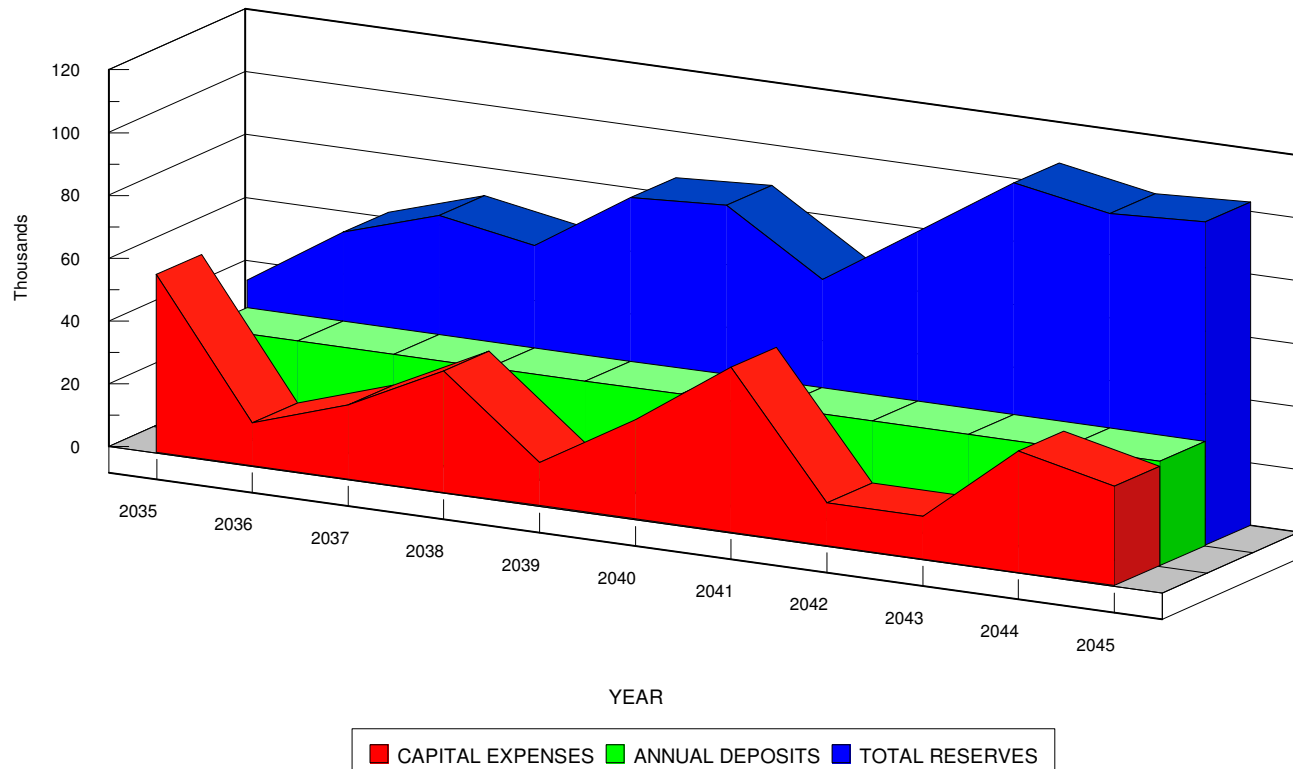
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$31,308
ENDING BALANCE YEAR 33	\$103,058
AVERAGE BALANCE	\$79,842

VALUE OF RESERVE ITEMS	\$193,250
AVERAGE CAPITAL EXPENSE	\$29,932
AVERAGE DEPOSIT	\$33,375

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	(56,750)	(13,750)	(23,750)	(38,750)	(13,750)	(31,750)	(52,750)	(13,750)	(13,750)	(38,750)	(31,750)
ANNUAL DEPOSITS	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375	33,375
TOTAL RESERVES	41,808	61,433	71,058	65,683	85,308	86,933	67,558	87,183	106,808	101,433	103,058



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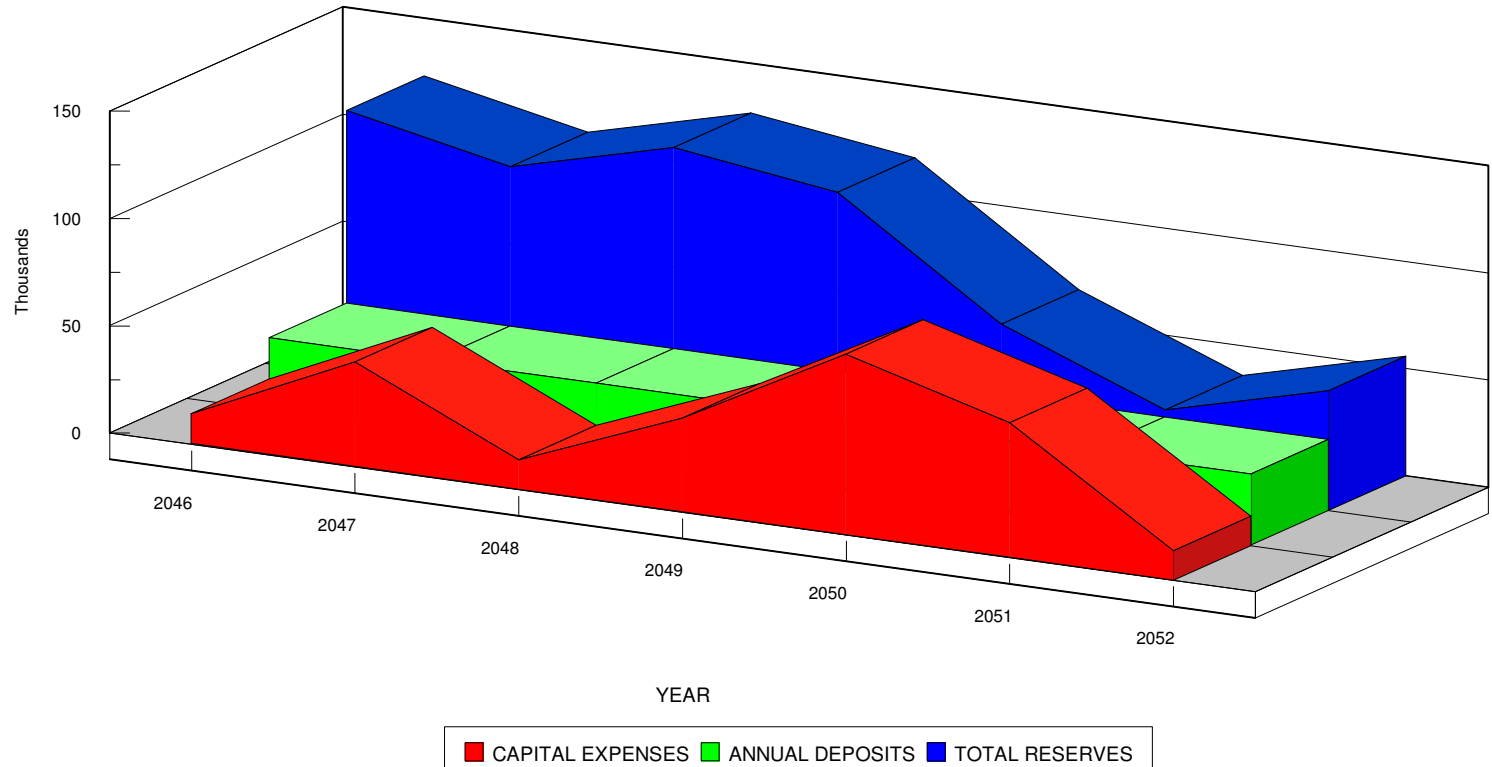
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$87,183
ENDING BALANCE YEAR 40	\$55,933
AVERAGE BALANCE	\$90,201

VALUE OF RESERVE ITEMS	\$193,250
AVERAGE CAPITAL EXPENSE	\$30,894
AVERAGE DEPOSIT	\$33,375

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	(13,750)	(48,750)	(13,750)	(43,750)	(84,250)	(62,750)	(13,750)
ANNUAL DEPOSITS	33,375	33,375	33,375	33,375	33,375	33,375	33,375
TOTAL RESERVES	122,683	107,308	126,933	116,558	65,683	36,308	55,933



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11
COMMON ELEMENTS: HOA											
Irrigation system: rebuild	0	25,000	0	0	25,000	0	0	25,000	0	0	25,000
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	0	0	0	14,000	0	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	0	0	18,000	0	0	0	0	18,000	0	0	0
Wood bridges: outlot B	0	0	0	0	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	0	0	0	10,000	0	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
West Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	13,750	38,750	31,750	13,750	48,750	13,750	13,750	56,750	27,750	13,750	38,750



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2024 12	YEAR 2025 13	YEAR 2026 14	YEAR 2027 15	YEAR 2028 16	YEAR 2029 17	YEAR 2030 18	YEAR 2031 19	YEAR 2032 20	YEAR 2033 21	YEAR 2034 22
INVENTORY LIST											
COMMON ELEMENTS: HOA											
Irrigation system: rebuild	0	0	25,000	0	0	25,000	0	0	25,000	0	0
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	0	0	14,000	0	0	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	0	18,000	0	0	0	0	18,000	0	0	0	0
Wood bridges: outlot B	0	0	0	20,000	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	0	0	10,000	0	0	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	0	0	30,000	0	0	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	0	0	27,500	0	0	0	0
West Lake: Dredge/Repair	0	0	0	0	0	0	0	35,000	0	0	0
Capital Expense	13,750	31,750	38,750	43,750	13,750	68,750	59,250	62,750	38,750	13,750	13,750



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: HOA											
Irrigation system: rebuild	25,000	0	0	25,000	0	0	25,000	0	0	25,000	0
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	0	14,000	0	0	0	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	18,000	0	0	0	0	18,000	0	0	0	0	18,000
Wood bridges: outlot B	0	0	0	0	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	0	10,000	0	0	0	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
West Lake: Dredge/Repair	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	56,750	13,750	23,750	38,750	13,750	31,750	52,750	13,750	13,750	38,750	31,750



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: HOA

Irrigation system: rebuild	0	25,000	0	0	25,000	0	0
Landscape refurbish	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Aeration system: replace	0	0	0	0	0	14,000	0
Tree replacement	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Concrete repairs budget: project	0	0	0	0	18,000	0	0
Wood bridges: outlot B	0	0	0	0	0	0	0
Wood bridges/dock: outlot C	0	10,000	0	0	0	0	0
East Lake: Dredge/Repair	0	0	0	30,000	0	0	0
Middle Lake: Dredge/Repair	0	0	0	0	27,500	0	0
West Lake: Dredge/Repair	0	0	0	0	0	35,000	0
Capital Expense	13,750	48,750	13,750	43,750	84,250	62,750	13,750


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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3
RESERVE ANALYSIS
FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13
Project date: 1974
Total units: 45

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 ELEMENTS: BLK. 3

Asphalt overlay	SY	4,410		16.00	70,560	20	19	3,528	4,587	3,472
Asphalt seal coat & crack fill	SY	4,410		1.40	6,174	4	4	0	0	1,544
Tree replacement	EA	2		750	1,500	1	1	0	0	1,500
Concrete repairs budget: project	LS	1		17,000	17,000	5	3	6,800	8,841	2,720
Wood bridge	EA	1		1,200	1,200	15	12	240	312	74
Signage	EA	4		600	2,400	8	6	600	780	270
Landscape timbers	SF	215		24.00	5,160	20	5	3,870	5,032	26
Bollard Lights: older	EA	6		1,200	7,200	15	6	4,320	5,617	264
Bollard Lights: new	EA	1		1,200	1,200	15	7	640	832	53
								19,998	26,000	9,922
CONTINGENCY		0%						0	0	0
TOTAL REPLACEMENT COST					112,394					
					TOTAL DESIRED RESERVES					19,998
					*RESERVES NEEDED					26,000
					TOTAL INITIAL CONTRIBUTION					9,922
					40 YR. AVERAGE ANNUAL CONTRIBUTION					11,019

*Total reserves: \$ 39,622.00

*Surplus reserves: \$ 13,622.00

*Reserves needed: \$ 26,000.00



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK. 3

Asphalt overlay	8,059	11,531	15,004	18,476	21,948	25,420	28,893	32,365	35,837	39,310	42,782
Asphalt seal coat & crack fill	1,544	3,087	4,631	6,174	1,544	3,087	4,631	6,174	1,544	3,087	4,631
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	11,561	14,280	17,000	3,400	6,800	10,200	13,600	17,000	3,400	6,800	10,200
Wood bridge	386	460	534	608	682	756	830	904	978	1,052	1,126
Signage	1,050	1,320	1,590	1,860	2,130	2,400	300	600	900	1,200	1,500
Landscape timbers	5,057	5,083	5,109	5,134	5,160	258	516	774	1,032	1,290	1,548
Bollard Lights: older	5,880	6,144	6,408	6,672	6,936	7,200	480	960	1,440	1,920	2,400
Bollard Lights: new	885	937	990	1,042	1,095	1,147	1,200	80	160	240	320
BASE RESERVES	35,922	44,343	52,765	44,867	47,795	51,969	51,949	60,357	46,791	56,399	66,006
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(1,500)	(1,500)	(18,500)	(7,674)	(6,660)	(11,100)	(2,700)	(24,674)	(1,500)	(1,500)	(1,500)

ANNUAL DEPOSIT	9,922	9,922	9,922	10,602	10,602	10,834	11,080	11,108	11,108	11,108	11,108
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TOTAL RESERVES	34,422	42,843	34,265	37,193	41,135	40,869	49,249	35,683	45,291	54,899	64,506
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK. 3											
Asphalt overlay	46,254	49,726	53,199	56,671	60,143	63,615	67,088	70,560	3,528	7,056	10,584
Asphalt seal coat & crack fill	6,174	1,544	3,087	4,631	6,174	1,544	3,087	4,631	6,174	1,544	3,087
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	13,600	17,000	3,400	6,800	10,200	13,600	17,000	3,400	6,800	10,200	13,600
Wood bridge	1,200	80	160	240	320	400	480	560	640	720	800
Signage	1,800	2,100	2,400	300	600	900	1,200	1,500	1,800	2,100	2,400
Landscape timbers	1,806	2,064	2,322	2,580	2,838	3,096	3,354	3,612	3,870	4,128	4,386
Bollard Lights: older	2,880	3,360	3,840	4,320	4,800	5,280	5,760	6,240	6,720	7,200	480
Bollard Lights: new	400	480	560	640	720	800	880	960	1,040	1,120	1,200
BASE RESERVES	75,614	77,854	70,468	77,681	87,295	90,735	100,349	92,962	32,072	35,568	38,037
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(8,874)	(18,500)	(3,900)	(1,500)	(7,674)	(1,500)	(18,500)	(72,060)	(7,674)	(8,700)	(5,100)
ANNUAL DEPOSIT	11,108	11,114	11,114	11,114	11,114	11,114	11,114	11,114	11,170	11,170	11,170
TOTAL RESERVES	66,740	59,354	66,568	76,181	79,621	89,235	81,849	20,903	24,398	26,868	32,937

BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2035 23	YEAR 2036 24	YEAR 2037 25	YEAR 2038 26	YEAR 2039 27	YEAR 2040 28	YEAR 2041 29	YEAR 2042 30	YEAR 2043 31	YEAR 2044 32	YEAR 2045 33
INVENTORY LIST											

COMMON ELEMENTS: BLK. 3

Asphalt overlay	14,112	17,640	21,168	24,696	28,224	31,752	35,280	38,808	42,336	45,864	49,392
Asphalt seal coat & crack fill	4,631	6,174	1,544	3,087	4,631	6,174	1,544	3,087	4,631	6,174	1,544
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	17,000	3,400	6,800	10,200	13,600	17,000	3,400	6,800	10,200	13,600	17,000
Wood bridge	880	960	1,040	1,120	1,200	80	160	240	320	400	480
Signage	300	600	900	1,200	1,500	1,800	2,100	2,400	300	600	900
Landscape timbers	4,644	4,902	5,160	258	516	774	1,032	1,290	1,548	1,806	2,064
Bollard Lights: older	960	1,440	1,920	2,400	2,880	3,360	3,840	4,320	4,800	5,280	5,760
Bollard Lights: new	80	160	240	320	400	480	560	640	720	800	880
BASE RESERVES	44,107	36,776	40,272	44,781	54,451	62,920	49,416	59,085	66,355	76,024	79,520
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(18,500)	(7,674)	(6,660)	(1,500)	(2,700)	(24,674)	(1,500)	(3,900)	(1,500)	(7,674)	(18,500)

ANNUAL DEPOSIT	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170
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TOTAL RESERVES	25,607	29,102	33,612	43,281	51,751	38,246	47,916	55,185	64,855	68,350	61,020
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2046 34	YEAR 2047 35	YEAR 2048 36	YEAR 2049 37	YEAR 2050 38	YEAR 2051 39	YEAR 2052 40
INVENTORY LIST							
COMMON ELEMENTS: BLK. 3							
Asphalt overlay	52,920	56,448	59,976	63,504	67,032	70,560	3,528
Asphalt seal coat & crack fill	3,087	4,631	6,174	1,544	3,087	4,631	6,174
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	3,400	6,800	10,200	13,600	17,000	3,400	6,800
Wood bridge	560	640	720	800	880	960	1,040
Signage	1,200	1,500	1,800	2,100	2,400	300	600
Landscape timbers	2,322	2,580	2,838	3,096	3,354	3,612	3,870
Bollard Lights: older	6,240	6,720	7,200	480	960	1,440	1,920
Bollard Lights: new	960	1,040	1,120	1,200	80	160	240
BASE RESERVES	72,189	81,859	91,528	87,824	96,293	86,563	25,672
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(1,500)	(1,500)	(14,874)	(2,700)	(20,900)	(72,060)	(7,674)
ANNUAL DEPOSIT	11,170	11,170	11,170	11,170	11,170	11,170	11,170
TOTAL RESERVES	70,689	80,359	76,654	85,124	75,393	14,503	17,998

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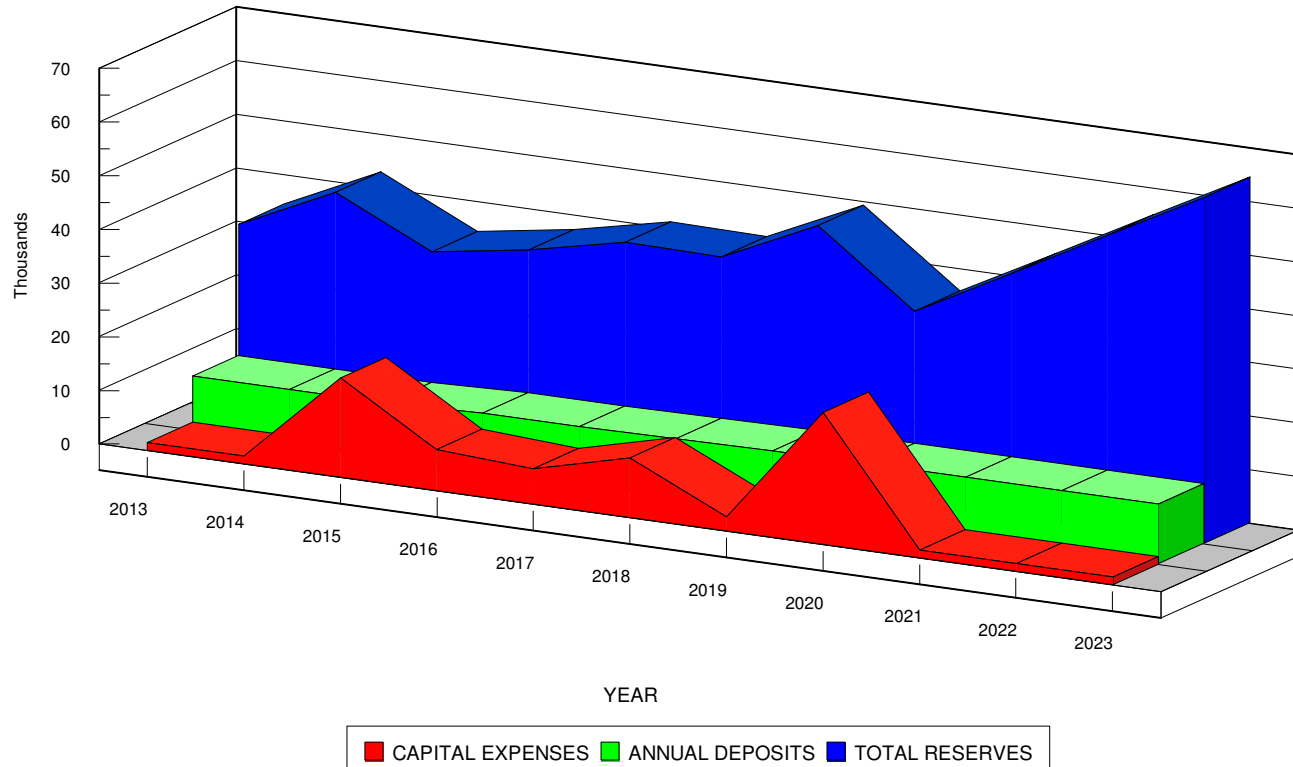
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$26,000
ENDING BALANCE YEAR 11	\$64,506
AVERAGE BALANCE	\$43,669

VALUE OF RESERVE ITEMS	\$112,394
AVERAGE CAPITAL EXPENSE	\$7,164
AVERAGE DEPOSIT	\$10,665

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	(1,500)	(1,500)	(18,500)	(7,674)	(6,660)	(11,100)	(2,700)	(24,674)	(1,500)	(1,500)	(1,500)
ANNUAL DEPOSITS	9,922	9,922	9,922	10,602	10,602	10,834	11,080	11,108	11,108	11,108	11,108
TOTAL RESERVES	34,422	42,843	34,265	37,193	41,135	40,869	49,249	35,683	45,291	54,899	64,506



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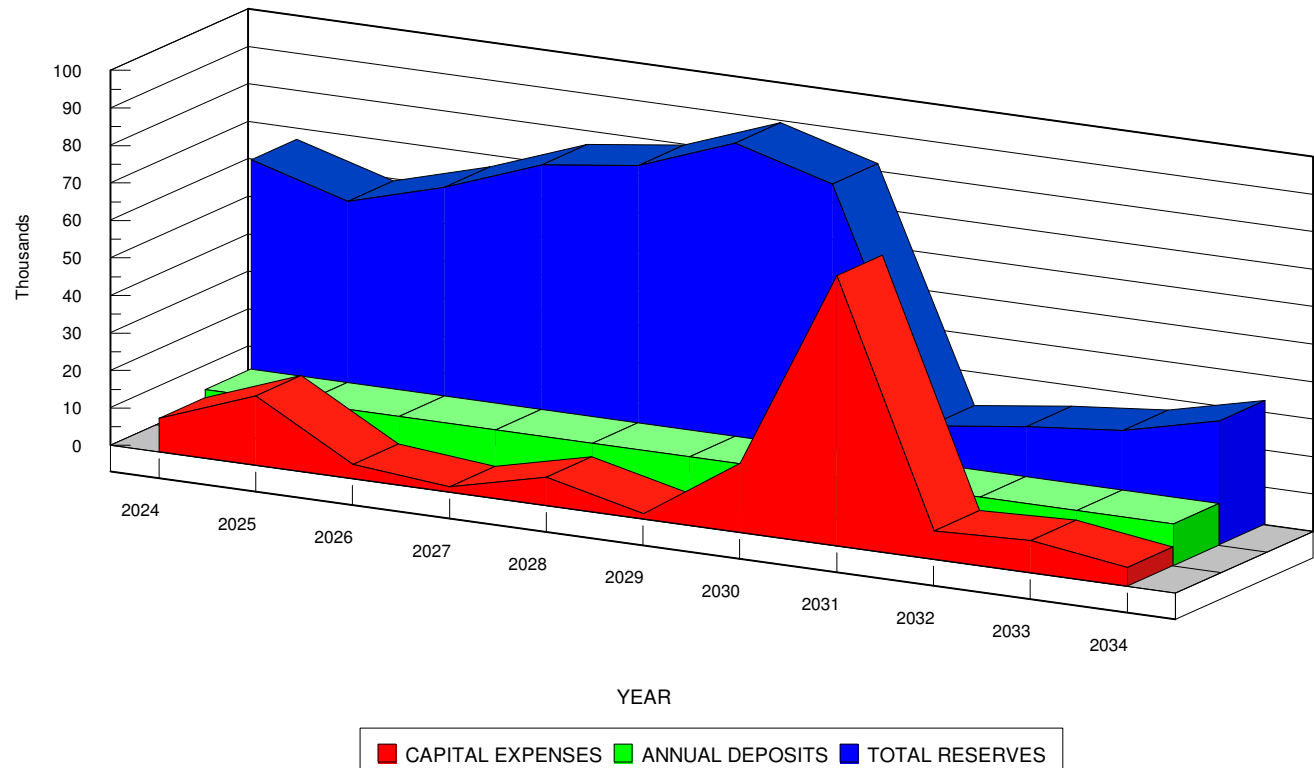
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$35,683
ENDING BALANCE YEAR 22	\$32,937
AVERAGE BALANCE	\$56,787

VALUE OF RESERVE ITEMS	\$112,394
AVERAGE CAPITAL EXPENSE	\$13,998
AVERAGE DEPOSIT	\$11,128

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	(8,874)	(18,500)	(3,900)	(1,500)	(7,674)	(1,500)	(18,500)	(72,060)	(7,674)	(8,700)	(5,100)
ANNUAL DEPOSITS	11,108	11,114	11,114	11,114	11,114	11,114	11,114	11,114	11,170	11,170	11,170
TOTAL RESERVES	66,740	59,354	66,568	76,181	79,621	89,235	81,849	20,903	24,398	26,868	32,937



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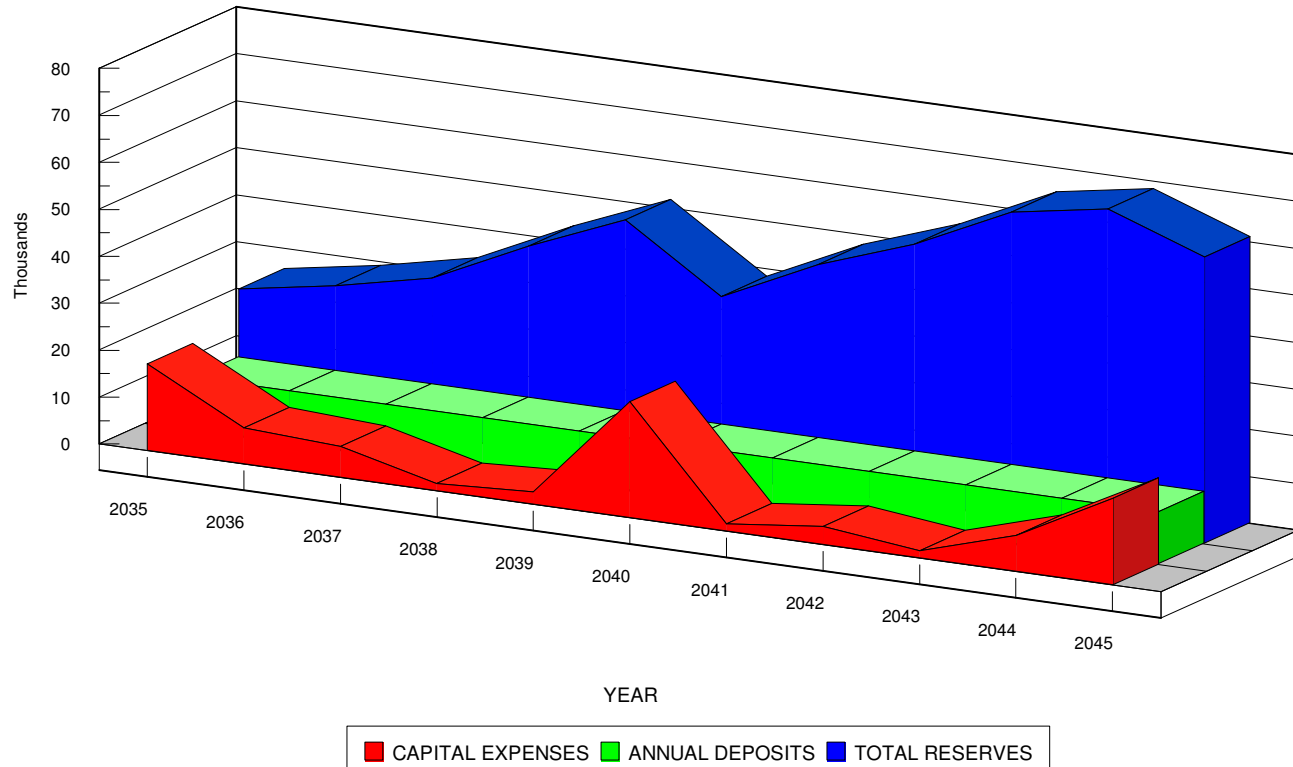
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$20,903
ENDING BALANCE YEAR 33	\$61,020
AVERAGE BALANCE	\$47,175

VALUE OF RESERVE ITEMS	\$112,394
AVERAGE CAPITAL EXPENSE	\$8,617
AVERAGE DEPOSIT	\$11,170

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	(18,500)	(7,674)	(6,660)	(1,500)	(2,700)	(24,674)	(1,500)	(3,900)	(1,500)	(7,674)	(18,500)
ANNUAL DEPOSITS	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170	11,170
TOTAL RESERVES	25,607	29,102	33,612	43,281	51,751	38,246	47,916	55,185	64,855	68,350	61,020



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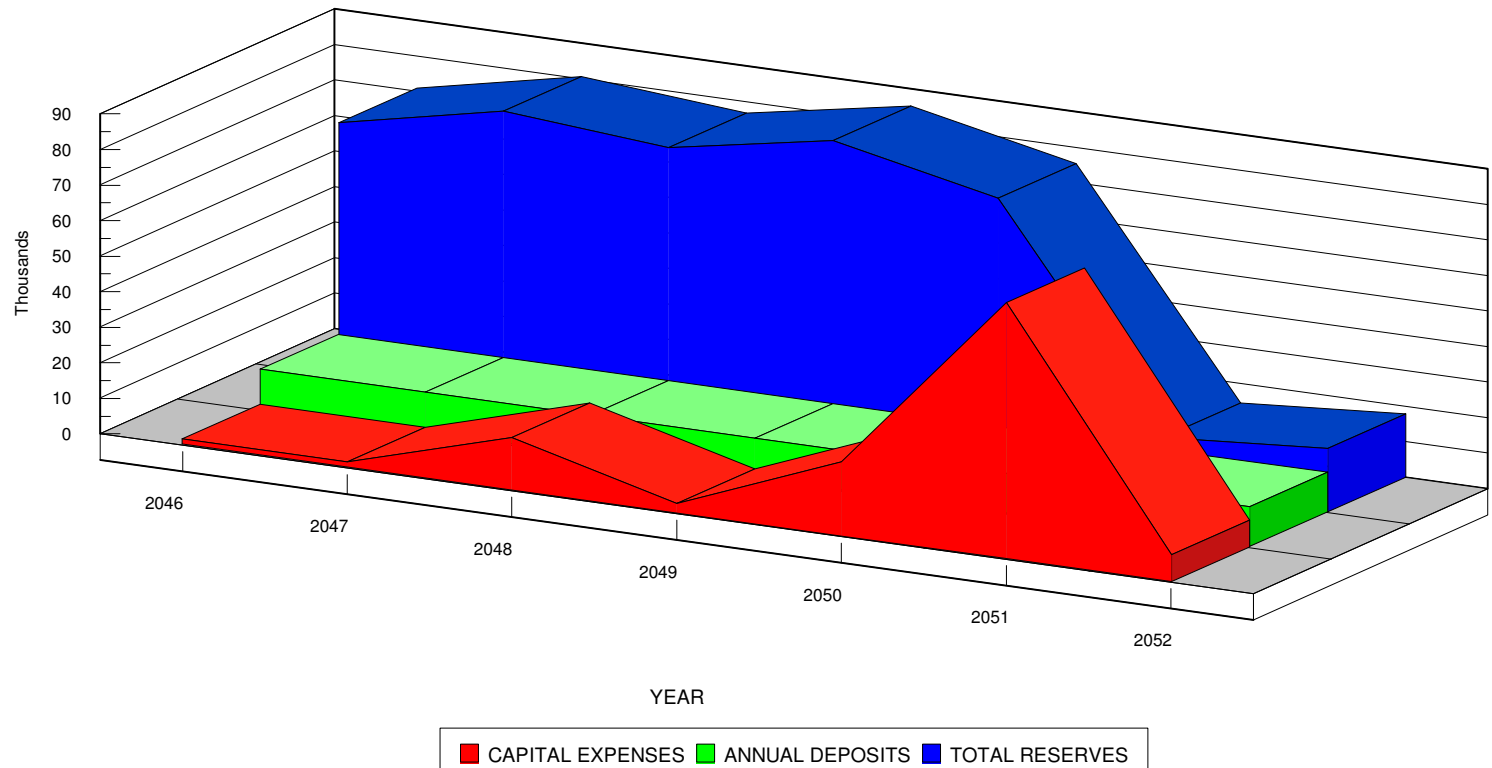
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$55,185
ENDING BALANCE YEAR 40	\$17,998
AVERAGE BALANCE	\$60,103

VALUE OF RESERVE ITEMS	\$112,394
AVERAGE CAPITAL EXPENSE	\$17,818
AVERAGE DEPOSIT	\$11,170

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	(1,500)	(1,500)	(14,874)	(2,700)	(20,900)	(72,060)	(7,674)
ANNUAL DEPOSITS	11,170	11,170	11,170	11,170	11,170	11,170	11,170
TOTAL RESERVES	70,689	80,359	76,654	85,124	75,393	14,503	17,998



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11
COMMON ELEMENTS: BLK. 3											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	0	0	6,174	0	0	0	6,174	0	0	0
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	0	0	17,000	0	0	0	0	17,000	0	0	0
Wood bridge	0	0	0	0	0	0	0	0	0	0	0
Signage	0	0	0	0	0	2,400	0	0	0	0	0
Landscape timbers	0	0	0	0	5,160	0	0	0	0	0	0
Bollard Lights: older	0	0	0	0	0	7,200	0	0	0	0	0
Bollard Lights: new	0	0	0	0	0	0	1,200	0	0	0	0
Capital Expense	1,500	1,500	18,500	7,674	6,660	11,100	2,700	24,674	1,500	1,500	1,500



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK. 3											
Asphalt overlay	0	0	0	0	0	0	0	70,560	0	0	0
Asphalt seal coat & crack fill	6,174	0	0	0	6,174	0	0	0	6,174	0	0
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	0	17,000	0	0	0	0	17,000	0	0	0	0
Wood bridge	1,200	0	0	0	0	0	0	0	0	0	0
Signage	0	0	2,400	0	0	0	0	0	0	0	2,400
Landscape timbers	0	0	0	0	0	0	0	0	0	0	0
Bollard Lights: older	0	0	0	0	0	0	0	0	0	7,200	0
Bollard Lights: new	0	0	0	0	0	0	0	0	0	0	1,200
Capital Expense	8,874	18,500	3,900	1,500	7,674	1,500	18,500	72,060	7,674	8,700	5,100



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK. 3											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	6,174	0	0	0	6,174	0	0	0	6,174	0
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	17,000	0	0	0	0	17,000	0	0	0	0	17,000
Wood bridge	0	0	0	0	1,200	0	0	0	0	0	0
Signage	0	0	0	0	0	0	0	2,400	0	0	0
Landscape timbers	0	0	5,160	0	0	0	0	0	0	0	0
Bollard Lights: older	0	0	0	0	0	0	0	0	0	0	0
Bollard Lights: new	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	18,500	7,674	6,660	1,500	2,700	24,674	1,500	3,900	1,500	7,674	18,500



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 3

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK. 3

Asphalt overlay	0	0	0	0	0	70,560	0
Asphalt seal coat & crack fill	0	0	6,174	0	0	0	6,174
Tree replacement	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Concrete repairs budget: project	0	0	0	0	17,000	0	0
Wood bridge	0	0	0	0	0	0	0
Signage	0	0	0	0	2,400	0	0
Landscape timbers	0	0	0	0	0	0	0
Bollard Lights: older	0	0	7,200	0	0	0	0
Bollard Lights: new	0	0	0	1,200	0	0	0
Capital Expense	1,500	1,500	14,874	2,700	20,900	72,060	7,674



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

Project date: 1974

Total units: 5

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 ELEMENTS: BLK 4S

Asphalt overlay	SY	575		16.00	9,200	20	8	5,520	7,905	162
Asphalt seal coat & crack fill	SY	575		2.75	1,581	3	2	527	755	413
								6,047	8,660	575
CONTINGENCY			0%					0	0	0

TOTAL REPLACEMENT COST → 10,781

TOTAL DESIRED RESERVES → 6,047

RESERVES 4-30-13 → 8,660

TOTAL INITIAL CONTRIBUTION → 575

40 YR. AVERAGE ANNUAL CONTRIBUTION → 922


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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R
RESERVE ANALYSIS
FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13
Project date: 1974
Total units: 5

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 ELEMENTS: BLK. 4R

Asphalt overlay	SY	584		15.00	8,760	20	5	6,570	8,654	21
Asphalt seal coat & crack fill	SY	584		3.60	2,102	3	1	1,402	1,846	256
								7,972	10,500	277
CONTINGENCY		0%						0	0	0

TOTAL REPLACEMENT COST → **10,862**
TOTAL DESIRED RESERVES → **7,972**
***Total reserves: \$16,303.00**
***RESERVES NEEDED** → **10,500**
***Surplus reserves: \$5,803.00**
TOTAL INITIAL CONTRIBUTION → **277**
***Reserves needed: \$10,500.00**
40 YR. AVERAGE ANNUAL CONTRIBUTION → **1,076**



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11
COMMON ELEMENTS: BLK 4S											
Asphalt overlay	8,067	8,229	8,391	8,553	8,714	8,876	9,038	9,200	460	920	1,380
Asphalt seal coat & crack fill	1,168	1,581	527	1,054	1,581	527	1,054	1,581	527	1,054	1,581
BASE RESERVES	9,235	9,810	8,918	9,607	10,296	9,403	10,092	10,781	987	1,974	2,961
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(1,581)	0	0	(1,581)	0	0	(10,781)	0	0	(1,581)
ANNUAL DEPOSIT	575	575	689	689	689	689	689	689	987	987	987
TOTAL RESERVES	9,235	8,229	8,918	9,607	8,714	9,403	10,092	0	987	1,974	1,380

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

FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS- BLK 4S											
Asphalt overlay	1,840	2,300	2,760	3,220	3,680	4,140	4,600	5,060	5,520	5,980	6,440
Asphalt seal coat & crack fill	527	1,054	1,581	527	1,054	1,581	527	1,054	1,581	527	1,054
BASE RESERVES	2,367	3,354	4,341	3,747	4,734	5,721	5,127	6,114	7,101	6,507	7,494
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	(1,581)	0	0	(1,581)	0	0	(1,581)	0	0

ANNUAL DEPOSIT	987	987	987	987	987	987	987	987	987	987	987
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TOTAL RESERVES	2,367	3,354	2,760	3,747	4,734	4,140	5,127	6,114	5,520	6,507	7,494
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 4S											
Asphalt overlay	6,900	7,360	7,820	8,280	8,740	9,200	460	920	1,380	1,840	2,300
Asphalt seal coat & crack fill	1,581	527	1,054	1,581	527	1,054	1,581	527	1,054	1,581	527
BASE RESERVES	8,481	7,887	8,874	9,861	9,267	10,254	2,041	1,447	2,434	3,421	2,827
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(1,581)	0	0	(1,581)	0	(9,200)	(1,581)	0	0	(1,581)	0

ANNUAL DEPOSIT	987	987	987	987	987	987	987	987	987	987	987
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TOTAL RESERVES	6,900	7,887	8,874	8,280	9,267	1,054	460	1,447	2,434	1,840	2,827
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 4S							
Asphalt overlay	2,760	3,220	3,680	4,140	4,600	5,060	5,520
Asphalt seal coat & crack fill	1,054	1,581	527	1,054	1,581	527	1,054
BASE RESERVES	3,814	4,801	4,207	5,194	6,181	5,587	6,574
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(1,581)	0	0	(1,581)	0	0
ANNUAL DEPOSIT	987	987	987	987	987	987	987
TOTAL RESERVES	3,814	3,220	4,207	5,194	4,600	5,587	6,574

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11
COMMON ELEMENTS: BLK. 4R:											
Asphalt overlay	8,675	8,696	8,718	8,739	8,760	438	876	1,314	1,752	2,190	2,628
Asphalt seal coat & crack fill	2,102	701	1,402	2,102	701	1,402	2,102	701	1,402	2,102	701
BASE RESERVES	10,777	9,397	10,119	10,841	9,461	1,840	2,978	2,015	3,154	4,292	3,329
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(2,102)	0	0	(2,102)	(8,760)	0	(2,102)	0	0	(2,102)	0
ANNUAL DEPOSIT	277	722	722	722	722	1,139	1,139	1,139	1,139	1,139	1,139
TOTAL RESERVES	8,675	9,397	10,119	8,739	701	1,840	876	2,015	3,154	2,190	3,329

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK. 4R											
Asphalt overlay	3,066	3,504	3,942	4,380	4,818	5,256	5,694	6,132	6,570	7,008	7,446
Asphalt seal coat & crack fill	1,402	2,102	701	1,402	2,102	701	1,402	2,102	701	1,402	2,102
BASE RESERVES	4,468	5,606	4,643	5,782	6,920	5,957	7,096	8,234	7,271	8,410	9,548
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(2,102)	0	0	(2,102)	0	0	(2,102)	0	0	(2,102)

ANNUAL DEPOSIT	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139
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TOTAL RESERVES	4,468	3,504	4,643	5,782	4,818	5,957	7,096	6,132	7,271	8,410	7,446
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK. 4R

Asphalt overlay	7,884	8,322	8,760	438	876	1,314	1,752	2,190	2,628	3,066	3,504
Asphalt seal coat & crack fill	701	1,402	2,102	701	1,402	2,102	701	1,402	2,102	701	1,402
BASE RESERVES	8,585	9,724	10,862	1,139	2,278	3,416	2,453	3,592	4,730	3,767	4,906
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	(10,862)	0	0	(2,102)	0	0	(2,102)	0	0

ANNUAL DEPOSIT	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139
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TOTAL RESERVES	8,585	9,724	0	1,139	2,278	1,314	2,453	3,592	2,628	3,767	4,906
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2046 34	YEAR 2047 35	YEAR 2048 36	YEAR 2049 37	YEAR 2050 38	YEAR 2051 39	YEAR 2052 40
INVENTORY LIST							

COMMON ELEMENTS: BLK. 4R							
Asphalt overlay	3,942	4,380	4,818	5,256	5,694	6,132	6,570
Asphalt seal coat & crack fill	2,102	701	1,402	2,102	701	1,402	2,102
BASE RESERVES	6,044	5,081	6,220	7,358	6,395	7,534	8,672
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(2,102)	0	0	(2,102)	0	0	(2,102)
ANNUAL DEPOSIT	1,139	1,139	1,139	1,139	1,139	1,139	1,139
TOTAL RESERVES	3,942	5,081	6,220	5,256	6,395	7,534	6,570

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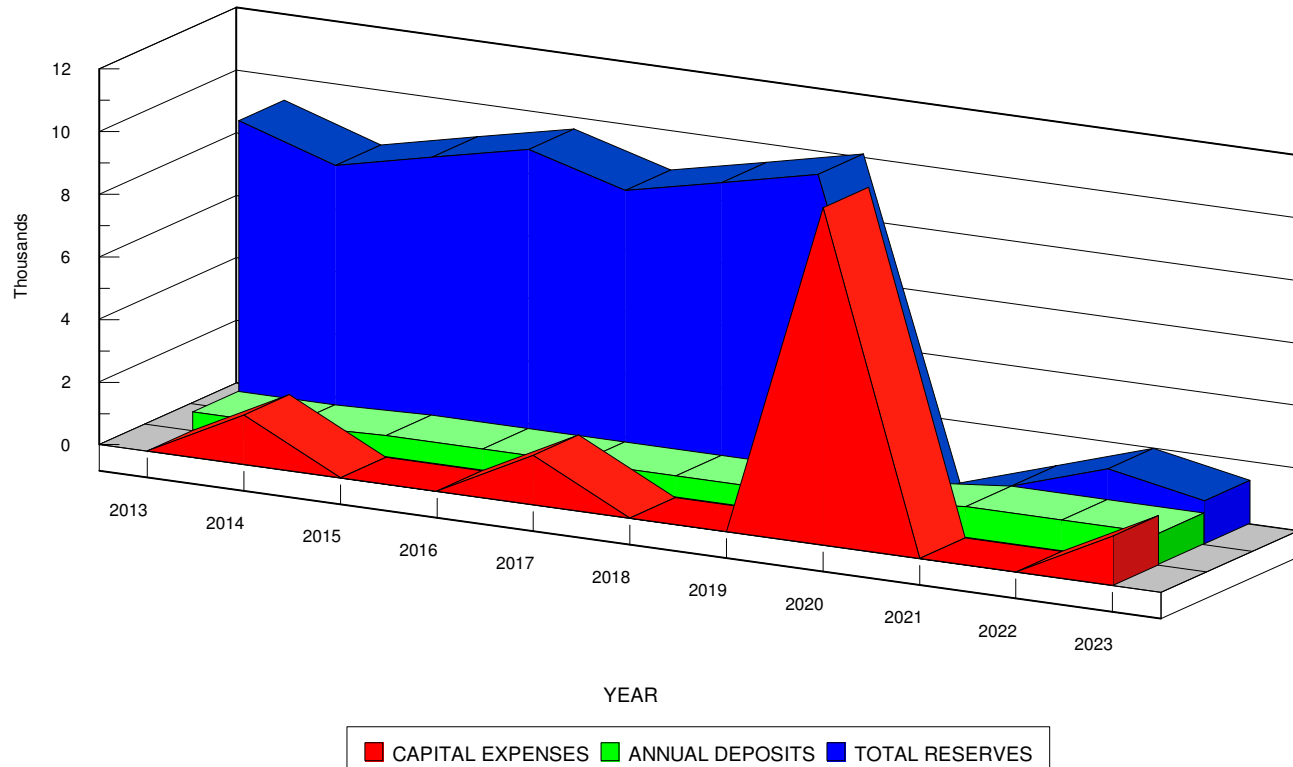
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$8,660
ENDING BALANCE YEAR 11	\$1,380
AVERAGE BALANCE	\$6,231

VALUE OF RESERVE ITEMS	\$10,781
AVERAGE CAPITAL EXPENSE	\$1,411
AVERAGE DEPOSIT	\$750

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	0	(1,581)	0	0	(1,581)	0	0	(10,781)	0	0	(1,581)
ANNUAL DEPOSITS	575	575	689	689	689	689	689	689	987	987	987
TOTAL RESERVES	9,235	8,229	8,918	9,607	8,714	9,403	10,092	0	987	1,974	1,380



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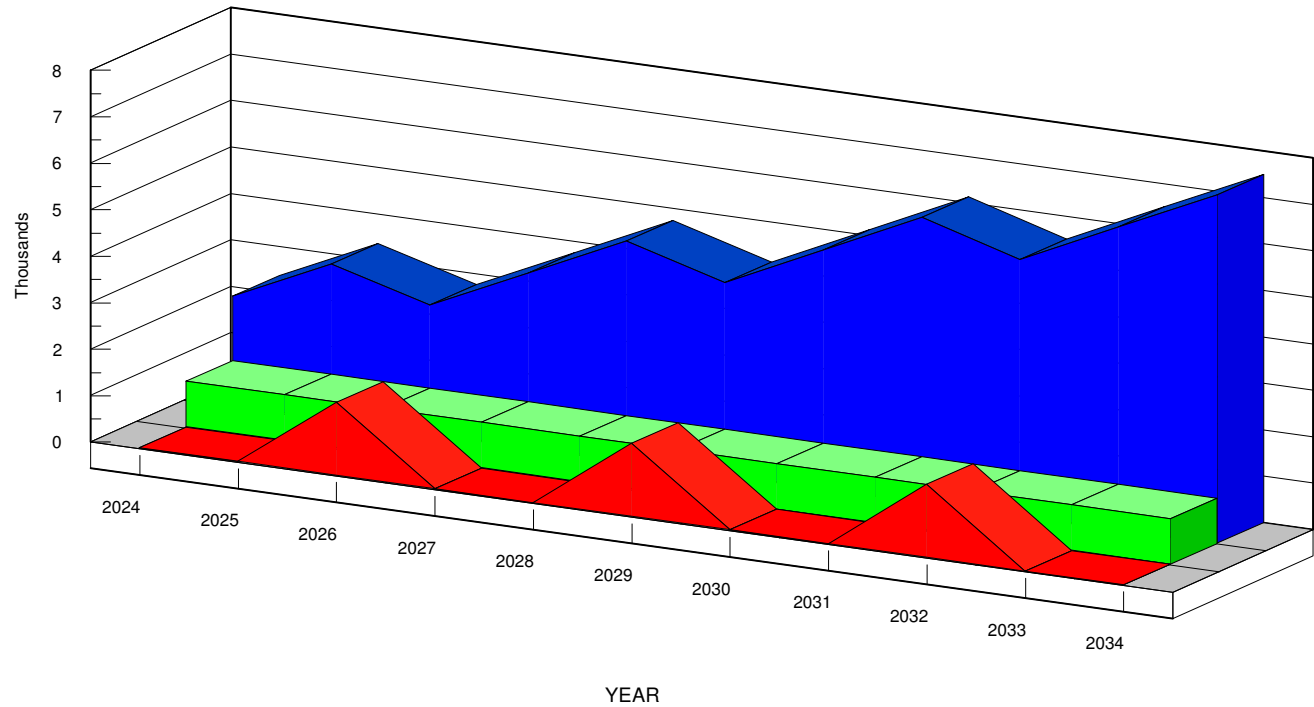
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



■ CAPITAL EXPENSES ■ ANNUAL DEPOSITS ■ TOTAL RESERVES

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$0
ENDING BALANCE YEAR 22	\$7,494
AVERAGE BALANCE	\$4,715

VALUE OF RESERVE ITEMS	\$10,781
AVERAGE CAPITAL EXPENSE	\$431
AVERAGE DEPOSIT	\$987

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	0	0	(1,581)	0	0	(1,581)	0	0	(1,581)	0	0
ANNUAL DEPOSITS	987	987	987	987	987	987	987	987	987	987	987
TOTAL RESERVES	2,367	3,354	2,760	3,747	4,734	4,140	5,127	6,114	5,520	6,507	7,494



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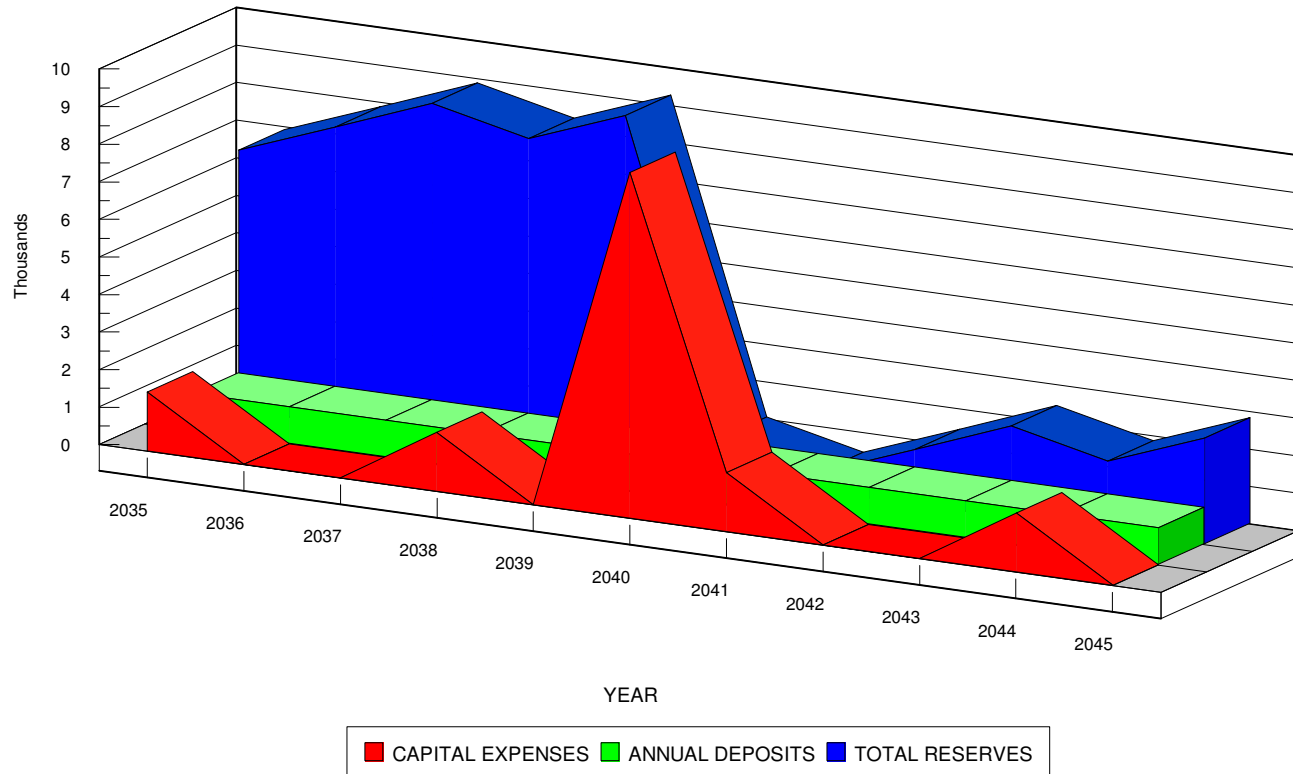
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$6,114
ENDING BALANCE YEAR 33	\$2,827
AVERAGE BALANCE	\$4,661

VALUE OF RESERVE ITEMS	\$10,781
AVERAGE CAPITAL EXPENSE	\$1,411
AVERAGE DEPOSIT	\$987

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	(1,581)	0	0	(1,581)	0	(9,200)	(1,581)	0	0	(1,581)	0
ANNUAL DEPOSITS	987	987	987	987	987	987	987	987	987	987	987
TOTAL RESERVES	6,900	7,887	8,874	8,280	9,267	1,054	460	1,447	2,434	1,840	2,827



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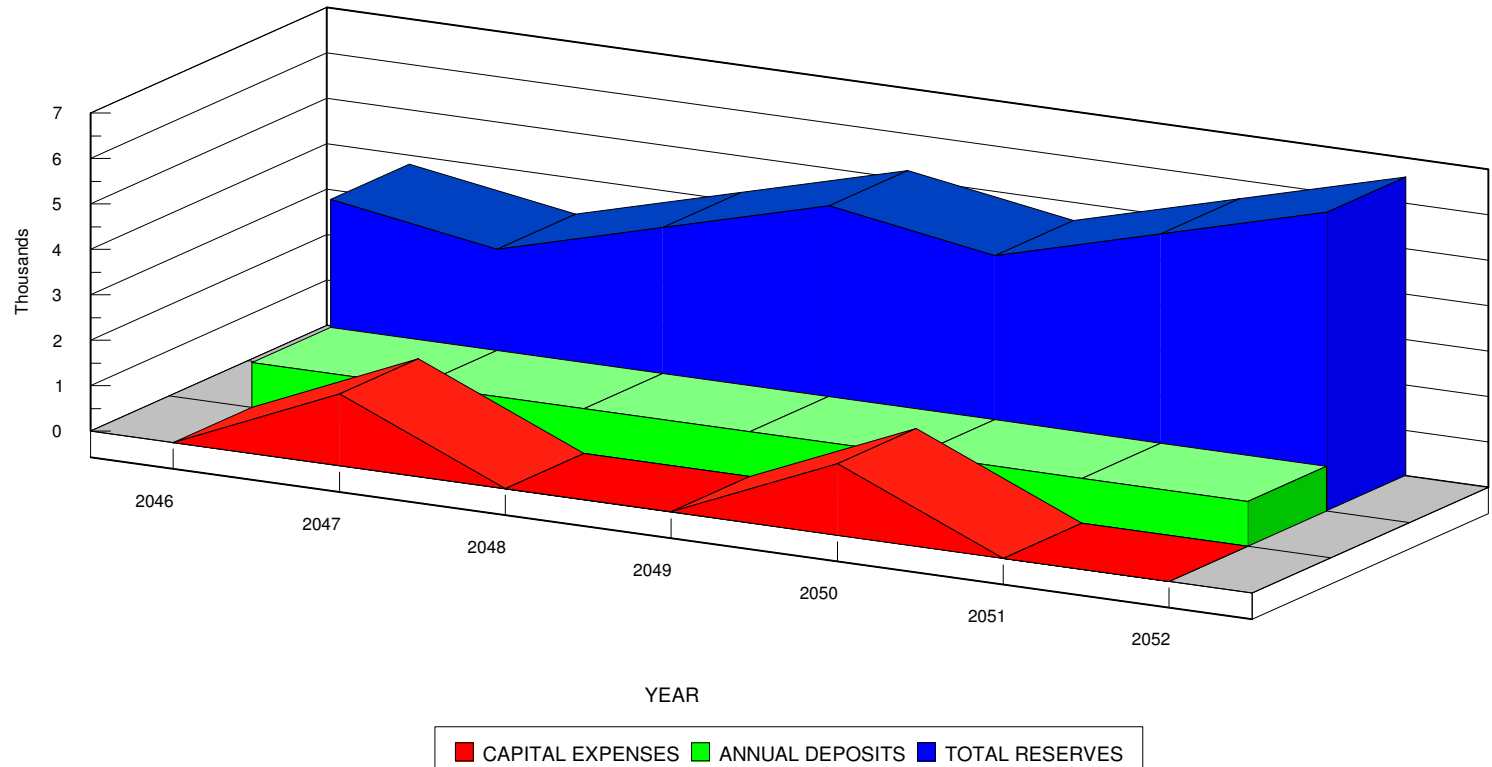
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$1,447
ENDING BALANCE YEAR 40	\$6,574
AVERAGE BALANCE	\$4,742

VALUE OF RESERVE ITEMS	\$10,781
AVERAGE CAPITAL EXPENSE	\$1,432
AVERAGE DEPOSIT	\$987

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	0	(1,581)	0	0	(1,581)	0	0
ANNUAL DEPOSITS	987	987	987	987	987	987	987
TOTAL RESERVES	3,814	3,220	4,207	5,194	4,600	5,587	6,574



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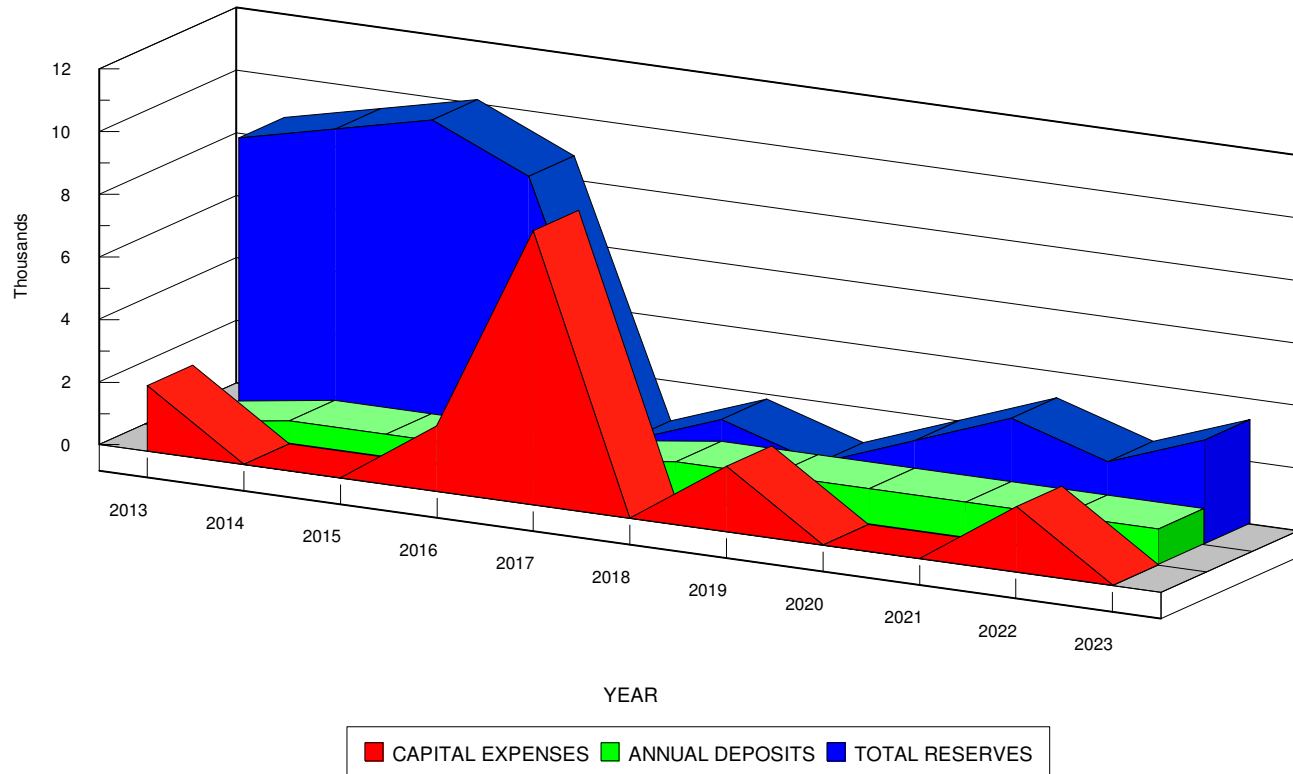
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$10,500
ENDING BALANCE YEAR 11	\$3,329
AVERAGE BALANCE	\$4,639

VALUE OF RESERVE ITEMS	\$10,862
AVERAGE CAPITAL EXPENSE	\$1,561
AVERAGE DEPOSIT	\$909

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	(2,102)	0	0	(2,102)	(8,760)	0	(2,102)	0	0	(2,102)	0
ANNUAL DEPOSITS	277	722	722	722	722	1,139	1,139	1,139	1,139	1,139	1,139
TOTAL RESERVES	8,675	9,397	10,119	8,739	701	1,840	876	2,015	3,154	2,190	3,329



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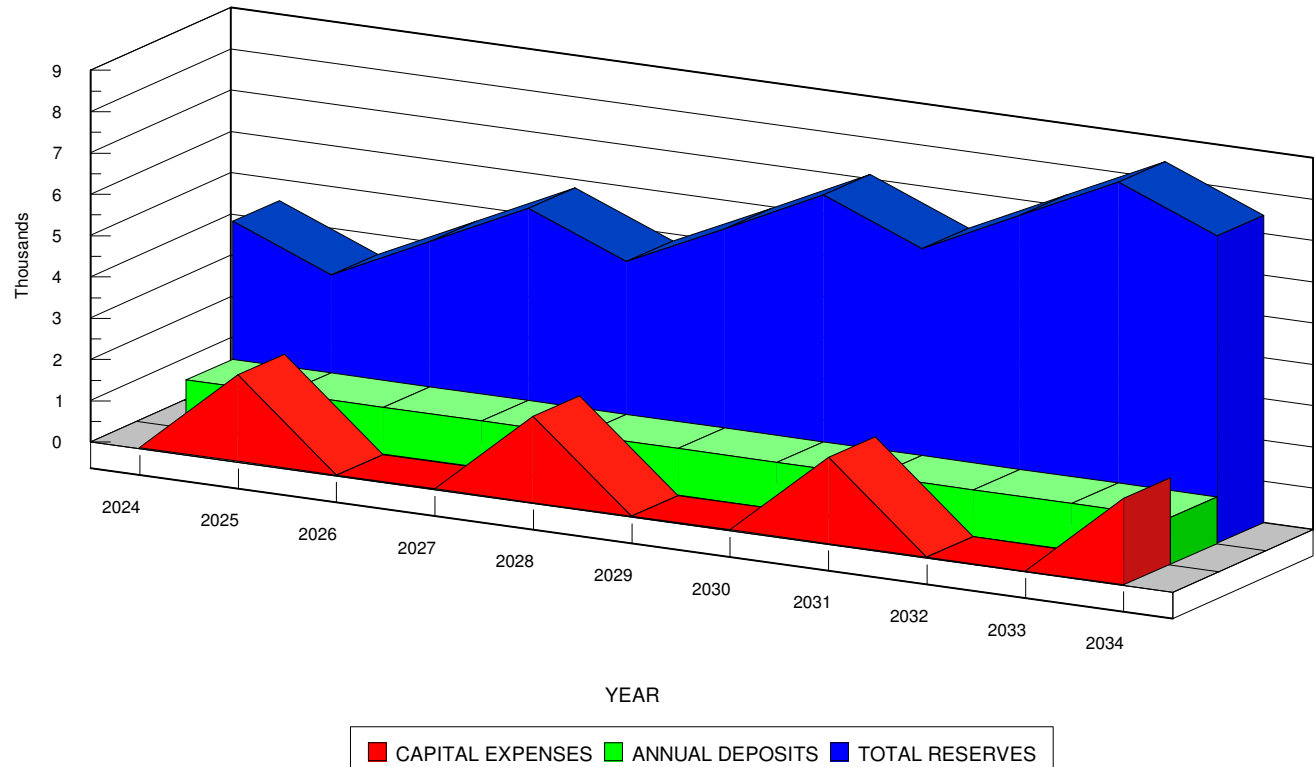
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$2,015
ENDING BALANCE YEAR 22	\$7,446
AVERAGE BALANCE	\$5,957

VALUE OF RESERVE ITEMS	\$10,862
AVERAGE CAPITAL EXPENSE	\$765
AVERAGE DEPOSIT	\$1,139

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	0	(2,102)	0	0	(2,102)	0	0	(2,102)	0	0	(2,102)
ANNUAL DEPOSITS	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139
TOTAL RESERVES	4,468	3,504	4,643	5,782	4,818	5,957	7,096	6,132	7,271	8,410	7,446



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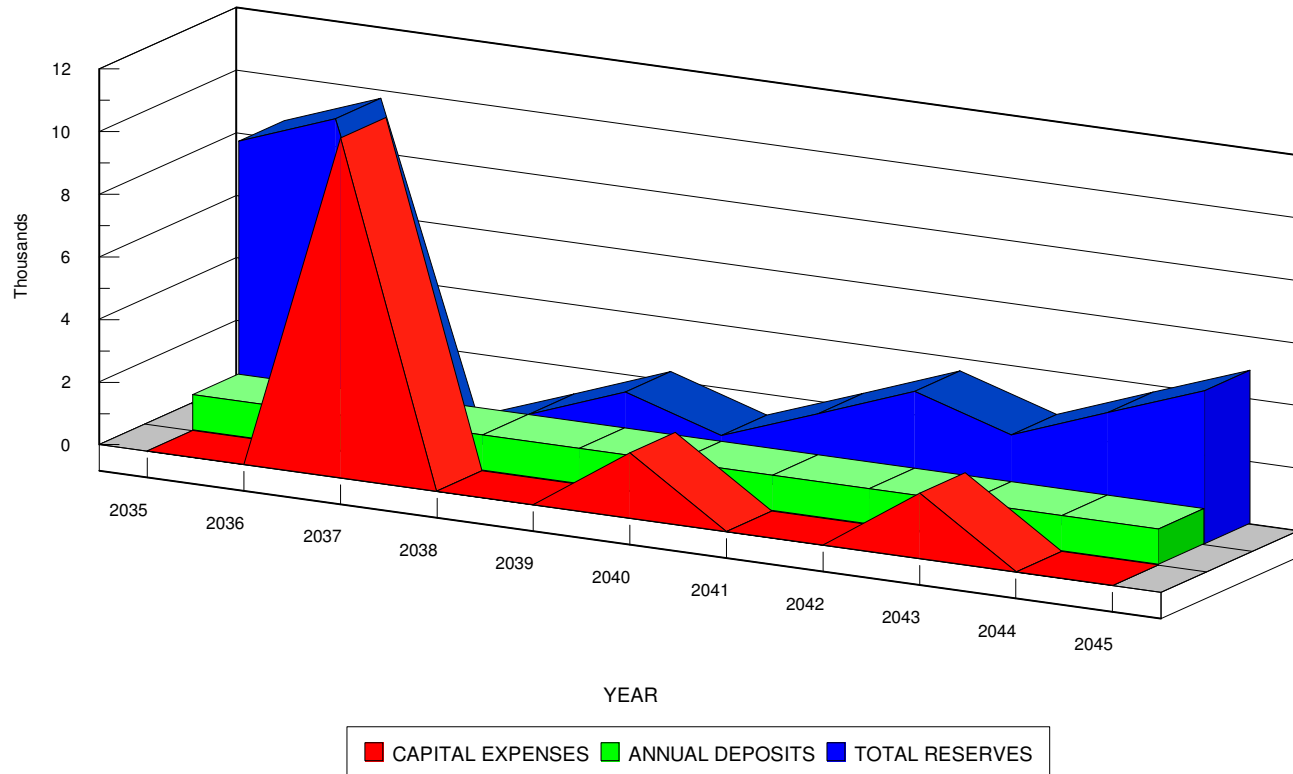
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$6,132
ENDING BALANCE YEAR 33	\$4,906
AVERAGE BALANCE	\$3,671

VALUE OF RESERVE ITEMS	\$10,862
AVERAGE CAPITAL EXPENSE	\$1,370
AVERAGE DEPOSIT	\$1,139

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	0	0	(10,862)	0	0	(2,102)	0	0	(2,102)	0	0
ANNUAL DEPOSITS	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139
TOTAL RESERVES	8,585	9,724	0	1,139	2,278	1,314	2,453	3,592	2,628	3,767	4,906



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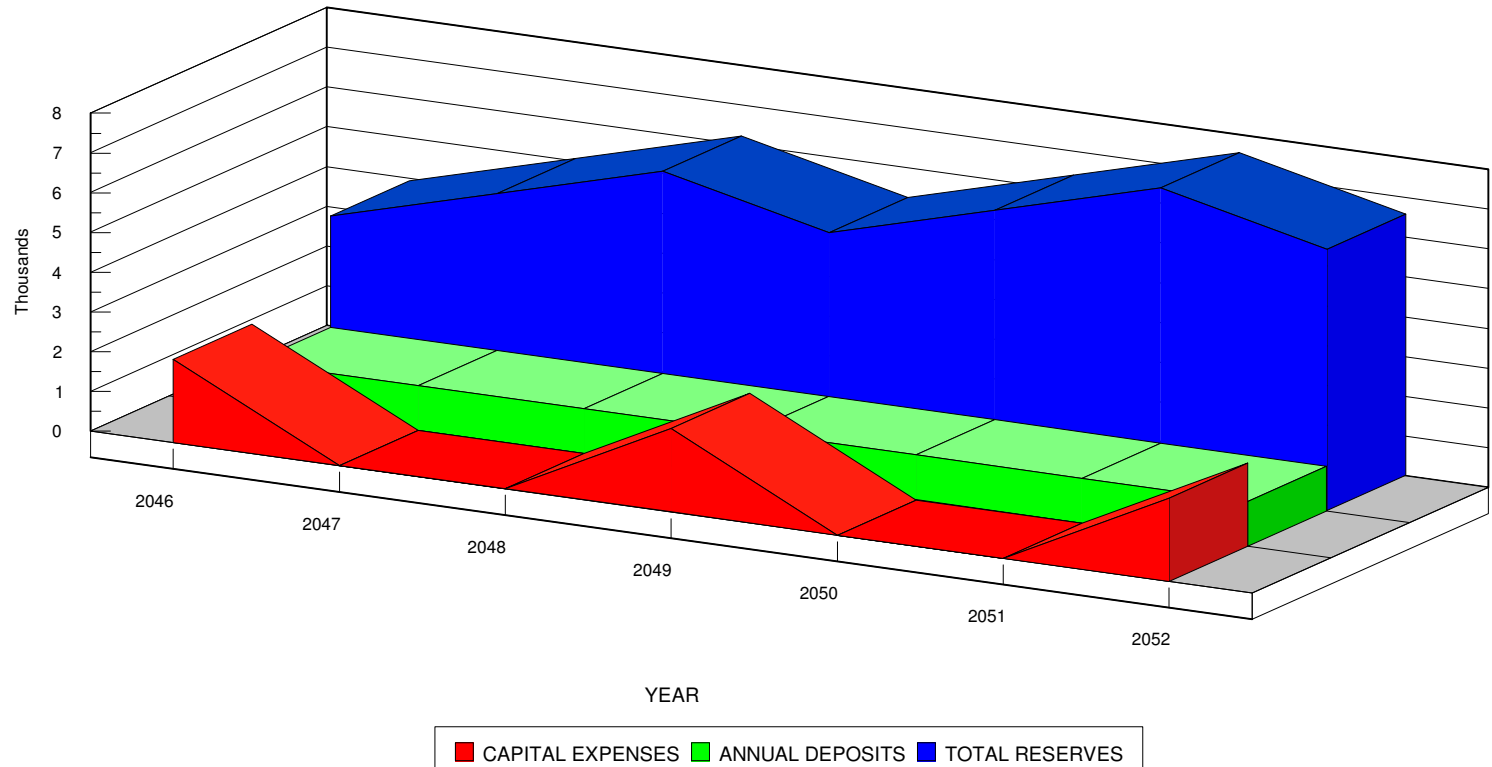
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$3,592
ENDING BALANCE YEAR 40	\$6,570
AVERAGE BALANCE	\$5,857

VALUE OF RESERVE ITEMS	\$10,862
AVERAGE CAPITAL EXPENSE	\$1,749
AVERAGE DEPOSIT	\$1,139

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	(2,102)	0	0	(2,102)	0	0	(2,102)
ANNUAL DEPOSITS	1,139	1,139	1,139	1,139	1,139	1,139	1,139
TOTAL RESERVES	3,942	5,081	6,220	5,256	6,395	7,534	6,570



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 4S											
Asphalt overlay	0	0	0	0	0	0	0	9,200	0	0	0
Asphalt seal coat & crack fill	0	1,581	0	0	1,581	0	0	1,581	0	0	1,581
Capital Expense	0	1,581	0	0	1,581	0	0	10,781	0	0	1,581



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK 4S											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	0	1,581	0	0	1,581	0	0	1,581	0	0
Capital Expense	0	0	1,581	0	0	1,581	0	0	1,581	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 4S											
Asphalt overlay	0	0	0	0	0	9,200	0	0	0	0	0
Asphalt seal coat & crack fill	1,581	0	0	1,581	0	0	1,581	0	0	1,581	0
Capital Expense	1,581	0	0	1,581	0	9,200	1,581	0	0	1,581	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4S

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 4S							
Asphalt overlay	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	1,581	0	0	1,581	0	0
Capital Expense	0	1,581	0	0	1,581	0	0

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK. 4R											
Asphalt overlay	0	0	0	0	8,760	0	0	0	0	0	0
Asphalt seal coat & crack fill	2,102	0	0	2,102	0	0	2,102	0	0	2,102	0
Capital Expense	2,102	0	0	2,102	8,760	0	2,102	0	0	2,102	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK. 4R											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	2,102	0	0	2,102	0	0	2,102	0	0	2,102
Capital Expense	0	2,102	0	0	2,102	0	0	2,102	0	0	2,102



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK. 4R											
Asphalt overlay	0	0	8,760	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	0	2,102	0	0	2,102	0	0	2,102	0	0
Capital Expense	0	0	10,862	0	0	2,102	0	0	2,102	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 4R

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK. 4R

Asphalt overlay	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	2,102	0	0	2,102	0	0	2,102
Capital Expense	2,102	0	0	2,102	0	0	2,102

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

Project date: 1974

Total units: 4

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 \$
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COMMON ELEMENTS:

Concrete: repair budget 2015	SF	1,000		9.00	9,000	25	3	7,920	7,401	533
Concrete: repair budget 2018	SF	1,000		9.00	9,000	25	6	6,840	6,391	435
								14,760	13,792	968
CONTINGENCY		0%						0	0	0

TOTAL REPLACEMENT COST → **18,000**

TOTAL DESIRED RESERVES → **14,760**

***RESERVES 4-30-13** → **13,792**

TOTAL INITIAL CONTRIBUTION → **968**

40 YR. AVERAGE ANNUAL CONTRIBUTION → **744**



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

DESCRIPTION	YEAR 2013 1	YEAR 2014 2	YEAR 2015 3	YEAR 2016 4	YEAR 2017 5	YEAR 2018 6	YEAR 2019 7	YEAR 2020 8	YEAR 2021 9	YEAR 2022 10	YEAR 2023 11
COMMON ELEMENTS:											
Concrete: repair budget 2015	7,934	8,467	9,000	360	720	1,080	1,440	1,800	2,160	2,520	2,880
Concrete: repair budget 2018	6,826	7,261	7,696	8,130	8,565	9,000	360	720	1,080	1,440	1,800
BASE RESERVES	14,760	15,728	16,696	8,490	9,285	10,080	1,800	2,520	3,240	3,960	4,680
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	(9,000)	0	0	(9,000)	0	0	0	0	0
ANNUAL DEPOSIT	968	968	968	795	795	795	720	720	720	720	720
TOTAL RESERVES	14,760	15,728	7,696	8,490	9,285	1,080	1,800	2,520	3,240	3,960	4,680

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

DESCRIPTION	YEAR 2024 12	YEAR 2025 13	YEAR 2026 14	YEAR 2027 15	YEAR 2028 16	YEAR 2029 17	YEAR 2030 18	YEAR 2031 19	YEAR 2032 20	YEAR 2033 21	YEAR 2034 22
COMMON ELEMENTS:											
Concrete: repair budget 2015	3,240	3,600	3,960	4,320	4,680	5,040	5,400	5,760	6,120	6,480	6,840
Concrete: repair budget 2018	2,160	2,520	2,880	3,240	3,600	3,960	4,320	4,680	5,040	5,400	5,760
BASE RESERVES	5,400	6,120	6,840	7,560	8,280	9,000	9,720	10,440	11,160	11,880	12,600
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0
ANNUAL DEPOSIT	720	720	720	720	720	720	720	720	720	720	720
TOTAL RESERVES	5,400	6,120	6,840	7,560	8,280	9,000	9,720	10,440	11,160	11,880	12,600

BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

DESCRIPTION	YEAR 2035 23	YEAR 2036 24	YEAR 2037 25	YEAR 2038 26	YEAR 2039 27	YEAR 2040 28	YEAR 2041 29	YEAR 2042 30	YEAR 2043 31	YEAR 2044 32	YEAR 2045 33
COMMON ELEMENTS:											
Concrete: repair budget 2015	7,200	7,560	7,920	8,280	8,640	9,000	360	720	1,080	1,440	1,800
Concrete: repair budget 2018	6,120	6,480	6,840	7,200	7,560	7,920	8,280	8,640	9,000	360	720
BASE RESERVES	13,320	14,040	14,760	15,480	16,200	16,920	8,640	9,360	10,080	1,800	2,520
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	(9,000)	0	0	(9,000)	0	0
ANNUAL DEPOSIT	720	720	720	720	720	720	720	720	720	720	720
TOTAL RESERVES	13,320	14,040	14,760	15,480	16,200	7,920	8,640	9,360	1,080	1,800	2,520

BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
DESCRIPTION	34	35	36	37	38	39	40

COMMON ELEMENTS:							
Concrete: repair budget 2015	2,160	2,520	2,880	3,240	3,600	3,960	4,320
Concrete: repair budget 2018	1,080	1,440	1,800	2,160	2,520	2,880	3,240
BASE RESERVES	3,240	3,960	4,680	5,400	6,120	6,840	7,560
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	0	0
ANNUAL DEPOSIT	720	720	720	720	720	720	720
TOTAL RESERVES	3,240	3,960	4,680	5,400	6,120	6,840	7,560

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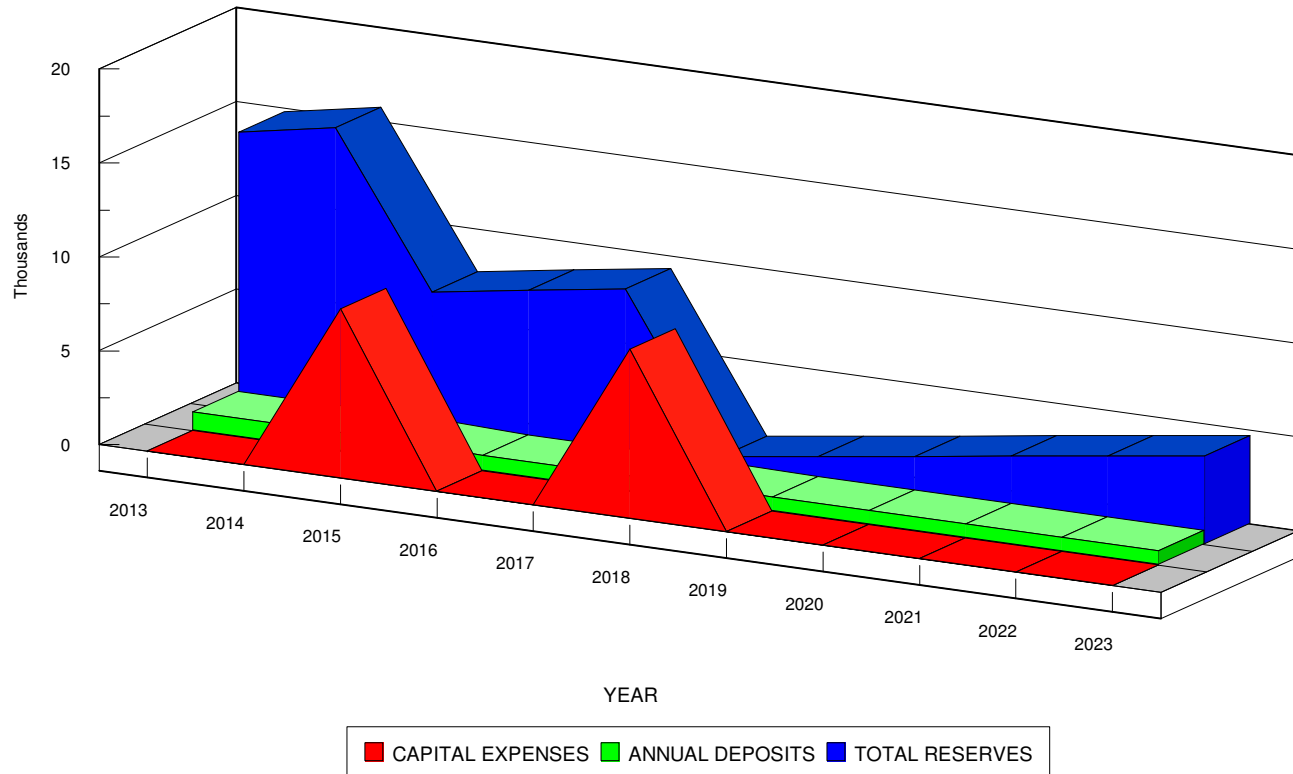
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$13,792
ENDING BALANCE YEAR 11	\$4,680
AVERAGE BALANCE	\$6,658

VALUE OF RESERVE ITEMS	\$18,000
AVERAGE CAPITAL EXPENSE	\$1,636
AVERAGE DEPOSIT	\$808

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	0	0	(9,000)	0	0	(9,000)	0	0	0	0	0
ANNUAL DEPOSITS	968	968	968	795	795	795	720	720	720	720	720
TOTAL RESERVES	14,760	15,728	7,696	8,490	9,285	1,080	1,800	2,520	3,240	3,960	4,680



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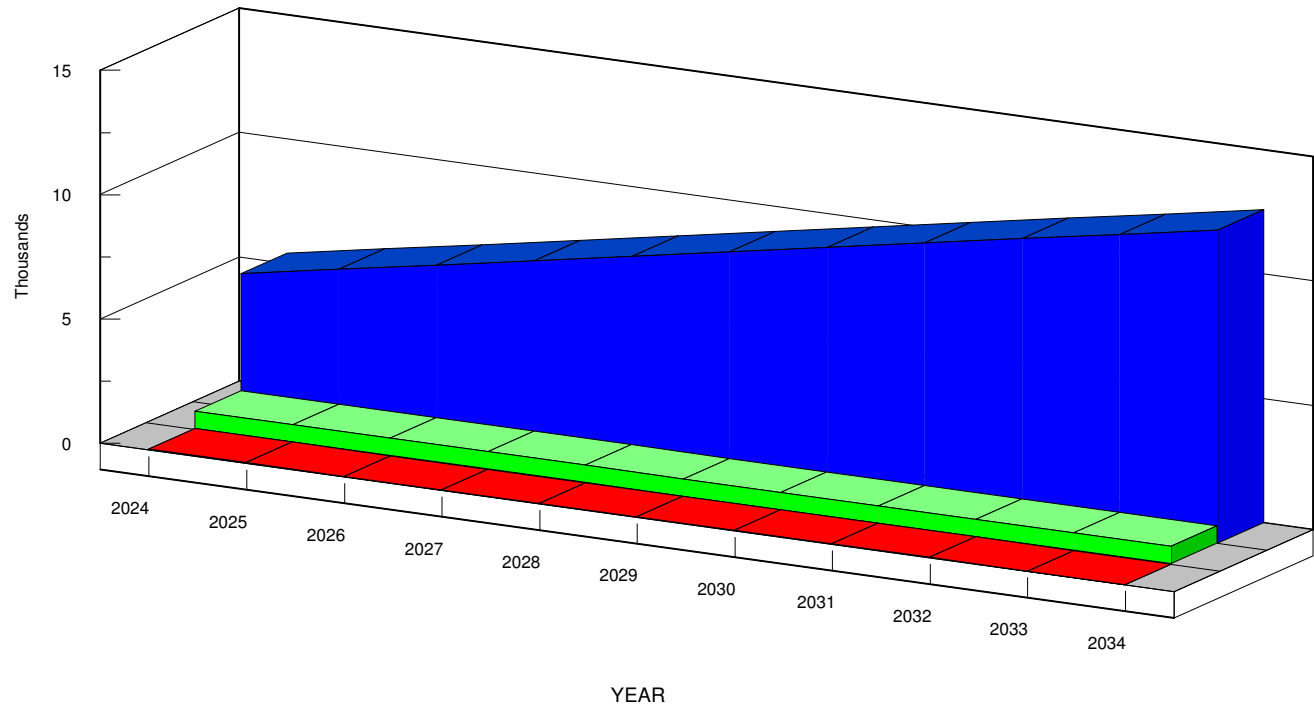
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$2,520
ENDING BALANCE YEAR 22	\$12,600
AVERAGE BALANCE	\$9,000

VALUE OF RESERVE ITEMS	\$18,000
AVERAGE CAPITAL EXPENSE	\$0
AVERAGE DEPOSIT	\$720

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0
ANNUAL DEPOSITS	720	720	720	720	720	720	720	720	720	720	720
TOTAL RESERVES	5,400	6,120	6,840	7,560	8,280	9,000	9,720	10,440	11,160	11,880	12,600



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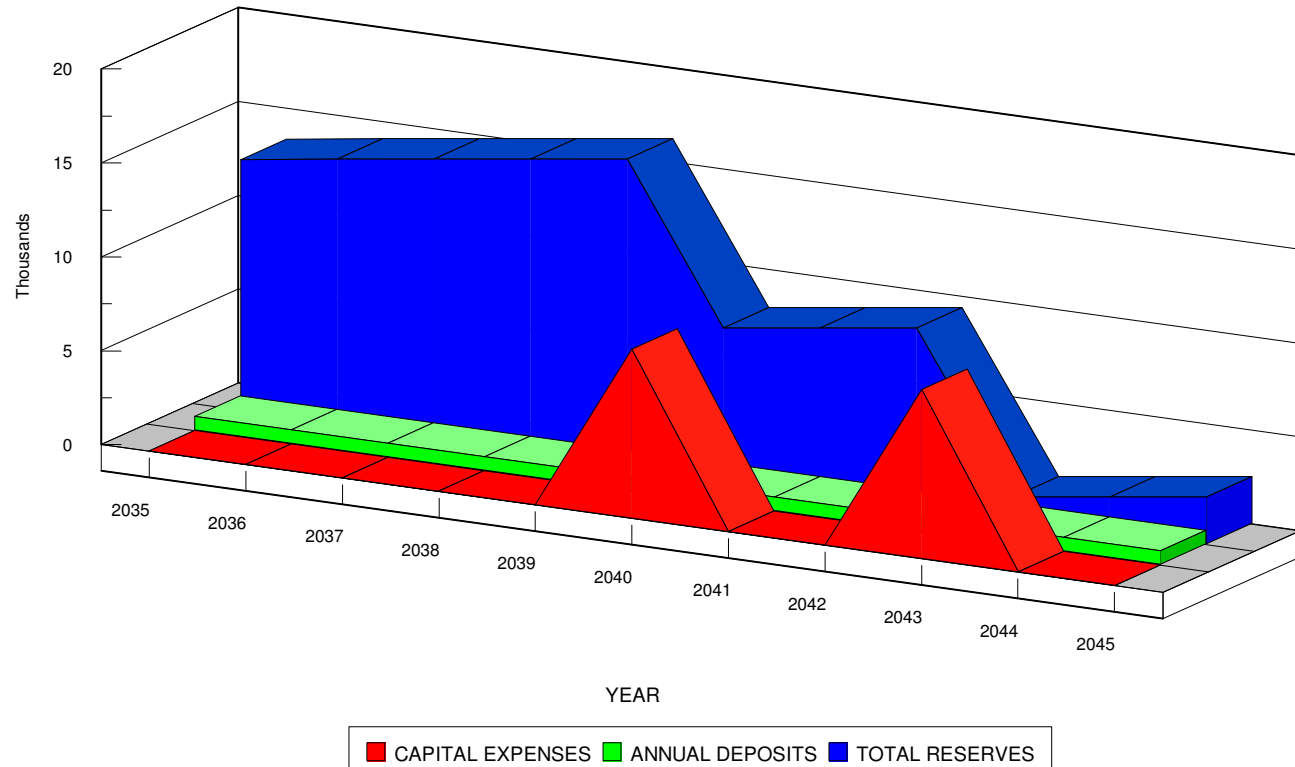
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$10,440
ENDING BALANCE YEAR 33	\$2,520
AVERAGE BALANCE	\$9,556

VALUE OF RESERVE ITEMS	\$18,000
AVERAGE CAPITAL EXPENSE	\$1,636
AVERAGE DEPOSIT	\$720

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	0	0	0	0	0	(9,000)	0	0	(9,000)	0	0
ANNUAL DEPOSITS	720	720	720	720	720	720	720	720	720	720	720
TOTAL RESERVES	13,320	14,040	14,760	15,480	16,200	7,920	8,640	9,360	1,080	1,800	2,520



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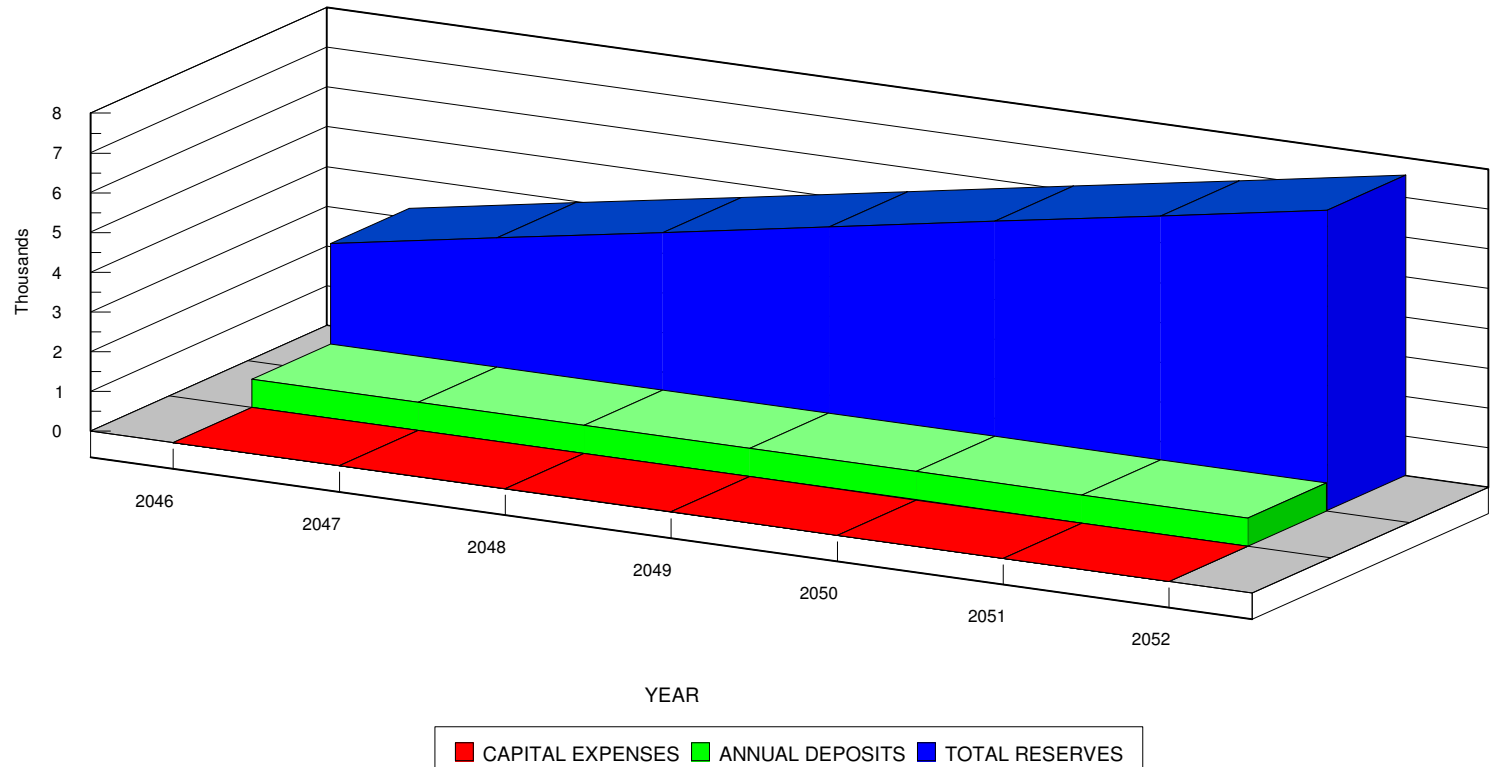
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$9,360
ENDING BALANCE YEAR 40	\$7,560
AVERAGE BALANCE	\$5,400

VALUE OF RESERVE ITEMS	\$18,000
AVERAGE CAPITAL EXPENSE	\$1,530
AVERAGE DEPOSIT	\$720

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	0	0	0	0	0	0	0
ANNUAL DEPOSITS	720	720	720	720	720	720	720
TOTAL RESERVES	3,240	3,960	4,680	5,400	6,120	6,840	7,560



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
CAPITAL EXPENSES SECTION	1	2	3	4	5	6	7	8	9	10	11
COMMON ELEMENTS:											
Concrete: repair budget 2015	0	0	9,000	0	0	0	0	0	0	0	0
Concrete: repair budget 2018	0	0	0	0	0	9,000	0	0	0	0	0
Capital Expense	0	0	9,000	0	0	9,000	0	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034
CAPITAL EXPENSES SECTION	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS:											
Concrete: repair budget 2015	0	0	0	0	0	0	0	0	0	0	0
Concrete: repair budget 2018	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	0	0	0	0	0	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	23	24	25	26	27	28	29	30	31	32	33
CAPITAL EXPENSES SECTION											

COMMON ELEMENTS:											
Concrete: repair budget 2015	0	0	0	0	0	9,000	0	0	0	0	0
Concrete: repair budget 2018	0	0	0	0	0	0	0	0	9,000	0	0
Capital Expense	0	0	0	0	0	9,000	0	0	9,000	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 5

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
CAPITAL EXPENSES SECTION	34	35	36	37	38	39	40

COMMON ELEMENTS:							
Concrete: repair budget 2015	0	0	0	0	0	0	0
Concrete: repair budget 2018	0	0	0	0	0	0	0
Capital Expense	0	0	0	0	0	0	0

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

Project date: 1974

Total units: 6

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 ELEMENTS: BLK 6

Concrete driveway: 1/3 repair budget	SF	1,275		10.00	12,750	25	3	11,220	8,416	1,445
Concrete driveway: 1/3 repair budget	SF	1,275		10.00	12,750	25	6	9,690	7,269	914
Concrete driveway: 1/3 repair budget	SF	1,275		10.00	12,750	25	9	8,160	6,121	737
Wood bridge	LS	1		1,000	1,000	20	16	200	150	53
								29,270	21,956	3,148
CONTINGENCY		0%						0	0	0

TOTAL REPLACEMENT COST → **39,250**

TOTAL DESIRED RESERVES → **29,270**

***RESERVES 4-30-13** → **21,956**

TOTAL INITIAL CONTRIBUTION → **3,148**

40 YR. AVERAGE ANNUAL CONTRIBUTION → **1,763**



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 6											
Concrete driveway: 1/3 repair budget	9,861	11,305	12,750	510	1,020	1,530	2,040	2,550	3,060	3,570	4,080
Concrete driveway: 1/3 repair budget	8,182	9,096	10,009	10,923	11,836	12,750	510	1,020	1,530	2,040	2,550
Concrete driveway: 1/3 repair budget	6,858	7,594	8,331	9,067	9,804	10,540	11,277	12,013	12,750	510	1,020
Wood bridge	203	256	309	363	416	469	522	575	628	681	734
BASE RESERVES	25,104	28,252	31,399	20,863	23,076	25,289	14,349	16,158	17,968	6,801	8,384
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	(12,750)	0	0	(12,750)	0	0	(12,750)	0	0
ANNUAL DEPOSIT	3,148	3,148	3,148	2,213	2,213	2,213	1,810	1,810	1,810	1,583	1,583
TOTAL RESERVES	25,104	28,252	18,649	20,863	23,076	12,539	14,349	16,158	5,218	6,801	8,384

BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK 6											
Concrete driveway: 1/3 repair budget	4,590	5,100	5,610	6,120	6,630	7,140	7,650	8,160	8,670	9,180	9,690
Concrete driveway: 1/3 repair budget	3,060	3,570	4,080	4,590	5,100	5,610	6,120	6,630	7,140	7,650	8,160
Concrete driveway: 1/3 repair budget	1,530	2,040	2,550	3,060	3,570	4,080	4,590	5,100	5,610	6,120	6,630
Wood bridge	788	841	894	947	1,000	50	100	150	200	250	300
BASE RESERVES	9,968	11,551	13,134	14,717	16,300	16,880	18,460	20,040	21,620	23,200	24,780
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	(1,000)	0	0	0	0	0	0

ANNUAL DEPOSIT	1,583	1,583	1,583	1,583	1,583	1,580	1,580	1,580	1,580	1,580	1,580
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TOTAL RESERVES	9,968	11,551	13,134	14,717	15,300	16,880	18,460	20,040	21,620	23,200	24,780
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 6											
Concrete driveway: 1/3 repair budget	10,200	10,710	11,220	11,730	12,240	12,750	510	1,020	1,530	2,040	2,550
Concrete driveway: 1/3 repair budget	8,670	9,180	9,690	10,200	10,710	11,220	11,730	12,240	12,750	510	1,020
Concrete driveway: 1/3 repair budget	7,140	7,650	8,160	8,670	9,180	9,690	10,200	10,710	11,220	11,730	12,240
Wood bridge	350	400	450	500	550	600	650	700	750	800	850
BASE RESERVES	26,360	27,940	29,520	31,100	32,680	34,260	23,090	24,670	26,250	15,080	16,660
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	(12,750)	0	0	(12,750)	0	0

ANNUAL DEPOSIT	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580
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TOTAL RESERVES	26,360	27,940	29,520	31,100	32,680	21,510	23,090	24,670	13,500	15,080	16,660
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2046 34	YEAR 2047 35	YEAR 2048 36	YEAR 2049 37	YEAR 2050 38	YEAR 2051 39	YEAR 2052 40
INVENTORY LIST							

COMMON ELEMENTS: BLK 6							
Concrete driveway: 1/3 repair budget	3,060	3,570	4,080	4,590	5,100	5,610	6,120
Concrete driveway: 1/3 repair budget	1,530	2,040	2,550	3,060	3,570	4,080	4,590
Concrete driveway: 1/3 repair budget	12,750	510	1,020	1,530	2,040	2,550	3,060
Wood bridge	900	950	1,000	50	100	150	200
BASE RESERVES	18,240	7,070	8,650	9,230	10,810	12,390	13,970
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(12,750)	0	(1,000)	0	0	0	0
ANNUAL DEPOSIT	1,580	1,580	1,580	1,580	1,580	1,580	1,580
TOTAL RESERVES	5,490	7,070	7,650	9,230	10,810	12,390	13,970

BPC, Inc., 5/2013



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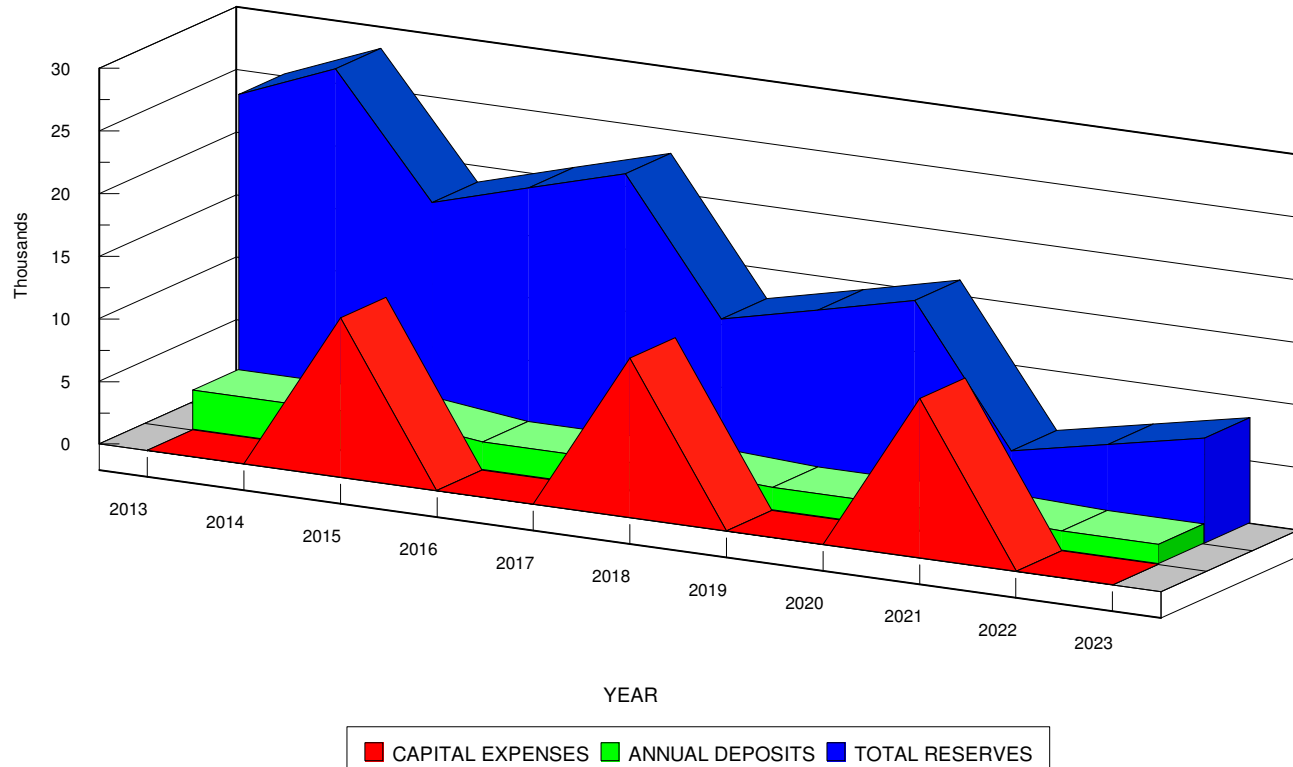
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$21,956
ENDING BALANCE YEAR 11	\$8,384
AVERAGE BALANCE	\$16,308

VALUE OF RESERVE ITEMS	\$39,250
AVERAGE CAPITAL EXPENSE	\$3,477
AVERAGE DEPOSIT	\$2,243

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	0	0	(12,750)	0	0	(12,750)	0	0	(12,750)	0	0
ANNUAL DEPOSITS	3,148	3,148	3,148	2,213	2,213	2,213	1,810	1,810	1,810	1,583	1,583
TOTAL RESERVES	25,104	28,252	18,649	20,863	23,076	12,539	14,349	16,158	5,218	6,801	8,384



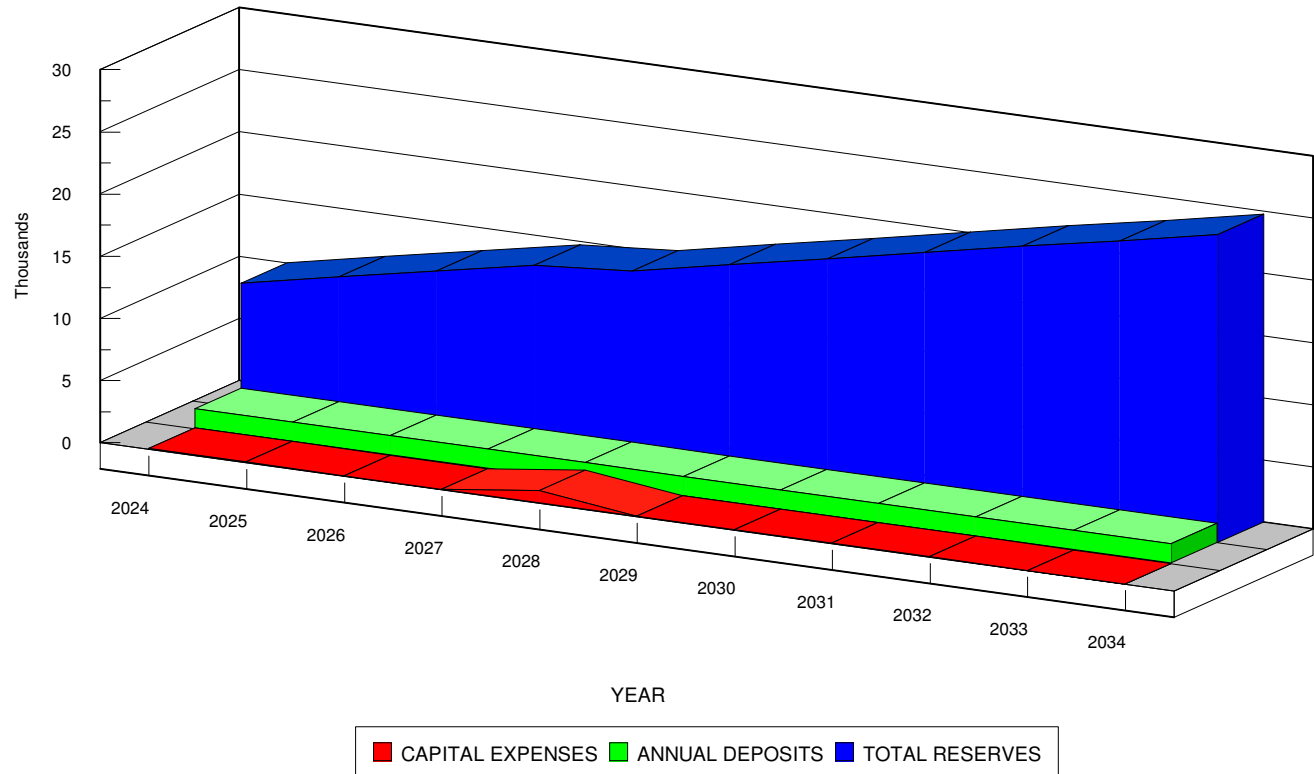
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$16,158
ENDING BALANCE YEAR 22	\$24,780
AVERAGE BALANCE	\$17,241

VALUE OF RESERVE ITEMS	\$39,250
AVERAGE CAPITAL EXPENSE	\$91
AVERAGE DEPOSIT	\$1,581

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	0	0	0	0	(1,000)	0	0	0	0	0	0
ANNUAL DEPOSITS	1,583	1,583	1,583	1,583	1,583	1,580	1,580	1,580	1,580	1,580	1,580
TOTAL RESERVES	9,968	11,551	13,134	14,717	15,300	16,880	18,460	20,040	21,620	23,200	24,780



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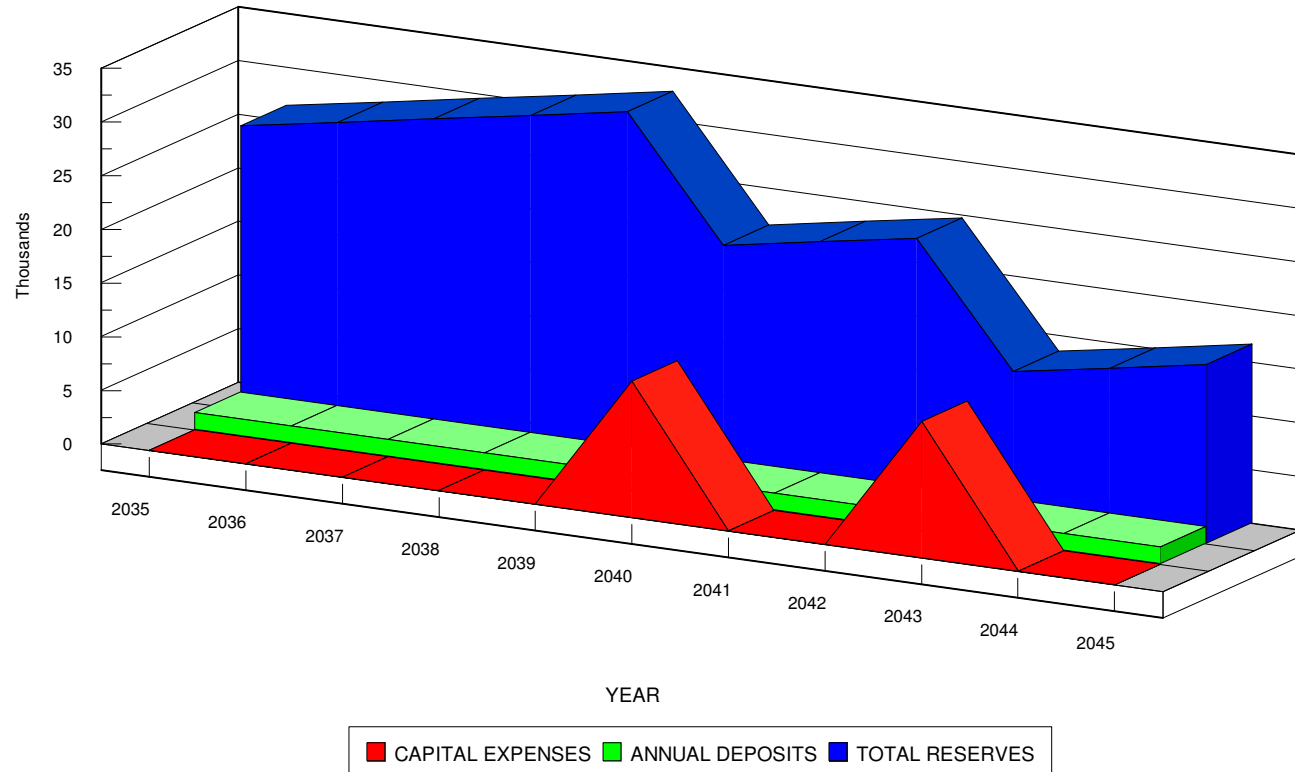
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$20,040
ENDING BALANCE YEAR 33	\$16,660
AVERAGE BALANCE	\$23,828

VALUE OF RESERVE ITEMS	\$39,250
AVERAGE CAPITAL EXPENSE	\$2,318
AVERAGE DEPOSIT	\$1,580

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	0	0	0	0	0	(12,750)	0	0	(12,750)	0	0
ANNUAL DEPOSITS	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580
TOTAL RESERVES	26,360	27,940	29,520	31,100	32,680	21,510	23,090	24,670	13,500	15,080	16,660



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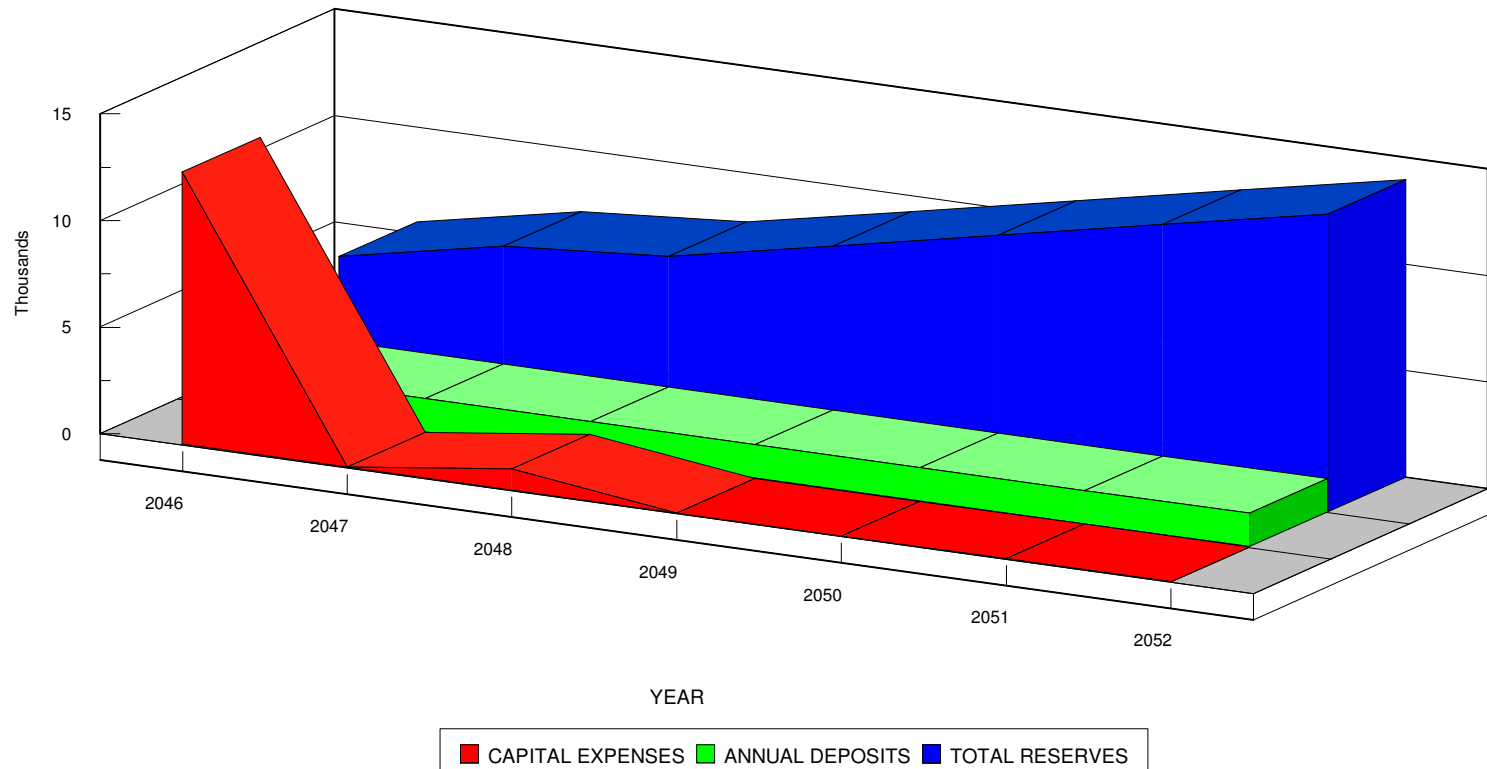
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$24,670
ENDING BALANCE YEAR 40	\$13,970
AVERAGE BALANCE	\$9,516

VALUE OF RESERVE ITEMS	\$39,250
AVERAGE CAPITAL EXPENSE	\$2,774
AVERAGE DEPOSIT	\$1,580

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	(12,750)	0	(1,000)	0	0	0	0
ANNUAL DEPOSITS	1,580	1,580	1,580	1,580	1,580	1,580	1,580
TOTAL RESERVES	5,490	7,070	7,650	9,230	10,810	12,390	13,970



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 6											
Concrete driveway: 1/3 repair budget	0	0	12,750	0	0	0	0	0	0	0	0
Concrete driveway: 1/3 repair budget	0	0	0	0	0	12,750	0	0	0	0	0
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0	0	12,750	0	0
Wood bridge	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	12,750	0	0	12,750	0	0	12,750	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK 6											
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0	0	0	0	0
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0	0	0	0	0
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0	0	0	0	0
Wood bridge	0	0	0	0	1,000	0	0	0	0	0	0
Capital Expense	0	0	0	0	1,000	0	0	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 6											
Concrete driveway: 1/3 repair budget	0	0	0	0	0	12,750	0	0	0	0	0
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0	0	12,750	0	0
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0	0	0	0	0
Wood bridge	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	0	0	0	12,750	0	0	12,750	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 6

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 6							
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0
Concrete driveway: 1/3 repair budget	0	0	0	0	0	0	0
Concrete driveway: 1/3 repair budget	12,750	0	0	0	0	0	0
Wood bridge	0	0	1,000	0	0	0	0
Capital Expense	12,750	0	1,000	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

Project date: 1974

Total units: 6

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 ELEMENTS: BLK 7

Concrete driveway: replace	SF	5,000		10.00	50,000	30	25	8,333	8,325	1,667
								8,333	8,325	1,667
CONTINGENCY		0%						0	0	0

TOTAL REPLACEMENT COST → 50,000

TOTAL DESIRED RESERVES → 8,333

*RESERVES 4-30-13 → 8,325

TOTAL INITIAL CONTRIBUTION → 1,667

40 YR. AVERAGE ANNUAL CONTRIBUTION → 1,667

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 7											
Concrete driveway: replace	9,992	11,659	13,326	14,993	16,660	18,327	19,994	21,661	23,328	24,995	26,662
BASE RESERVES	9,992	11,659	13,326	14,993	16,660	18,327	19,994	21,661	23,328	24,995	26,662
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0

ANNUAL DEPOSIT	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
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TOTAL RESERVES	9,992	11,659	13,326	14,993	16,660	18,327	19,994	21,661	23,328	24,995	26,662
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BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK 7											
Concrete driveway: replace	28,329	29,996	31,663	33,330	34,997	36,664	38,331	39,998	41,665	43,332	44,999
BASE RESERVES	28,329	29,996	31,663	33,330	34,997	36,664	38,331	39,998	41,665	43,332	44,999
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0
ANNUAL DEPOSIT	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
TOTAL RESERVES	28,329	29,996	31,663	33,330	34,997	36,664	38,331	39,998	41,665	43,332	44,999

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RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 7											
Concrete driveway: replace	46,666	48,333	50,000	1,667	3,333	5,000	6,667	8,333	10,000	11,667	13,333
BASE RESERVES	46,666	48,333	50,000	1,667	3,333	5,000	6,667	8,333	10,000	11,667	13,333
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	(50,000)	0	0	0	0	0	0	0	0

ANNUAL DEPOSIT	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
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TOTAL RESERVES	46,666	48,333	0	1,667	3,333	5,000	6,667	8,333	10,000	11,667	13,333
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 7							
Concrete driveway: replace	15,000	16,667	18,333	20,000	21,667	23,333	25,000
BASE RESERVES	15,000	16,667	18,333	20,000	21,667	23,333	25,000
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	0	0	0
ANNUAL DEPOSIT	1,667	1,667	1,667	1,667	1,667	1,667	1,667
TOTAL RESERVES	15,000	16,667	18,333	20,000	21,667	23,333	25,000

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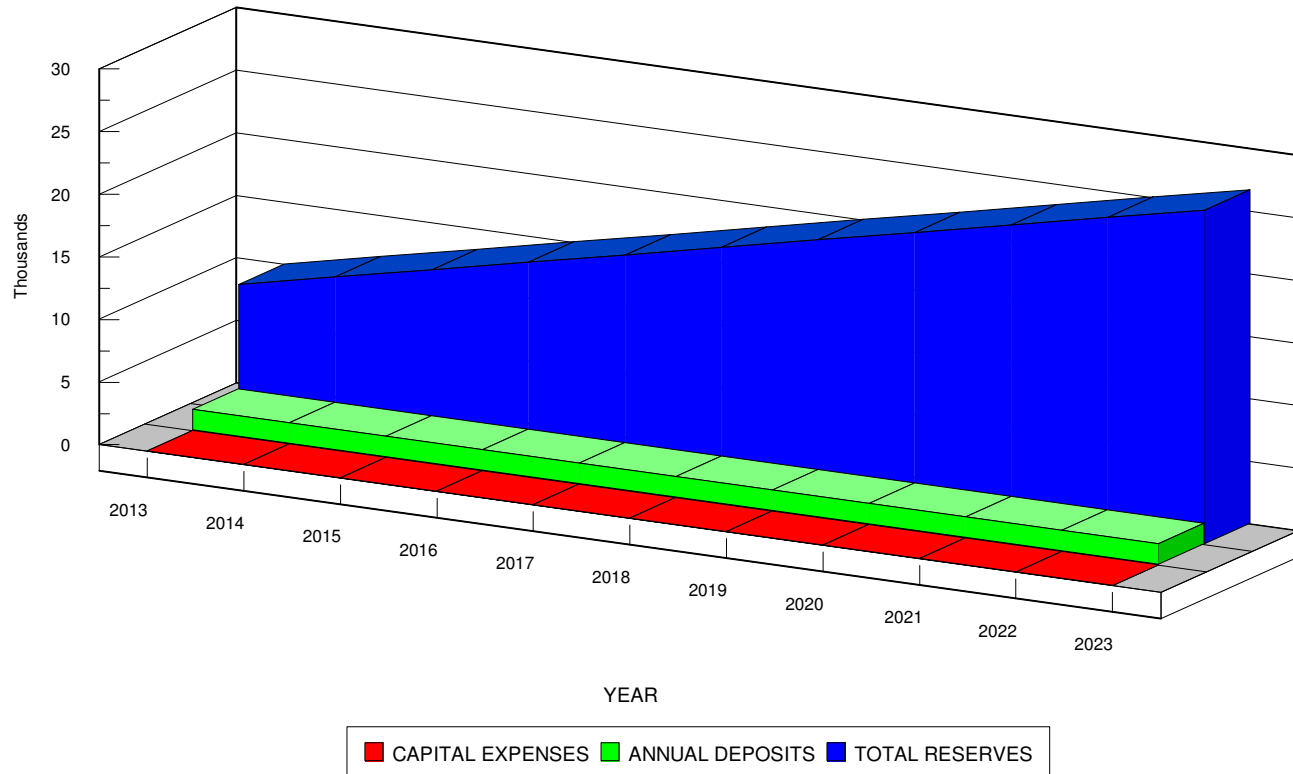
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$8,325
ENDING BALANCE YEAR 11	\$26,662
AVERAGE BALANCE	\$18,327

VALUE OF RESERVE ITEMS	\$50,000
AVERAGE CAPITAL EXPENSE	\$0
AVERAGE DEPOSIT	\$1,667

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0
ANNUAL DEPOSITS	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
TOTAL RESERVES	9,992	11,659	13,326	14,993	16,660	18,327	19,994	21,661	23,328	24,995	26,662



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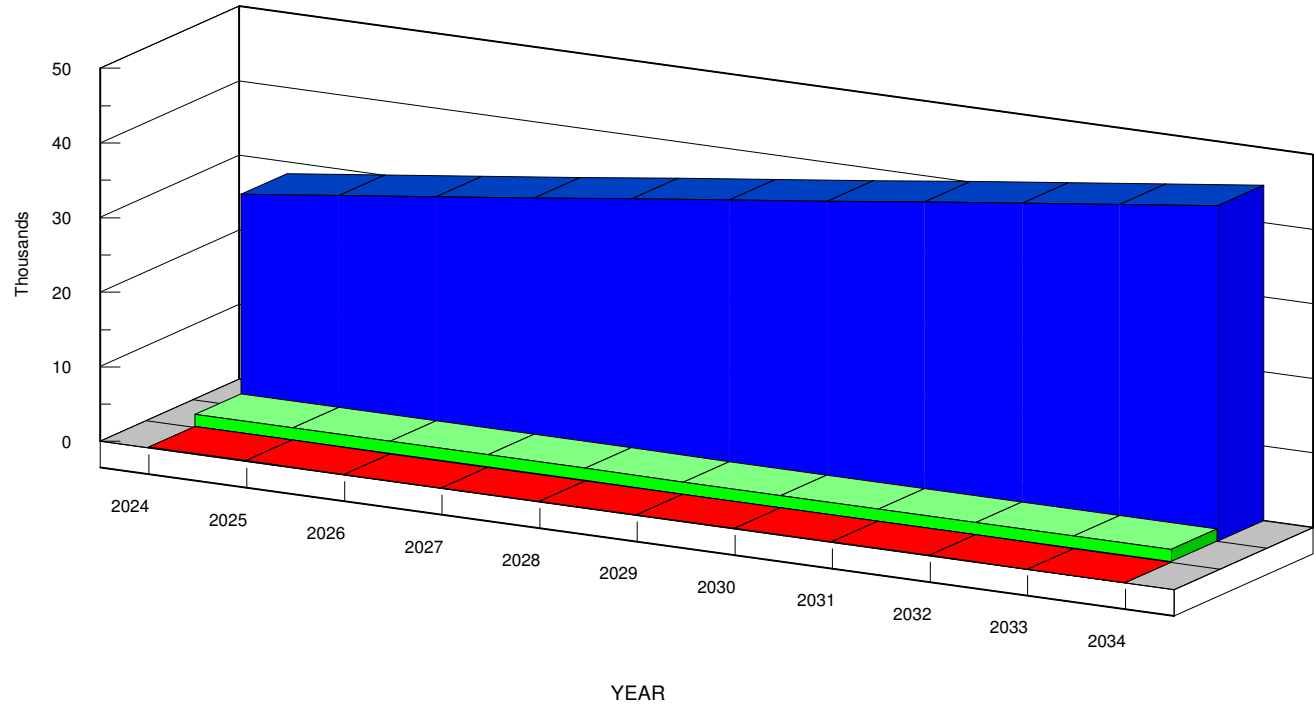
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



■ CAPITAL EXPENSES ■ ANNUAL DEPOSITS ■ TOTAL RESERVES

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$21,661
ENDING BALANCE YEAR 22	\$44,999
AVERAGE BALANCE	\$36,664

VALUE OF RESERVE ITEMS	\$50,000
AVERAGE CAPITAL EXPENSE	\$0
AVERAGE DEPOSIT	\$1,667

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	0	0	0	0	0	0	0	0	0	0	0
ANNUAL DEPOSITS	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
TOTAL RESERVES	28,329	29,996	31,663	33,330	34,997	36,664	38,331	39,998	41,665	43,332	44,999



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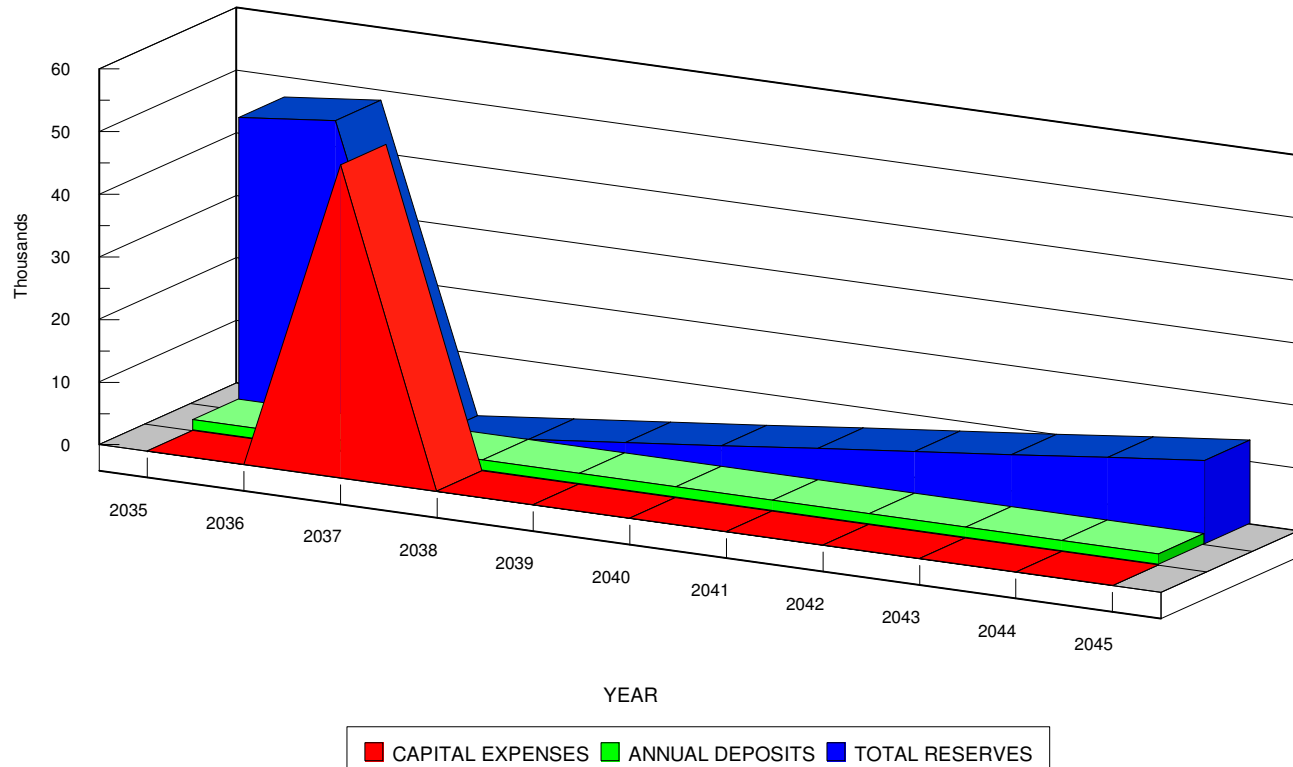
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$39,998
ENDING BALANCE YEAR 33	\$13,333
AVERAGE BALANCE	\$14,091

VALUE OF RESERVE ITEMS	\$50,000
AVERAGE CAPITAL EXPENSE	\$4,545
AVERAGE DEPOSIT	\$1,667

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	0	0	(50,000)	0	0	0	0	0	0	0	0
ANNUAL DEPOSITS	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
TOTAL RESERVES	46,666	48,333	0	1,667	3,333	5,000	6,667	8,333	10,000	11,667	13,333



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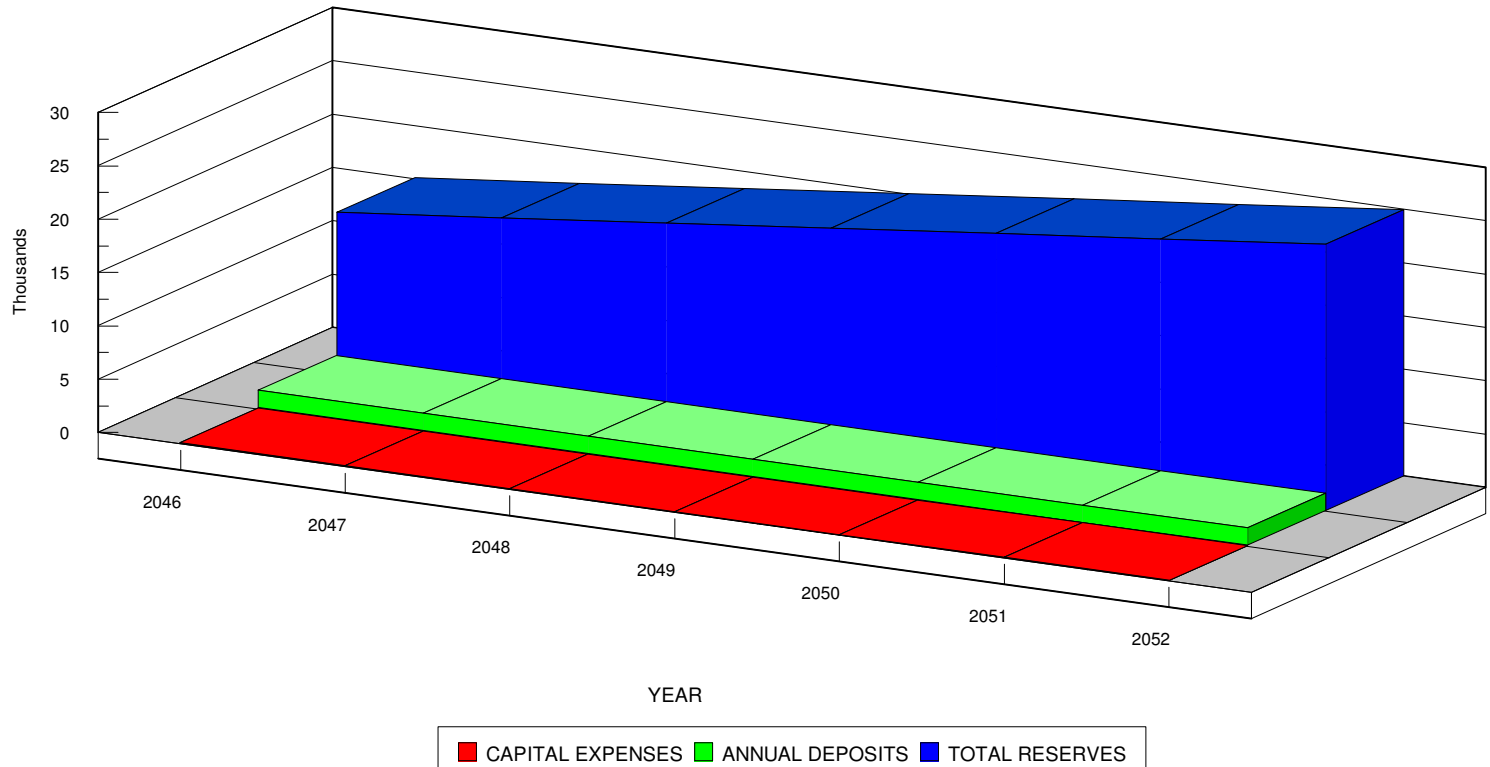
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$8,333
ENDING BALANCE YEAR 40	\$25,000
AVERAGE BALANCE	\$20,000

VALUE OF RESERVE ITEMS	\$50,000
AVERAGE CAPITAL EXPENSE	\$5,417
AVERAGE DEPOSIT	\$1,667

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	0	0	0	0	0	0	0
ANNUAL DEPOSITS	1,667	1,667	1,667	1,667	1,667	1,667	1,667
TOTAL RESERVES	15,000	16,667	18,333	20,000	21,667	23,333	25,000



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11
COMMON ELEMENTS: BLK 7											
Concrete driveway: replace	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	0	0	0	0	0	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22
COMMON ELEMENTS: BLK 7											
Concrete driveway: replace	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	0	0	0	0	0	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2035	YEAR 2036	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040	YEAR 2041	YEAR 2042	YEAR 2043	YEAR 2044	YEAR 2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33
COMMON ELEMENTS: BLK 7											
Concrete driveway: replace	0	0	50,000	0	0	0	0	0	0	0	0
Capital Expense	0	0	50,000	0	0	0	0	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 7

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 7							
Concrete driveway: replace	0	0	0	0	0	0	0
Capital Expense	0	0	0	0	0	0	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

Project date: 1974

Total units: 8

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 ELEMENTS: BLK 8U

Asphalt overlay	SY	495		15.00	7,425	20	13	2,599	4,022	262
Asphalt seal coat & crack fill	SY	495		1.85	916	4	2	458	709	104
								3,057	4,731	365
CONTINGENCY		0%						0	0	0

TOTAL REPLACEMENT COST → **8,341**

TOTAL DESIRED RESERVES → **3,057**

***RESERVES 4-30-13** → **4,731**

TOTAL INITIAL CONTRIBUTION → **365**

40 YR. AVERAGE ANNUAL CONTRIBUTION → **558**



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 8U											
Asphalt overlay	4,284	4,546	4,808	5,069	5,331	5,593	5,855	6,116	6,378	6,640	6,902
Asphalt seal coat & crack fill	812	916	229	458	687	916	229	458	687	916	229
BASE RESERVES	5,096	5,462	5,036	5,527	6,018	6,509	6,083	6,574	7,065	7,556	7,130
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(916)	0	0	0	(916)	0	0	0	(916)	0

ANNUAL DEPOSIT	365	365	491	491	491	491	491	491	491	491	491
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TOTAL RESERVES	5,096	4,546	5,036	5,527	6,018	5,593	6,083	6,574	7,065	6,640	7,130
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS- BLK 8U											
Asphalt overlay	7,163	7,425	371	743	1,114	1,485	1,856	2,228	2,599	2,970	3,341
Asphalt seal coat & crack fill	458	687	916	229	458	687	916	229	458	687	916
BASE RESERVES	7,621	8,112	1,287	971	1,572	2,172	2,772	2,456	3,057	3,657	4,257
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(7,425)	(916)	0	0	0	(916)	0	0	0	(916)
ANNUAL DEPOSIT	491	491	600	600	600	600	600	600	600	600	600
TOTAL RESERVES	7,621	687	371	971	1,572	2,172	1,856	2,456	3,057	3,657	3,341

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 8U

Asphalt overlay	3,713	4,084	4,455	4,826	5,198	5,569	5,940	6,311	6,683	7,054	7,425
Asphalt seal coat & crack fill	229	458	687	916	229	458	687	916	229	458	687
BASE RESERVES	3,941	4,542	5,142	5,742	5,426	6,027	6,627	7,227	6,911	7,512	8,112
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	(916)	0	0	0	(916)	0	0	(7,425)

ANNUAL DEPOSIT	600	600	600	600	600	600	600	600	600	600	600
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TOTAL RESERVES	3,941	4,542	5,142	4,826	5,426	6,027	6,627	6,311	6,911	7,512	687
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 8U							
Asphalt overlay	371	743	1,114	1,485	1,856	2,228	2,599
Asphalt seal coat & crack fill	916	229	458	687	916	229	458
BASE RESERVES	1,287	971	1,572	2,172	2,772	2,456	3,057
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(916)	0	0	0	(916)	0	0
ANNUAL DEPOSIT	600	600	600	600	600	600	600
TOTAL RESERVES	371	971	1,572	2,172	1,856	2,456	3,057

BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

Project date: 1974

Total units: 8

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 ELEMENTS: BLK 8T

Asphalt overlay	SY	667		16.00	10,672	20	13	3,735	5,982	361
Asphalt seal coat & crack fill	SY	667		1.80	1,201	4	2	600	961	120
								4,336	6,943	480
CONTINGENCY			0%					0	0	0

TOTAL REPLACEMENT COST → **11,873**

TOTAL DESIRED RESERVES → **4,336**

***RESERVES 4-30-13** → **6,943**

TOTAL INITIAL CONTRIBUTION → **480**

40 YR. AVERAGE ANNUAL CONTRIBUTION → **769**



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 8T											
Asphalt overlay	6,342	6,703	7,064	7,425	7,786	8,146	8,507	8,868	9,229	9,590	9,950
Asphalt seal coat & crack fill	1,081	1,201	300	600	900	1,201	300	600	900	1,201	300
BASE RESERVES	7,423	7,904	7,364	8,025	8,686	9,347	8,807	9,468	10,129	10,790	10,251
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(1,201)	0	0	0	(1,201)	0	0	0	(1,201)	0

ANNUAL DEPOSIT	480	480	661	661	661	661	661	661	661	661	661
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TOTAL RESERVES	7,423	6,703	7,364	8,025	8,686	8,146	8,807	9,468	10,129	9,590	10,251
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS- BLK 8T											
Asphalt overlay	10,311	10,672	534	1,067	1,601	2,134	2,668	3,202	3,735	4,269	4,802
Asphalt seal coat & crack fill	600	900	1,201	300	600	900	1,201	300	600	900	1,201
BASE RESERVES	10,912	11,572	1,734	1,367	2,201	3,035	3,869	3,502	4,336	5,169	6,003
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(10,672)	(1,201)	0	0	0	(1,201)	0	0	0	(1,201)
ANNUAL DEPOSIT	661	661	834	834	834	834	834	834	834	834	834
TOTAL RESERVES	10,912	900	534	1,367	2,201	3,035	2,668	3,502	4,336	5,169	4,802

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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 8T											
Asphalt overlay	5,336	5,870	6,403	6,937	7,470	8,004	8,538	9,071	9,605	10,138	10,672
Asphalt seal coat & crack fill	300	600	900	1,201	300	600	900	1,201	300	600	900
BASE RESERVES	5,636	6,470	7,304	8,137	7,771	8,604	9,438	10,272	9,905	10,739	11,572
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	(1,201)	0	0	0	(1,201)	0	0	(10,672)

ANNUAL DEPOSIT	834	834	834	834	834	834	834	834	834	834	834
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TOTAL RESERVES	5,636	6,470	7,304	6,937	7,771	8,604	9,438	9,071	9,905	10,739	900
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2046 34	YEAR 2047 35	YEAR 2048 36	YEAR 2049 37	YEAR 2050 38	YEAR 2051 39	YEAR 2052 40
INVENTORY LIST							

COMMON ELEMENTS: BLK 8T							
Asphalt overlay	534	1,067	1,601	2,134	2,668	3,202	3,735
Asphalt seal coat & crack fill	1,201	300	600	900	1,201	300	600
BASE RESERVES	1,734	1,367	2,201	3,035	3,869	3,502	4,336
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(1,201)	0	0	0	(1,201)	0	0
ANNUAL DEPOSIT	834	834	834	834	834	834	834
TOTAL RESERVES	534	1,367	2,201	3,035	2,668	3,502	4,336

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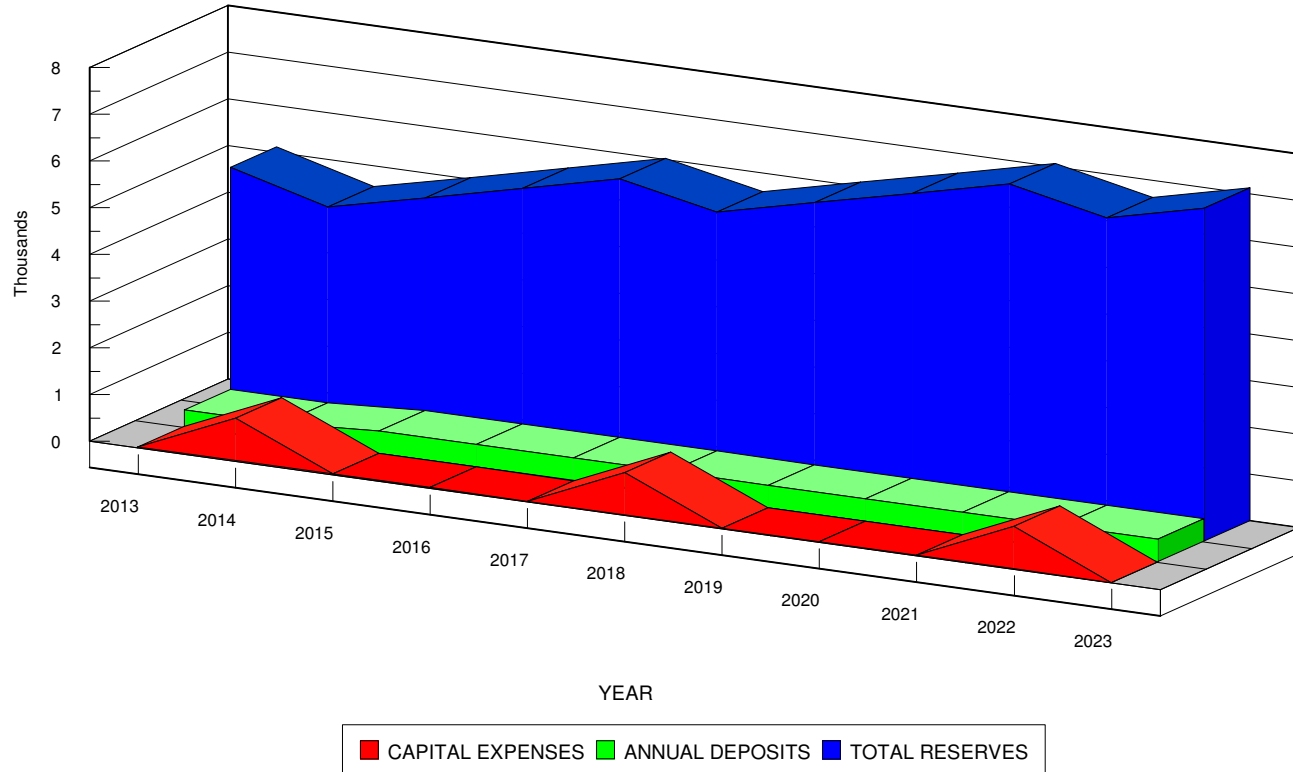
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 1	\$4,731
ENDING BALANCE YEAR 11	\$7,130
AVERAGE BALANCE	\$5,937

VALUE OF RESERVE ITEMS	\$8,341
AVERAGE CAPITAL EXPENSE	\$250
AVERAGE DEPOSIT	\$468

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	0	(916)	0	0	0	(916)	0	0	0	(916)	0
ANNUAL DEPOSITS	365	365	491	491	491	491	491	491	491	491	491
TOTAL RESERVES	5,096	4,546	5,036	5,527	6,018	5,593	6,083	6,574	7,065	6,640	7,130



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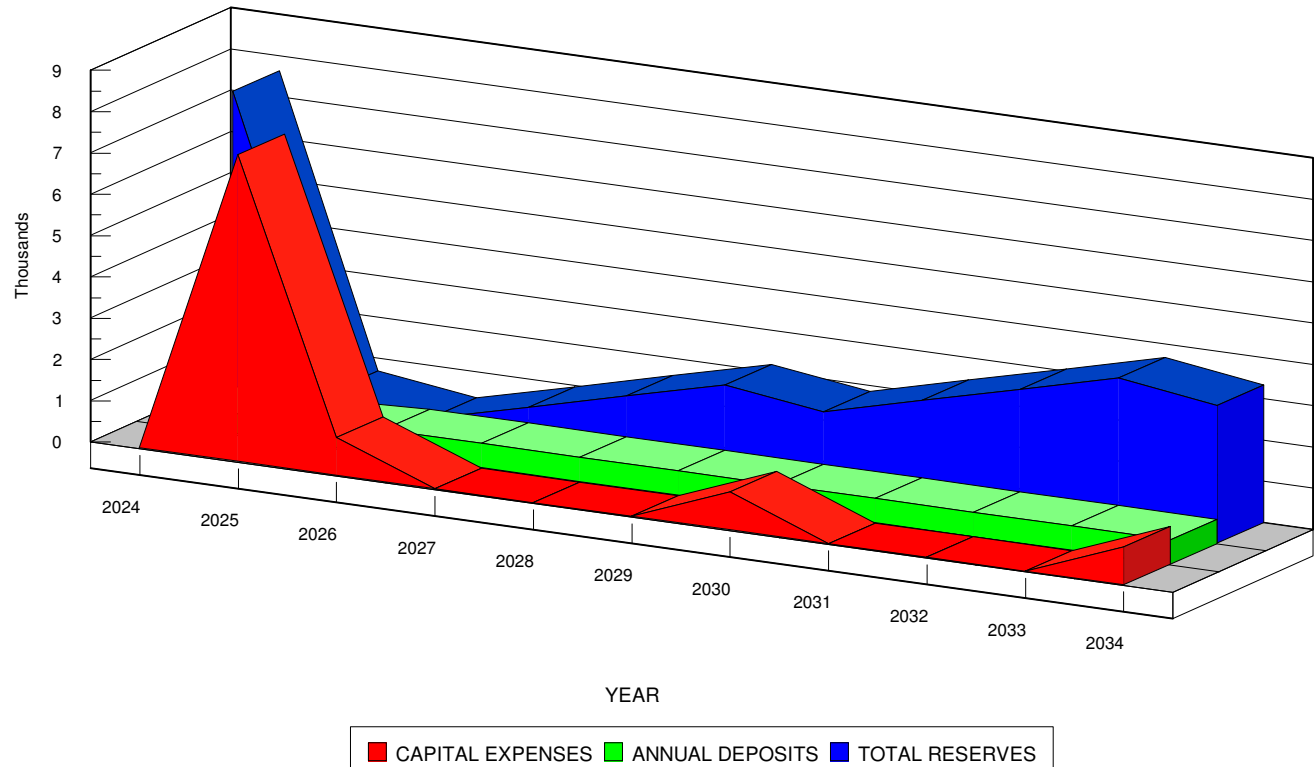
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$6,574
ENDING BALANCE YEAR 22	\$3,341
AVERAGE BALANCE	\$2,524

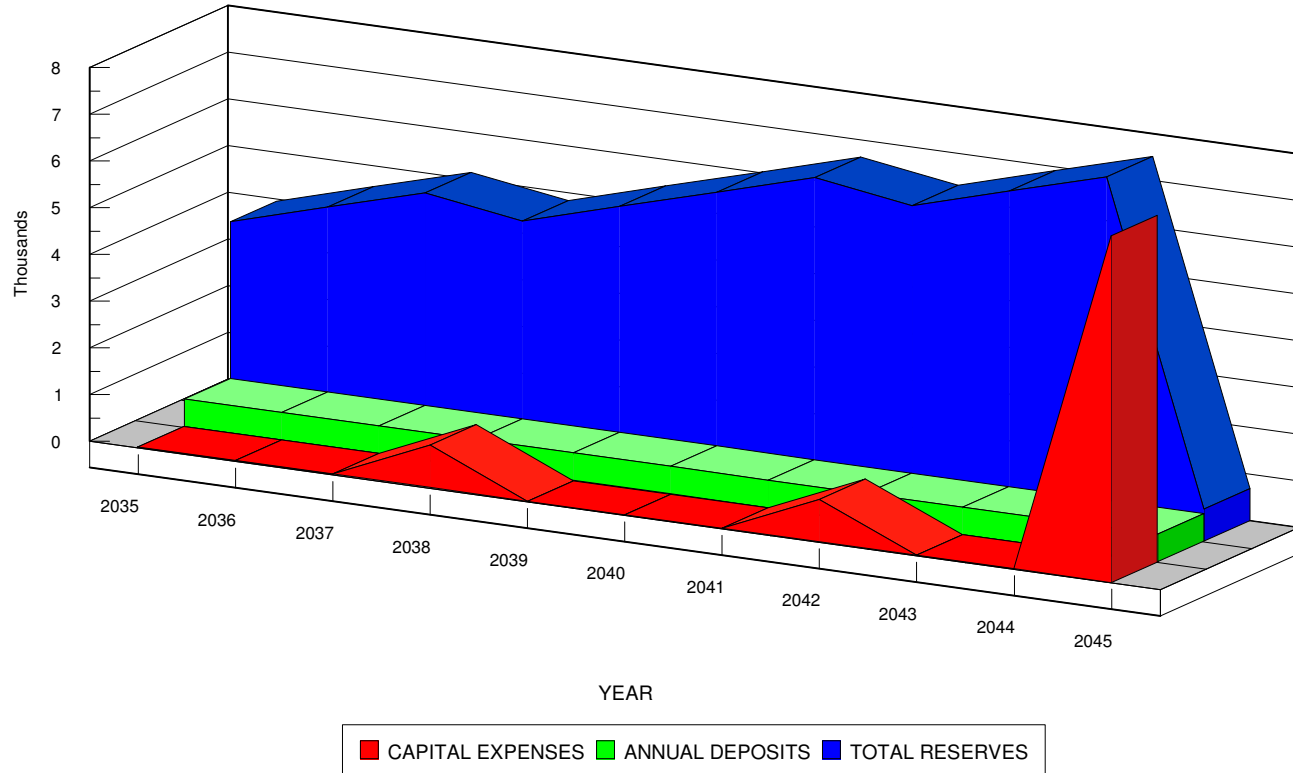
VALUE OF RESERVE ITEMS	\$8,341
AVERAGE CAPITAL EXPENSE	\$925
AVERAGE DEPOSIT	\$580

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	0	(7,425)	(916)	0	0	0	(916)	0	0	0	(916)
ANNUAL DEPOSITS	491	491	600	600	600	600	600	600	600	600	600
TOTAL RESERVES	7,621	687	371	971	1,572	2,172	1,856	2,456	3,057	3,657	3,341



FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$2,456
ENDING BALANCE YEAR 33	\$687
AVERAGE BALANCE	\$5,268

VALUE OF RESERVE ITEMS	\$8,341
AVERAGE CAPITAL EXPENSE	\$842
AVERAGE DEPOSIT	\$600

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	0	0	0	(916)	0	0	0	(916)	0	0	(7,425)
ANNUAL DEPOSITS	600	600	600	600	600	600	600	600	600	600	600
TOTAL RESERVES	3,941	4,542	5,142	4,826	5,426	6,027	6,627	6,311	6,911	7,512	687



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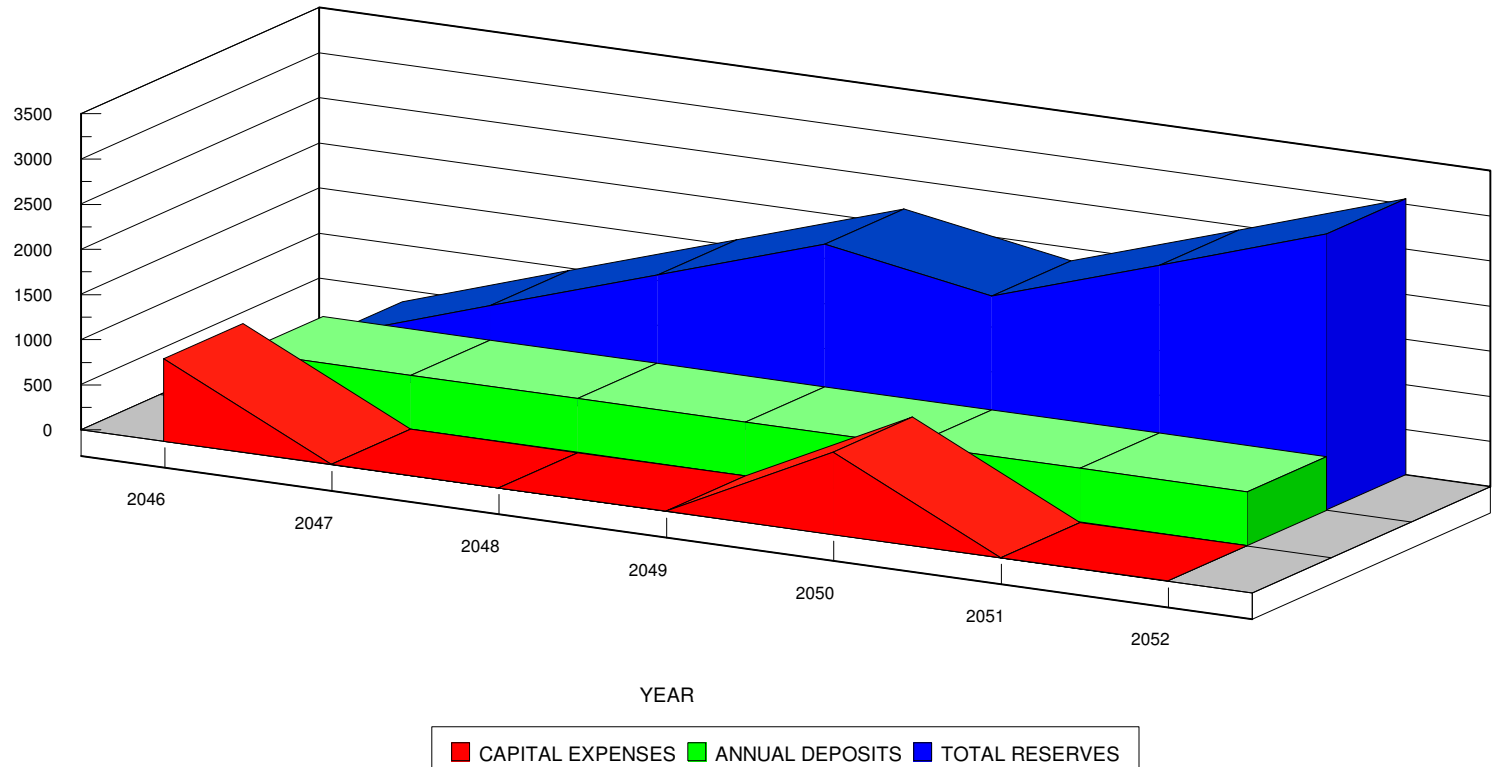
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$6,311
ENDING BALANCE YEAR 40	\$3,057
AVERAGE BALANCE	\$1,779

VALUE OF RESERVE ITEMS	\$8,341
AVERAGE CAPITAL EXPENSE	\$595
AVERAGE DEPOSIT	\$600

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	(916)	0	0	0	(916)	0	0
ANNUAL DEPOSITS	600	600	600	600	600	600	600
TOTAL RESERVES	371	971	1,572	2,172	1,856	2,456	3,057



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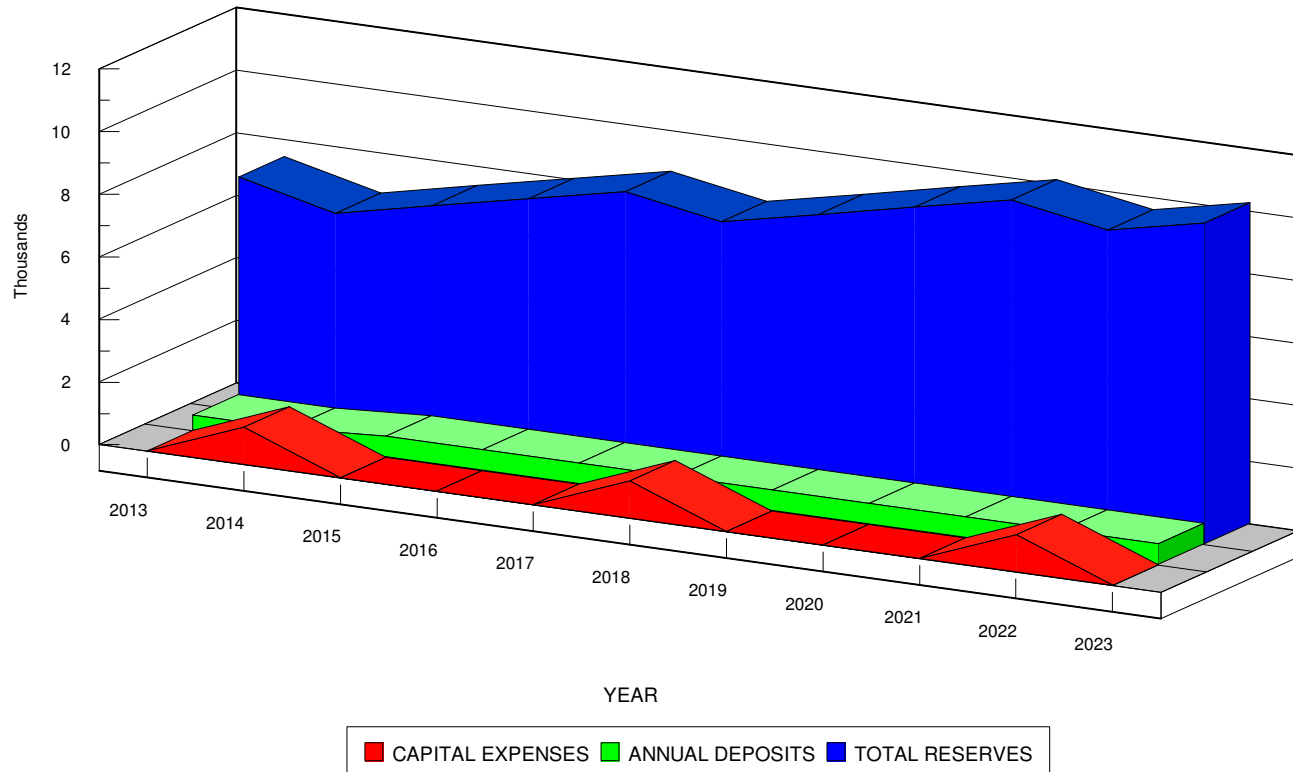
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

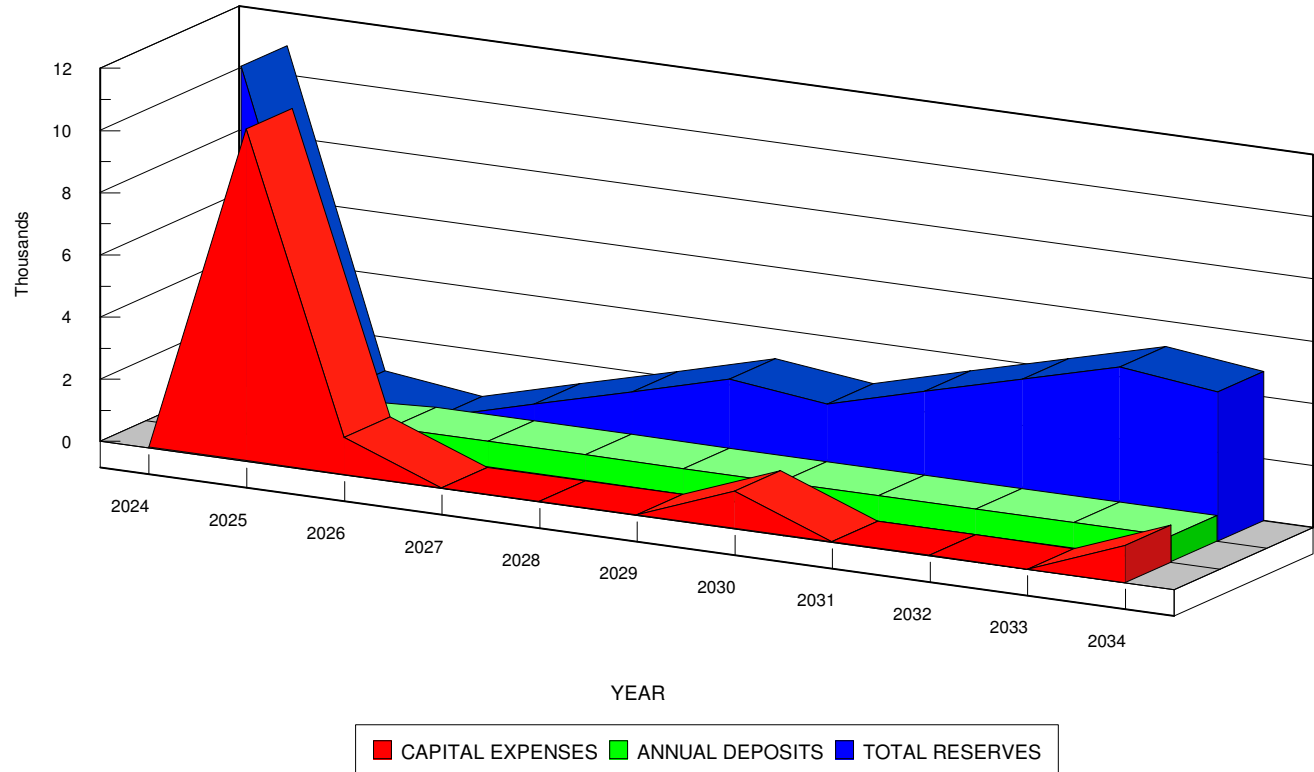
RESERVES ON HAND YEAR 1	\$6,943
ENDING BALANCE YEAR 11	\$10,251
AVERAGE BALANCE	\$8,599

VALUE OF RESERVE ITEMS	\$11,873
AVERAGE CAPITAL EXPENSE	\$327
AVERAGE DEPOSIT	\$628

YEAR	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023
CAPITAL EXPENSES	0	(1,201)	0	0	0	(1,201)	0	0	0	(1,201)	0
ANNUAL DEPOSITS	480	480	661	661	661	661	661	661	661	661	661
TOTAL RESERVES	7,423	6,703	7,364	8,025	8,686	8,146	8,807	9,468	10,129	9,590	10,251

FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 12	\$9,468
ENDING BALANCE YEAR 22	\$4,802
AVERAGE BALANCE	\$3,584

VALUE OF RESERVE ITEMS	\$11,873
AVERAGE CAPITAL EXPENSE	\$1,298
AVERAGE DEPOSIT	\$802

YEAR	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032	21 2033	22 2034
CAPITAL EXPENSES	0	(10,672)	(1,201)	0	0	0	(1,201)	0	0	0	(1,201)
ANNUAL DEPOSITS	661	661	834	834	834	834	834	834	834	834	834
TOTAL RESERVES	10,912	900	534	1,367	2,201	3,035	2,668	3,502	4,336	5,169	4,802



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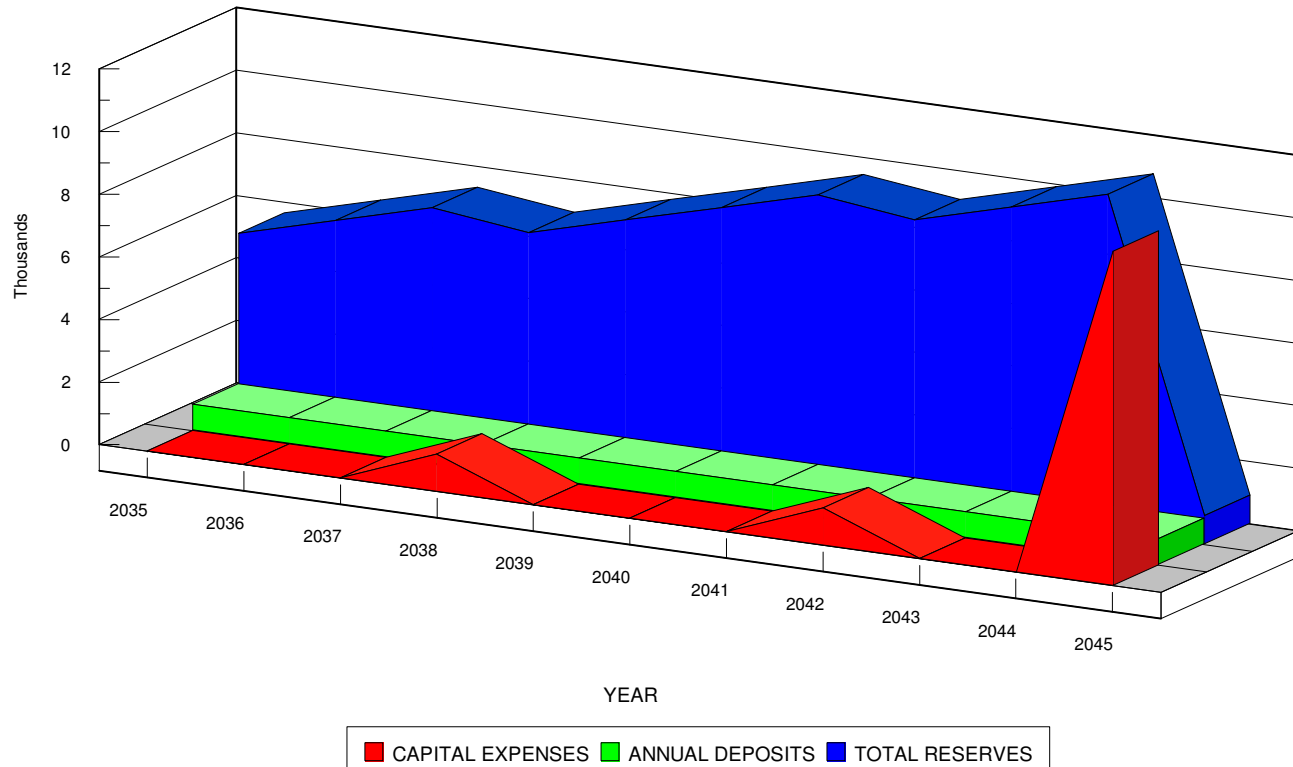
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 23	\$3,502
ENDING BALANCE YEAR 33	\$900
AVERAGE BALANCE	\$7,525

VALUE OF RESERVE ITEMS	\$11,873
AVERAGE CAPITAL EXPENSE	\$1,188
AVERAGE DEPOSIT	\$834

YEAR	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	31 2043	32 2044	33 2045
CAPITAL EXPENSES	0	0	0	(1,201)	0	0	0	(1,201)	0	0	(10,672)
ANNUAL DEPOSITS	834	834	834	834	834	834	834	834	834	834	834
TOTAL RESERVES	5,636	6,470	7,304	6,937	7,771	8,604	9,438	9,071	9,905	10,739	900



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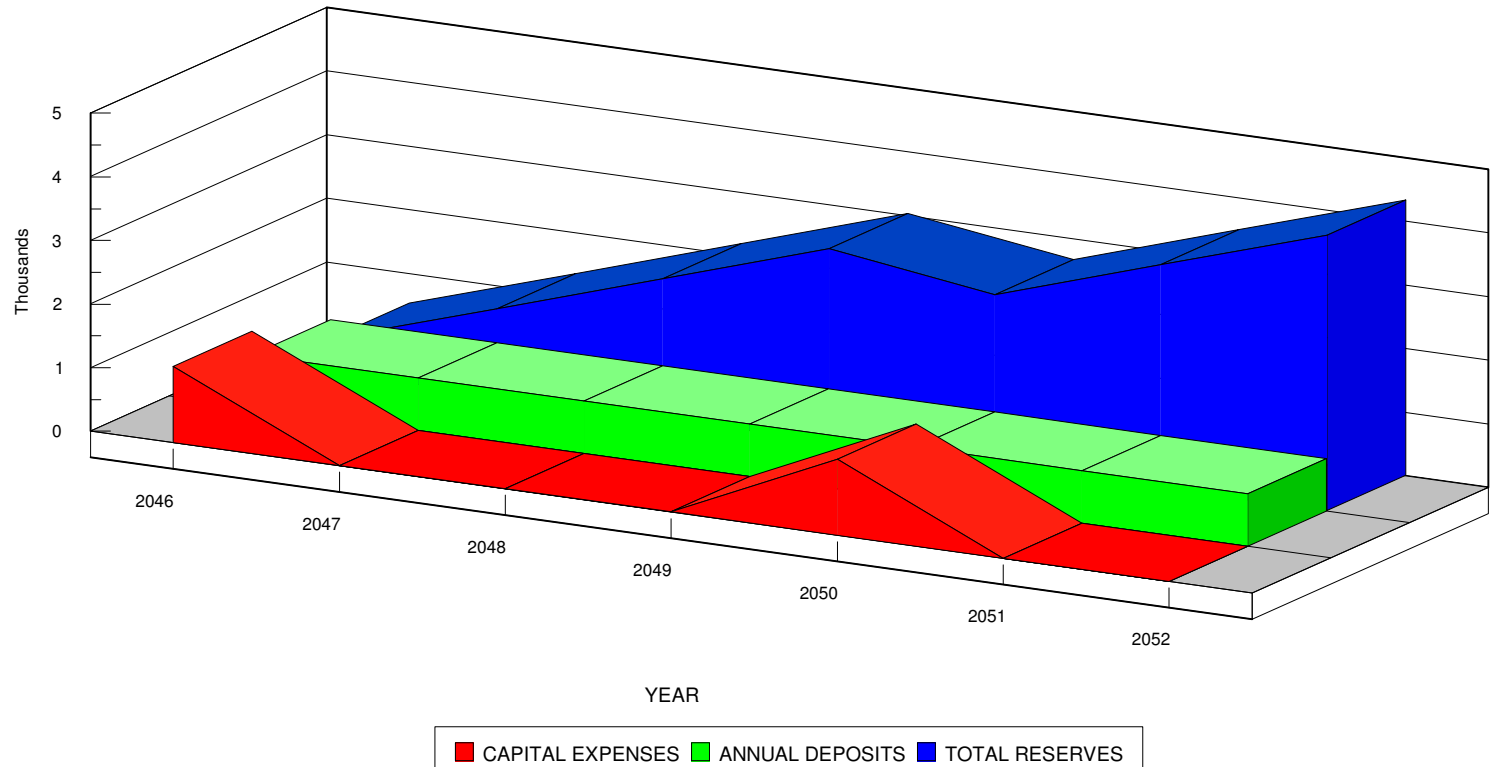
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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

RESERVES ON HAND YEAR 34	\$9,071
ENDING BALANCE YEAR 40	\$4,336
AVERAGE BALANCE	\$2,520

VALUE OF RESERVE ITEMS	\$11,873
AVERAGE CAPITAL EXPENSE	\$839
AVERAGE DEPOSIT	\$834

YEAR	34 2046	35 2047	36 2048	37 2049	38 2050	39 2051	40 2052
CAPITAL EXPENSES	(1,201)	0	0	0	(1,201)	0	0
ANNUAL DEPOSITS	834	834	834	834	834	834	834
TOTAL RESERVES	534	1,367	2,201	3,035	2,668	3,502	4,336



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 8T											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	1,201	0	0	0	1,201	0	0	0	1,201	0
Capital Expense	0	1,201	0	0	0	1,201	0	0	0	1,201	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK 8T											
Asphalt overlay	0	10,672	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	0	1,201	0	0	0	1,201	0	0	0	1,201
Capital Expense	0	10,672	1,201	0	0	0	1,201	0	0	0	1,201



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 8T											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	10,672
Asphalt seal coat & crack fill	0	0	0	1,201	0	0	0	1,201	0	0	0
Capital Expense	0	0	0	1,201	0	0	0	1,201	0	0	10,672



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8T

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 8T							
Asphalt overlay	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	1,201	0	0	0	1,201	0	0
Capital Expense	1,201	0	0	0	1,201	0	0

BPC, Inc., 5/2013



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11

COMMON ELEMENTS: BLK 8U											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	916	0	0	0	916	0	0	0	916	0
Capital Expense	0	916	0	0	0	916	0	0	0	916	0



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22

COMMON ELEMENTS: BLK 8U											
Asphalt overlay	0	7,425	0	0	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	0	0	916	0	0	0	916	0	0	0	916
Capital Expense	0	7,425	916	0	0	0	916	0	0	0	916



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FOUNTAIN GREENS HOMEOWNERS ASSOCIATION-BLOCK 8U

RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON ELEMENTS: BLK 8U											
Asphalt overlay	0	0	0	0	0	0	0	0	0	0	7,425
Asphalt seal coat & crack fill	0	0	0	916	0	0	0	916	0	0	0
Capital Expense	0	0	0	916	0	0	0	916	0	0	7,425



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RESERVE ANALYSIS- Projected Capital Expenses By Year

FISCAL YEAR 2013/2014 FINAL VERSION: 5-23-13

	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	2046	2047	2048	2049	2050	2051	2052
INVENTORY LIST	34	35	36	37	38	39	40

COMMON ELEMENTS: BLK 8U							
Asphalt overlay	0	0	0	0	0	0	0
Asphalt seal coat & crack fill	916	0	0	0	916	0	0
Capital Expense	916	0	0	0	916	0	0

BPC, Inc., 5/2013