

Wednesday, November 13, 2019

Level 2, Premium Reserve Analysis

Tallyn's Reach Metro District

24900 E. Park Crescent Dr.
Aurora, CO. 80016



Final Version

Report Period – 01/01/2020 – 12/31/2020

Client Reference Number – 07809-19

Property Type – Metropolitan District

Fiscal Year End – December 31st

Number of Units – 1,805

Date of Property Observation – February 22, 28, March 7, 20, 2019

Property Observation Conducted by- Mike Kelsen, Justin Huggins

Project Manager – Mike Kelsen

Main Contact Person – Kim Herman, CAM, CMCA, Public Manager



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Introduction to the Reserve Analysis –

The elected officials of this metropolitan district made a wise decision to invest in a Reserve Analysis to get a better understanding of the status of the Reserve funds. This Analysis will be a valuable tool to assist the Board of Directors in making the decision to which the taxes are derived. Typically, the Reserve contribution makes up 15% - 40% of the metropolitan district's total budget. Therefore, Reserves is considered to be a significant part of the overall metropolitan district budget.

Every metropolitan district conducts its business within a budget. There are typically two main parts to this budget, Operating and Reserves. The Operating budget includes all expenses that are fixed on an annual basis. These would include management, maintenance, utilities, legal, accounting, etc. The Reserves is primarily made up of Capital Replacement items such as landscaping, storm drainage, etc., that do not normally occur on an annual basis.

The Reserve Analysis is also broken down into two different parts, the Physical Analysis and the Financial Analysis. The Physical Analysis is information regarding the physical status and replacement cost of major common area components that the metropolitan district is responsible to maintain. It is important to understand that while the Component Inventory will remain relatively "stable" from year to year, the Condition Assessment and Life/Valuation Estimates will most likely vary from year to year. You can find this information in the **Asset Inventory Section** (Section 2) of this Reserve Analysis. The **Financial Analysis Section** is the evaluation of the metropolitan district's Reserve balance, income, and expenses. This is made up of a finding of the clients current Reserve Fund Status (measured as Percent Funded) and a recommendation for an appropriate Reserve Allocation rate (also known as the Funding Plan). You can find this information in Section 3 (pages 1 – 12) of this Reserve Analysis.

The purpose of this Reserve Analysis is to provide an educated estimate as to what the Reserve Allocation needs to be. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample timing to obtain competitive estimates and bids that will result in cost savings to the taxpayers.

It is important for the district Board to understand that the information contained in this analysis is based on estimates and assumptions gathered from various sources. Estimated life expectancies and cycles are based upon conditions that were readily visible and accessible at time of the observation. No destructive or intrusive methods (such as entering the walls to inspect the condition of electrical wiring, plumbing lines, and telephone wires) were performed. In addition, environmental hazards, construction defects, and acts of nature have not been investigated in the preparation of this report. If problem areas were revealed, a reasonable effort has been made to include these items within the report. While every effort has been made to ensure accurate results, this report reflects the judgment of Aspen Reserve Specialties and should not be construed as a guarantee or assurance of predicting future events.

General Information and Answers to Frequently Asked Questions –

Why is it important to perform a Reserve Study?

As previously mentioned, the Reserve allocation makes up a significant portion of the total budget. This report provides the essential information that is needed to guide the Board of Directors in establishing the budget in order to run the daily operations of your metropolitan district. It is suggested that a third party professionally prepare a Reserve Study since there is no vested interest in the property. Also, a professional knows what to look for and how to properly develop an accurate and reliable component list.

Now that we have “it”, what do we do with “it”?

Hopefully, you will not look at this report and think it is too cumbersome to understand. Our intention is to make this Reserve Analysis very easy to read and understand. Please take the time to review it carefully and make sure the “main ingredients” (asset information) are complete and accurate. If there are any inaccuracies, please inform us immediately so we may revise the report.

Once you feel the report is an accurate tool to work from, use it to help establish your budget for the upcoming fiscal year. The Reserve allocation makes up a significant portion of the total budget and this report should help you determine the correct amount of money to go into the Reserve fund. Additionally, the Reserve Study should act as a guide to obtain proposals in advance of pending normal maintenance and replacement projects.

The Reserve Study should be readily available for residents and property owners within the district. As the importance of Reserves, people are requesting metropolitan districts to provide an analysis that shows the strength of the Reserve fund.

How often do we update or review “it”?

Unfortunately, there is a misconception that these reports are good for an extended period of time since the report has projections for the next 30 years. Just like any major line item in the budget, the Reserve Analysis should be reviewed *each year before* the budget is established. Invariably, some assumptions have to be made during the compilation of this analysis. Anticipated events may not materialize and unpredictable circumstances could occur. Aging rates and repair/replacement costs will vary from causes that are unforeseen. Earned interest rates may vary from year to year. These variations could alter the content of the Reserve Analysis. Therefore, this analysis should be reviewed annually, and a property observation should be conducted at least once every three years.

What makes an asset a “Reserve” item versus an “Operating” item?

A “Reserve” asset is an item that is the responsibility of the metropolitan district to maintain, has a limited Useful Life, predictable Remaining Useful Life expectancies, typically occurs on a cyclical basis that exceeds 1 year, and costs above a minimum threshold cost. An “operating” expense is typically a fixed expense that occurs on an annual basis. For instance, minor repairs to a component for damage caused by high winds or other weather elements would be considered an “operating” expense. However, if the entire component needs to be replaced because it has reached the end of its life expectancy, then the replacement would be considered a Reserve expense.

The GREY area of “maintenance” items that are often seen in a Reserve Study –



One of the most popular questions revolves around major “maintenance” items, such as painting or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a “capital” item, then it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a Reserve component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a Reserve component.

The Property Observation –

The Property Observation was conducted following a review of the documents that were provided by the district identifying all common area assets. In some cases, the Board of Directors at some point may have revised the documents. In either case, the most current set of documents was reviewed prior to inspecting the property. In addition, common area assets may have been reported to Aspen Reserve Specialties by the client, or by other parties.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the observation. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the observation. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property.

The Reserve Fund Analysis –

We projected the starting balance from taking the most recent balance statement, adding expected Reserve contributions for the rest of the year, and subtracting any pending projects for the rest of the year. We compared this number to the ideal Reserve Balance and arrived at the Percent funded level. Measures of strength are as follows:

0% - 30% Funded – Is considered to be a “weak” financial position. Metropolitan districts that fall into this category are subject to Special Assessments and deferred maintenance, which could lead to lower property values. If the metropolitan district is in this position, actions should be taken to improve the financial strength of the Reserve Fund.

31% - 69% Funded – The majority of metropolitan districts are considered to be in this “fair” financial position. While this doesn’t represent financial strength and stability, the likelihood of Special Assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the Reserve fund.

70% - 99% Funded – This indicates financial strength of a Reserve fund and every attempt to maintain this level should be a goal of the metropolitan district.

100% Funded – This is the ideal amount of Reserve funding. This means that the metropolitan district has the exact amount of funds in the Reserve account that should be at any given time.

Summary of Tallyn's Reach Metro -

Assoc ID # - 07809

| | |
|--|-----------------------------------|
| Projected Starting Balance as of January 1, 2020 - | \$636,368 |
| Ideal Reserve Balance as of January 1, 2020 - | \$10,586,297 |
| Percent Funded as of January 1, 2020 - | 6% |
| Annual Recommended Reserve Allocation - | \$1,728,000 (through 2030) |
| Minimum Annual Reserve Allocation - | \$1,689,000 (through 2030) |
| Recommended Additional Revenue - | \$0 |

Information to complete this Reserve Analysis was gathered during numerous property observations of the common area elements in February and March 2019. In addition, we obtained information by contacting local vendors and contractors, as well as communicating with the District representatives (District Manager). To the best of our knowledge, the conclusions and suggestions of this report are considered reliable and accurate insofar as the information obtained from these sources.

This property is a metropolitan district containing approximately 1,805 homes which were built over many years starting in 1999/2000. Amenities the District is responsible to maintain include (but are not limited to), extensive quantities of dry-set stone walls, community pathways, street signs, monuments, extensive areas of landscaping, and an extensive irrigation system. Please refer to the Projected Reserve Expenditures table of the Financial Analysis section for a list of when components are scheduled to be addressed.

In comparing the projected balance of \$636,368 versus the ideal Reserve Balance of \$10,586,297, we find the association Reserve fund to be in a very poor and inadequate financial position at this point in time (6% funded of ideal). As a result, we suggest increasing the Reserve contribution to \$1,728,000 per year, followed by nominal annual increases of 2.00% to help offset the effects of inflation. By following the recommendation, the plan will gradually increase to an ideal position (100%) and continue to maintain the Reserve account at or near the fully funded level throughout the thirty-year period.

In the percent Funded graph, you will see we have also provided a "minimum Reserve contribution" of \$1,689,000 annually. If the Reserve contribution falls below this rate, then the Reserve fund will fall into a situation where deferred maintenance and additional funding requirements are possible at some point in the future. The minimum Reserve allocation follows the "threshold" theory of Reserve funding where the "percent funded" status is not allowed to dip below 30% funded at any point during the thirty-year period.

This was provided for one purpose only, to show the metropolitan district how small the difference is between the two scenarios and how it would not make financial sense to contribute less money (approximately 2.5% less in this case) to the Reserve fund to only stay above a certain threshold. As you can see, the difference between the two scenarios is considered to be minimal, and based on the risk, we strongly suggest the recommended Reserve Allocation is followed.

Comp #: 108 Metal Roof - Replace



Observations:

- Roofs should be inspected at least every 2 years to ensure seams and screw holes are caulked properly and there are no areas where water intrusion can occur.
- The main concern for damage is from dents and dings as a result of hail.
- On average, expect to replace this roof every 20 - 25 years under normal conditions.

Location: **Community buildings**

Quantity: **Approx. 12 squares**

Life Expectancy: **25** Remaining Life: **7**

Best Cost: **\$12,000**

\$1150/square; Estimate to replace with similar

Worst Cost: **\$14,400**

\$1300/square; Higher estimate for thicker metal

Source of Information: Cost Database

General Notes:

recreation area entry - 3 squares
shade structure South of clubhouse - 9 squares

Comp #: 207 Exterior Metal Surfaces - Repaint



Observations:

- In this climate, we recommend repainting this component every 3 - 4 years to maintain appearance and protect metal surfaces.
- Remaining life based on current condition.

Location: Handrails

Quantity: Approx. 260 LF

Life Expectancy: 4 Remaining Life: 0

Best Cost: \$1,825

\$7.00/LF; Estimate to replace

Worst Cost: \$2,100

\$8.00/LF; Higher estimate for more labor

Source of Information: Cost Database

General Notes:

Handrails -
Clubhouse -
 wood/metal rail - 60 LF
 metal rail - 25 LF
Park area - 35 LF
Bridge to pool house loft/pool house loft -
 wood/metal rail - 40 LF
Shade structure South of clubhouse - 40 LF
stairs from E. Briarwood to S. Fultondale - 60 LF

Comp #: 401 Asphalt - Major Overlay



Observations:

- The average life expectancy for asphalt surfaces ranges between 20 - 27 years for surfaces that are maintained on a regular schedule.
- Maintenance includes crack fill and repairing small potholes annually as an operating expense.
- In addition, asphalt should be seal coated every 3 - 5 years, depending on the level of traffic and snow removing techniques.

Location: Hammerheads, parking lots

Quantity: Approx. 94,000 GSF

Life Expectancy: 25 Remaining Life: 12

Best Cost: \$131,600

\$1.40/GSF; Estimate for major resurfacing

Worst Cost: \$1,555,100

\$1.65/GSF; Higher estimate for local repairs

Source of Information: Cost Database

General Notes:

- Upper CH lot - 8,205 GSF**
- Lower pool lot - 9,975 GSF**
- 25331/41/51/61 E. Ottawa Dr. - Approx. 5125 GSF**
- 25261/51/41/31/21 E. Costilla Place - Ap. 4730 GSF**
- 25155/65/85/95 E. Plymouth Cir - Approx. 2840 GSF**
- 25115/25/35 E. Plymouth Cir - Approx. 2840 GSF**
- 23993/23973 E. Briarwood Dr. - Approx. 1925 GSF**
- E. Indore Place - Approx. 4920 GSF**
- 24785 E. Dry Creek Place - Approx. 7615 GSF**
- S. Gold Bug Court - Approx. 8900 GSF**
- 25865 E. Dry Creek Place - Approx. 3900 GSF**
- S. Irvington Court - Approx. 4200 GSF**
- 24733/63 E. Park Crescent Dr. - Approx. 3150 GSF**
- E. Blue Spruce Pl - Approx. 2110 GSF**
- E. Limber Pine Ln - Approx. 1800 GSF**
- S. Algonquian Ct. - Approx. 4250 GSF**
- S. Biloxi Ct. - Approx 3625 GSF**
- S. Ider Ct. - Approx. 2220 GSF**
- 6714-6724 S. Catawba Wy - Approx. 5400 GSF**
- 24420 E. Glasglow Dr. - Approx. 3130 GSF**
- 24310 E. Glasglow Dr. - Approx. 3130 GSF**



Comp #: 402 Asphalt - Surface Application



Observations:

- Once asphalt is overlaid, industry professionals recommend a seal coat to maximize life of asphalt.
- Surface treatments are used to extend the useful life of asphalt and to help maintain aesthetics; there are a broad range of products to choose from so we recommend consulting a reputable contractor for your community's needs.
- The recommendation is an allowance for the mid range surface treatments that are available in today's market.
- Expect to seal coat, chip seal or slurry seal your asphalt every 4 - 5 years, as the asphalt ages it may be necessary to adjust the frequency and or cost of these projects.

Location: **Hammerheads, parking lots**

Quantity: **Approx. 94,000 GSF**

Life Expectancy: **5** Remaining Life: **0**

Best Cost: **\$14,100**

\$.15/GSF; Estimate for surface treatment

Worst Cost: **\$16,925**

\$.18/GSF; Higher est. includes repairs/crack fill

Source of Information: Cost Database

General Notes:

- Upper CH lot - 8,205 GSF
- Lower pool lot - 9,975 GSF
- 25331/41/51/61 E. Ottawa Dr. - Approx. 5125 GSF
- 25261/51/41/31/21 E. Costilla Place - Ap. 4730 GSF
- 25155/65/85/95 E. Plymouth Cir - Approx. 2840 GSF
- 25115/25/35 E. Plymouth Cir - Approx. 2840 GSF
- 23993/23973 E. Briarwood Dr. - Approx. 1925 GSF
- E. Indore Place - Approx. 4920 GSF
- 24785 E. Dry Creek Place - Approx. 7615 GSF
- S. Gold Bug Court - Approx. 8900 GSF
- 25865 E. Dry Creek Place - Approx. 3900 GSF
- S. Irvington Court - Approx. 4200 GSF
- 24733/63 E. Park Crescent Dr. - Approx. 3150 GSF
- E. Blue Spruce Pl - Approx. 2110 GSF
- E. Limber Pine Ln - Approx. 1800 GSF
- S. Algonquian Ct. - Approx. 4250 GSF
- S. Biloxi Ct. - Approx 3625 GSF
- S. Ider Ct. - Approx. 2220 GSF
- 6714-6724 S. Catawba Wy - Approx. 5400 GSF
- 24420 E. Glasglow Dr. - Approx. 3130 GSF
- 24310 E. Glasglow Dr. - Approx. 3130 GSF

Project History -
 2016 - \$7205 (E. Costilla Place/E. Ottawa Dr cul de sacs)



Comp #: 403 Drive Concrete - Major Repair/Partial Replace



Observations:

- It is unlikely that all concrete will fail and need to be replaced at the same time, therefore, we recommend reserving to replace approximately 10% of the area (5,360 GSF) every 5 years.
- Coordinate this project with other concrete and/or asphalt projects for best cost estimates based on quantity of work.

Location: **Parking lot/drive perimeter**

Quantity: **Approx. 53,600 GSF**

Life Expectancy: **5** Remaining Life: **0**

Best Cost: **\$61,650**

Allowance to replace 10% of area every 5 yrs.

Worst Cost: **\$69,700**

Higher allowance for more repairs

Source of Information: Cost Database

General Notes:

- Upper lot and paver drive - Approx. 4,245 GSF**
- Lower pool lot - Approx. 2,740 GSF**
- trash enclosure pad - Approx. 740 GSF**
- 6966-6996 S. Buchanan Ct. - Approx. 14900 GSF**
- 25331/41/51/61 E. Ottawa Dr. - Approx. 1465 GSF**
- 25261/51/41/31/21 E. Costilla Place - Ap. 1365 GSF**
- 25155/65/85/95 E. Plymouth Cir - Approx. 1060 GSF**
- 25115/25/35 E. Plymouth Cir - Approx. 975 GSF**
- 23993/23973 E. Briarwood Dr. - Approx. 610 GSF**
- E. Indore Place - Approx. GSF**
- 24785 E. Dry Creek Place - Approx. GSF**
- S. Gold Bug Court - Approx. GSF**
- 25865 E. Dry Creek Place - Approx. GSF**
- S. Irvington Court - Approx. GSF**
- 24733/63 E. Park Crescent Dr. - Approx. GSF**
- E. Blue Spruce Pl - Approx. GSF**
- E. Limber Pine Ln - Approx. GSF**
- S. Algonquian Ct. - Approx. GSF**
- S. Biloxi Ct. - Approx. GSF**
- S. Ider Ct. - Approx. GSF**
- 6714-6724 S. Catawba Wy - Approx. 825 GSF**
- 24420 E. Glasglow Dr. - Approx. GSF**
- 24310 E. Glasglow Dr. - Approx. GSF**
- Hammerhead drives - 1,795 GSF**
- Hammerhead curb, gutter, drain pan/cross pans -**



Comp #: 404 Brick Pavers - Repair/Replace



Observations:

- The paver drive is in good condition at time of observation with no settling noted. Some heaving noted on a few bricks
- It is unlikely that all pavers will fail and require replacement at the same time, therefore, we have recommended an allowance to repair/replace approximately 35% of the area every 10 years.
- As this drive continues to age it may be necessary to increase funding and or frequency of this project.

Location: **Clubhouse driveway**

General Notes:

Quantity: **Approx. 7,440 GSF**

Life Expectancy: **10** *Remaining Life:* **5**

Best Cost: **\$39,100**

Allowance to repair/replace 35% every 10 years

Worst Cost: **\$43,000**

Higher allowance for more repairs/replacement

Source of Information: Cost Database



Comp #: 601 Concrete Flatwork - Partial Replace



Observations:

- Similar to other concrete assets within the community, it is unlikely that all will fail at the same time, therefore, we recommend reserving to replace approximately 5% of the total area (19,200 GSF) every 5 years.
- Coordinate this project with other concrete and/or asphalt projects for best cost estimates based on quantity of work.

Location: Common areas

Quantity: Approx. 383,750 GSF

Life Expectancy: 5 Remaining Life: 0

Best Cost: \$201,600

Allowance to repair 5% of area every 5 years

Worst Cost: \$220,800

Higher allowance for more repairs

Source of Information: Cost Database

General Notes:

- Common area near Homestead House - 9,035 GSF**
- Park area - 24,215 GSF**
- @ shade structure South of clubhouse - 610 GSF**
- Btwn. E. Park Crescent and E. Frost Dr. - 2,010 GSF**
- E side of S Tallyn's Reach Pkwy from Arapahoe to E. Frost Dr. - 5,115 GSF**
- Btwn. E. Briarwood Ave & S. Fultondale Ct - 3,120 GSF**
- From S. Coolidge Wy to Robinson Gulch Trl - 1,795 GSF**
- From E. Glasgow to Robinson Gulch Trl - 2,605 GSF**
- From Jackson Gap Wy to South Perimeter - 7,210 GSF**
- Path behind homes on S. Catawba Way - 4350 GSF**
- S. Catawba to hospital - Approx. 8775 GSF**
- Biloxi to Hospital - Approx. 5400 GSF**
- Island park on S. Catawba Cir - Approx. 530 GSF**
- 24591 E. Ontario Dr to Plymouth - Approx. 1225 GSF**
- Plymouth Circle - Approx. 2000 GSF**
- Other common areas per Geo Lens - 298,120 GSF**

Comp #: 801 Rock Monuments - Minor Refurbishment



Observations:

- While the materials used should have an indefinite life expectancy, we recommend planning on performing major repairs every 10 - 12 years, with a complete renovation every 20 - 25 years to maintain current trends and an appropriate appearance.
- Depending on the quality of flagstone, in our experience, we have seen some stones delaminate over a period of time, causing the need for replacement.
- Remaining life is based on observed conditions and approximately age of all monuments.

Location: **Community entrances**

Quantity: **(3) Large Monuments**

Life Expectancy: **12** Remaining Life: **5**

Best Cost: **\$22,500**

Allowance for general repairs

Worst Cost: **\$24,000**

Higher allowance for more renovation costs

Source of Information: Cost Database

General Notes:

Tallyns Reach/Arapahoe:
Flagstone sign - Approx. 75 GSF, metal letters
stone walls - Approx. 325 GSF, (5) Lights

Tallyns Reach/Smoky Hill:
Flagstone sign - Approx. 75 GSF, metal letters
stone walls - Approx. 325 GSF, (5) Lights

Forest Trace -
Concrete - 140 GSF, (2) sport lights, 100 GSF flagstone,
lettering/logo

Comp #: 801 Wood Monuments - Minor Refurbishment



Observations:

- Signs were refurbished in 2019 and are in good condition.
- Reserve an allowance for periodic refurbishment, with no plans to completely replace at this time.
- For major renovation

Location: **See generalnotes**

Quantity: **(3) Wood signs**

Life Expectancy: **6** *Remaining Life:* **5**

Best Cost: **\$6,300**

Allowance for general repairs

Worst Cost: **\$7,200**

Higher allowance for more renovation costs

Source of Information: Cost Database

General Notes:

Each location:
(1) 6x12 wood sign
(2) 10"x10" wood posts
Approx. 60 GSF of rock base

Locations:
470 & Arapahoe
S. Aurora & Irish
Arapahoe and Smoky Hill

Comp #: 802 Monuments - Major Renovation



Observations:

- While the materials used should have an indefinite life expectancy, we recommend planning on performing major repairs every 10 - 12 years, with a complete renovation every 20 - 25 years to maintain current trends and an appropriate appearance.
- Depending on the quality of flagstone, in our experience, we have seen some stones delaminate over a period of time, causing the need for replacement.
- Remaining life is based on observed conditions and approximately age of all monuments.
- Add this line item to the "major repair" line item for total renovation costs

Location: **Community entrances**

General Notes:

Quantity: **Approx. (6) ass't monuments**

(3) wood signs
(3) rock signs

Life Expectancy: **24** Remaining Life: **17**

Best Cost: **\$150,000**

Allowance for general repairs

Worst Cost: **\$165,000**

Higher allowance for more renovation costs

Source of Information: Cost Database

Comp #: 803 Mailboxes - Replace (2006)



Observations:

- This line item is for the original mailboxes that were installed when construction of the community began.
- Per new Postal regulations effective 2012, "all customers are responsible for repairs and replacement of keys, locks, or the boxes/cluster units themselves".
- Based on our experience, these boxes will have a life expectancy of 15 - 20 years due to location and quality.
- Remaining life is based on age and observed condition.

Location: **See appendix B for exact locations**

Quantity: **(21) CBU's, (4) Parcels**

Life Expectancy: **20** Remaining Life: **6**

Best Cost: **\$45,500**

Estimate to replace

Worst Cost: **\$54,700**

Higher estimate for better quality

Source of Information: Cost Database

General Notes:

(19) 16 Box CBU's
(0) 12 Box CBU's
(2) 8 box CBU's
(4) 2 box Parcel

Average cost for CBU's = \$1900 - \$2300 each
Average cost for parcels = \$1400 - \$1600 each

Comp #: 803 Mailboxes - Replace (2010, 2014)



Observations:

- This line item is for the original mailboxes that were installed in 2010 or 2014. For purposes of this report, we used 2012 as an average age for these mailboxes
- Per new Postal regulations effective 2012, "all customers are responsible for repairs and replacement of keys, locks, or the boxes/cluster units themselves".
- Based on our experience, these boxes will have a life expectancy of 15 - 20 years due to location and quality.
- Remaining life is based on age and observed condition.

Location: **See appendix B for exact locations**

Quantity: **(7) CBU's, (1) Parcels**

Life Expectancy: **20** Remaining Life: **12**

Best Cost: **\$14,700**

Estimate to replace

Worst Cost: **\$17,700**

Higher estimate for better quality

Source of Information: Cost Database

General Notes:

- (5) 16 Box CBU's**
- (1) 12 Box CBU's**
- (1) 18 box CBU's**
- (1) 2 box Parcel**

Average cost for CBU's = \$1900 - \$2300 each
Average cost for parcels = \$1400 - \$1600 each

Comp #: 803 Mailboxes - Replace (2016, 2018)



Observations:

- This line item is for the original mailboxes that were installed in 2016 or 2018. For purposes of this report, we used 2017 as an average age for these mailboxes
- Per new Postal regulations effective 2012, "all customers are responsible for repairs and replacement of keys, locks, or the boxes/cluster units themselves".
- Based on our experience, these boxes will have a life expectancy of 15 - 20 years due to location and quality.
- Remaining life is based on age and observed condition.

Location: **See appendix B for exact locations**

Quantity: **(9) CBU's**

Life Expectancy: **20** Remaining Life: **17**

Best Cost: **\$17,100**

Estimate to replace

Worst Cost: **\$20,700**

Higher estimate for better quality

Source of Information: Cost Database

General Notes:

(8) 16 Box CBU's
(1) 8 Box CBU's
(0) 2 box Parcel

Average cost for CBU's = \$1900 - \$2300 each
Average cost for parcels = \$1400 - \$1600 each

Comp #: 803 Mailboxes - Replace (2005)



Observations:

- This line item is for the original mailboxes that were installed when construction of the community began.
- Per new Postal regulations effective 2012, "all customers are responsible for repairs and replacement of keys, locks, or the boxes/cluster units themselves".
- Based on our experience, these boxes will have a life expectancy of 15 - 20 years due to location and quality.
- Remaining life is based on age and observed condition.

Location: **See appendix B for exact locations**

Quantity: **(37) CBU's, (11) Parcels**

Life Expectancy: **20** Remaining Life: **5**

Best Cost: **\$85,700**

Estimate to replace

Worst Cost: **\$102,700**

Higher estimate for better quality

Source of Information: Cost Database

General Notes:

- (26) 16 Box CBU's**
- (6) 12 Box CBU's**
- (5) 8 box CBU's**
- (11) 2 box Parcel**

Average cost for CBU's = \$1900 - \$2300 each
Average cost for parcels = \$1400 - \$1600 each

Comp #: 805 Monument Signs (small) - Renovate



Observations:

- Signs were refurbished in 2019 and are in good condition.
- Sign conditions vary due to location and differing levels of exposure. However, in order to maintain a consistent appearance in the clubhouse/pool area, we recommend replacing all signs at the same time.
- Frequency of repairs or rebuilding will depend on the level of exposure to elements and the quality of products used

Location: **Common areas**

Quantity: **(3) small signs**

Life Expectancy: **12** Remaining Life: **11**

Best Cost: **\$8,750**

Estimate to replace signage

Worst Cost: **\$9,500**

Higher estimate for larger signs/better quality

Source of Information: Cost database

General Notes:

- (1) pool sign**
- (1) wayfinding map**
- (1) bulletin board**

Comp #: 807 Flag Poles - Replace



Observations:

- Flag poles appeared in good condition with no signs of deterioration noted.
- It is unlikely that the flag poles will fail and require replacement within the scope of this report (30+ years).
- Reserve funding is not necessary for this component at this time.

Location: **Homestead House parking lot**

General Notes:

Quantity: **(1) 60' flag pole**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Comp #: 808 Street Signs - Replace



Observations:

- Conditions vary throughout community. Therefore, we do not recommend reserving to replace all signs at the same time.

- Funding provided below is for replacement of approximately 25% of the community signs every 4 years to maintain a safe and attractive environment.

Location: **Throughout property**

Quantity: **Approx. (255) signs**

Life Expectancy: **4** Remaining Life: **0**

Best Cost: **\$29,250**

Estimate to replace 65 signs every 4 years

Worst Cost: **\$34,125**

Higher estimate for more replacement

Source of Information: Cost Database

General Notes:

- stop/street signs - (126)**
- directional signs - (67)**
- speed limit - (25)**
- separate stop signs - (7)**
- no parking - 12**
- No outlet - 3**
- school zone - 3**
- Bus sign - 1**
- No "U-Turn" - 7**
- Deer Crossing - 4**

Comp #: 1005 Stone Ret. Wall - Major Repairs



Observations:

- The funding on this line item is an allowance for wall inspections and necessary repairs resulting from inspections.
- It was recommended in the ;ast Reserve Study that the district engages an engineer or reliable contractor to inspect and maintain the walls every 3 years.
- As the community ages, it may be necessary to adjust cost and or frequency of this project in future reserve study updates.

Location: **Throughout community**

Quantity: **Approx. 50,880 GSF**

Life Expectancy: **3** Remaining Life: **1**

Best Cost: **\$45,825**

Allowance for inspections/general repairs

Worst Cost: **\$57,275**

Higher allowance for more repairs

Source of Information: Cost Database

General Notes:

near clubhouse - 350 GSF
recreation area entry structure - 225 GSF
pool area - 585 GSF
E. Briarwood Dr. block retain wall - Approx. 800 GSF
Detention pond on E. Calhoun Ave - Approx. 9020 GSF
S. Bloxd Way - Approx. 120 GSF
E. Calhoun Ave. (between 23742&23702) - Approx. 1700 GSF
Island Park on S. Catawba Cir - Approx. 1055 GSF

Other common areas - 37,025 GSF

****Costs based on flat rate inspections and repairs to approximately 2% of the total face feet of wall on site.****

Comp #: 1007 Metal Handrail - Replace



Observations:

- Reserve to replace exterior handrails every 25 - 30 years.

Location: **Throughout common area**

Quantity: **Approx. 200 LF**

Life Expectancy: **32** Remaining Life: **12**

Best Cost: **\$11,000**

\$55/LF: Estimate to replace

Worst Cost: **\$12,000**

\$60/LF; Higher estimate

Source of Information: Cost Database

General Notes:

- Clubhouse - wood/metal rail - 60 LF**
- metal rail - 25 LF**
- Park area - 35 LF**
- Bridge to pool house loft/pool house loft - wood/metal rail - 40 LF**
- Shade structure South of clubhouse - 40 LF**

Comp #: 1009 Wood Rail Fencing - Replace



Observations:

- This type of fence has an average life expectancy of 15 - 20 years, depending on level of maintenance and exposure to elements.

Location: **Common areas**

Quantity: **Approx. 1410 LF**

Life Expectancy: **18** Remaining Life: **16**

Best Cost: **\$24,000**

\$17/LF; Estimate to replace with similar

Worst Cost: **\$28,200**

\$20/LF; Higher estimate for more labor

Source of Information: Cost Database

General Notes:

S. Addison Way - Approx. 480 LF
Island Park on S. Catawba Cir - Approx. 140 LF
Along Smoky Hill - Approx. 680 LF
Park at Fremont - Approx. 110 LF

Comp #: 1010 Trash Enclosure - Replace



Observations:

- Expect frequent repairs and replacement to the gates and possibly the siding due to the exposure to elements and probability of abuse from rubbish companies.
- In our experience, we typically see the need for repairs every 5 - 10 years, depending on the level of abuse.

Location: **Parking lot**

Quantity: **(1) Trash enclosure**

Life Expectancy: **10** *Remaining Life:* **1**

Best Cost: **\$4,600**

Estimate to replace gates

Worst Cost: **\$5,000**

Higher estimate for more labor/better quality

Source of Information: Cost Database

General Notes:

Enclosure -
(2) 7x7 wood gates
(1) 4x7 wood gate
wood privacy fencing - 20 LF
wood/metal fencing - 45 LF
dry stack flagstone wall - 130 GSF

Comp #: 1012 Concrete Perimeter Wall - Major Repairs



Observations:

- The funding on this line item is for major repairs/partial replacement of the brick privacy wall that runs along E. Smoky Hill Rd at the Northeast perimeter of the property.
- It is unlikely that this wall will fail and require complete replacement, therefore, we recommend reserving for major repairs of the wall every 8 years to ensure proper appearance and safety.

Location: **Northeast perimeter**

Quantity: **Approx. 13,935 GSF**

Life Expectancy: **8** Remaining Life: **1**

Best Cost: **\$22,500**

Allowance for major repairs every 8 years

Worst Cost: **\$27,500**

Higher allowance for more repairs/labor

Source of Information: Cost Database

General Notes:

along Smoky Hill Rd. -
 from S. Tallyn's Reach Pkwy to E. Ottawa Dr -
 905 LF x 6' tall = 5,412 GSF
 from E Ottawa Dr. to S. Kewaunee Ct -
 655 LF x 6' tall = 3,930 GSF
 from S. Kewaunee Ct. to E. Arapahoe Rd. -
 765 LF x 6' tall = 4,590 GSF

Comp #: 1201 Tennis Court - Replace (Sport Court)



Observations:

- Sport Court system installed in 2016.
- According to vendor, the average life expectancy ranges from 15 - 20 years.
- Asphalt layer will fail before court will fail. Suggest lifting court and repairing subsurface every 4 - 6 years to ensure maximum life of Sport Court system.

Location: **Recreation area**

Quantity: **Approx. 13200 GSF**

Life Expectancy: **20** Remaining Life: **16**

Best Cost: **\$60,000**

Estimate to replace

Worst Cost: **\$70,000**

\$80,000/court; Higher estimate for more labor

Source of Information: Past client cost

General Notes:

**Project History -
2016 - \$64,735 (Install sport court system over existing court)**

Comp #: 1202 Tennis Court - Subsurface Maintenance



Observations:

- Recommended to lift the tile surface, repair the subsurface (crack fill, etc.), and relay tiles every 4 - 5 years
- Remaining life is based on age of system.

Location: **Common area**

Quantity: **(2) courts**

Life Expectancy: **4** *Remaining Life:* **0**

Best Cost: **\$5,000**
\$2,500/court; Est. to crack fill, repaint/coat

Worst Cost: **\$6,000**
\$3,000/court; Higher estimate for some repairs

Source of Information: Research with contractor

General Notes:

Comp #: 1203 Tennis Court Windscreen - Replace



Observations:

- As long as the windscreen is removed and stored during Winter months, we expect the material to have a useful life of approximately 6 - 8 years in this environment.

Location: **Tennis court fence**

Quantity: **Approx. 1,120 GSF**

Life Expectancy: **7** *Remaining Life:* **1**

Best Cost: **\$2,350**
\$2.10/GSF; Estimate to replace with average quality

Worst Cost: **\$2,750**
\$2.45/GSF; Higher estimate for better quality

Source of Information: Cost Database

General Notes:

Comp #: 1204 Chain Link Fence - Replace



Observations:

- Average life of tennis court fencing ranges from 30 - 40 years, depending on level of use and abuse.
- Fence appears to be in a fair condition, but adjust the remaining life a few years so the replacement is coordinated with future court replacement

Location: **Tennis court perimeter**

Quantity: **Approx. 440 LF**

Life Expectancy: **40** *Remaining Life:* **16**

Best Cost: **\$19,800**
\$45/LF; Estimate to replace

Worst Cost: **\$22,000**
\$50/LF: Higher estimate

Source of Information: Cost database

General Notes:

Comp #: 1301 Play Equipment - Replace



Observations:

- Depending on overall level of use and care, the average life expectancy for play equipment ranges from 15 - 18 years.
- Expect high use for this facility due to the demographics of the community with the majority being young families with children.
- Manufacturer of equipment is "Burke".

Location: **Recreation area**

Quantity: **(3) Structures**

Life Expectancy: **17** Remaining Life: **15**

Best Cost: **\$85,000**

Estimate to replace and install with similar type

Worst Cost: **\$100,000**

Higher estimate for larger structure

Source of Information: Cost Database

General Notes:

Burke Play medium sized structure -
(3) slides, small metal canopy, climbing wall, fireman's pole, ladder, stairs, 3 platforms

separate music station

Burke small structure
(2) metal canopies, (4) platforms, (2) slides, (4) play station, (1) tunnel, (1) climbing wall

Climbing Structure
(2) walls, rope area

Comp #: 1303 Tot Lot Groundcover - Refill



Observations:

- Depending on the level of use and care, expect to refill groundcover bed every 3 to 4 years to maintain appearance and ensure proper function as a safety component.

Location: **Playground area**

Quantity: **Approx. 75 cu yd**

Life Expectancy: **4** *Remaining Life:* **2**

Best Cost: **\$3,000**

\$40/cu yd; Estimate for playground mulch

Worst Cost: **\$3,375**

\$45/cu yd; Higher estimate for better quality

Source of Information: Cost database

General Notes:

Comp #: 1305 Barbecue - Replace



Observations:

- This grill is a built-in charcoal unit with no moving parts, as such, it is unlikely that the entire piece will require replacement.
- Replace grills and charcoal pans on an as needed basis using operating funds, no reserve funding necessary.

Location: **Park area**

Quantity: **(1) barbecue**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

**Barbecue grill -
flagstone -
dry stack surround - 65 GSF
flagstone cap/coping - 20 GSF**

Comp #: 1306 Picnic Tables - Replace



Observations:

- We are recommending replacement of the picnic tables due to the aesthetics of the area, the picnic tables are dated in appearance.
- We recommend reserving to replace picnic tables every 10 - 12 years to ensure a safe and attractive appearance.

Location: **Park area/shade structure**

Quantity: **Approx. (2) tables**

Life Expectancy: **12** Remaining Life: **0**

Best Cost: **\$3,300**
\$1,650/table; Estimate to replace

Worst Cost: **\$3,800**
\$1,900/table; Higher estimate for better quality

Source of Information: Cost Database

General Notes:

Comp #: 1307 Site Furnishings - Replace



Observations:

- The average life expectancy for this type of furniture generally ranges between 10 - 15 years, depending on quality and levels of use and care.
- The remaining life is based on the average age of all furnishings.

Location: **Common areas**

Quantity: **Approx. (24) pieces**

Life Expectancy: **12** Remaining Life: **6**

Best Cost: **\$28,000**

Estimate to replace site furnishings

Worst Cost: **\$33,000**

Higher estimate for better quality

Source of Information: Cost Database

General Notes:

Park area:
 (4) trex/metal benches - \$850 - \$1000 each
 (2) trash receptacles - \$850 - \$1000/ea

Clubhouse/Tennis area:
 (1) trash receptacles - \$850 - \$1000/ea
 (4) benches - \$1,250 - \$1,500 each
 (1) picnic table - \$1600 - \$1900 each

Park on S. Catawba Cir. -
 (2) iron benches - \$1,250 - \$1,500/ea
 (1) iron trash receptacles - \$850 - \$1000/ea

Greenbelt to Catawba -
 (7) iron benches - \$1,250 - \$1,500/ea
 (2) trash receptacles - \$850 - \$1000/ea

Comp #: 1311 Pet Waste Pick Up Stations - Replace



Observations:

- Due to the varying ages of stations and low individual replacement cost of each station, it is an unlikely event that all will require replacement at the same time
- Therefore, we do not recommend reserving for replacement at this time.
- Maintain and replace on an as needed basis using operating funds.

Location: **Common areas**

Quantity: **Approx. (15) stations**

Life Expectancy: **N/A** Remaining Life:

Best Cost: **\$0**

Worst Cost: **\$0**

General Notes:

park area - 5
clubhouse/tennis/playground - 1
E. Glasgow Dr. - 2
E. Geddes Cr - 1
Greenbelt behind Catawba - 1
Park on Fremont - 1
24591 E. Ontario Dr. - 1
E. Briarwood to S. Fultondale Ct pathway - 1
Plymouth Cr - 1
E. Briarwood Dr (across from Coolidge) - 1

Source of Information:

Comp #: 1603 Landscape Lights - Replace



Observations:

- Due to the quantity of lights throughout the community, we recommend establishing an allowance for periodic partial replacement of lights that are needed every 6 years.
- Remaining life is based on the observation of numerous LED lights present and the assumption that some were replaced recently.

Location: **Common areas**

Quantity: **Numerous**

Life Expectancy: **6** Remaining Life: **4**

Best Cost: **\$6,500**

Allowance for partial replacement every 6 years

Worst Cost: **\$7,000**

Higher allowance for more lights

Source of Information: Cost Database

General Notes:

Park - 4
Clubhouse - 8
Monuments - numerous

Comp #: 1609 Street Lights - Partial Replace



Observations:

- The average replacement cycle for this type of light ranges between 25 - 30 years.
- Due to the quantity of lights and the varying ages, we recommend Reserving an allowance for partial replacement every 5 years.
- Continue to monitor deterioration rates and adjust accordingly in future updates.

Location: **Homestead House parking lot**

Quantity: **Approx. (290) lights**

Life Expectancy: **5** Remaining Life: **0**

Best Cost: **\$138,750**

Allowance to partially replace (75) every 5 years

Worst Cost: **\$150,000**

Higher allowance for more replacement

Source of Information: Cost database

General Notes:

**Quantity provided in past Reserve Study from Geo Lens Data:
(290) street lights throughout community**

Comp #: 1701 Irrigation System - Replace



Observations:

- information retained from past Reserve Study
- This line item is for complete replacement of the irrigation system every 30 years to ensure proper function and water conservation efforts.
- Norris Designs recommends a life expectancy of 30 years on the entire system and assumes the overall age of the system is approximately 16 years.
- Reserve to replace the irrigation system every 25 - 30 years.
- Add the costs reported below to the costs reported on component #1703 for total irrigation system replacement.

Location: **Throughout property**

General Notes:

Quantity: **Extensive system**

Life Expectancy: **30** Remaining Life: **11**

Best Cost: **\$8,250,000**

Estimate to replace irrigation system

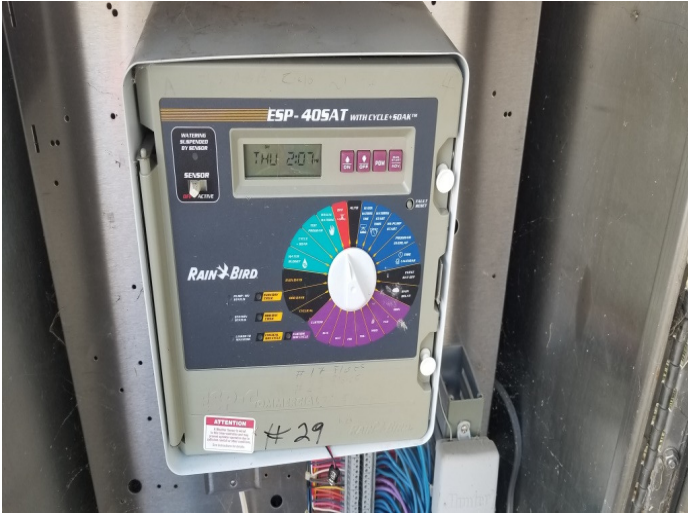
Worst Cost: **\$9,000,000**

Higher estimate

Source of Information: 2016 Norris Designs + inflation



Comp #: 1703 Irrigation Controllers - Replace



Observations:

- In order to conserve water and increase the effectiveness of the irrigation system, Norris Design recommends a complete overhaul of the irrigation system's controls.
- The timeline for this project comes at approximately 1/2 the life of the system, therefore, we recommend reserving to update the system with new technology every 12 - 15 years to ensure maximum conservation and effectiveness of the system.
- The costs reported on this line item are subtracted from the costs of the total irrigation replacement line item (#1701) to reflect actual.

Location: **Throughout Property**

Quantity: **Approx. (37) controllers**

Life Expectancy: **15** Remaining Life: **0**

Best Cost: **\$296,000**

Estimate to replace/update control systems

Worst Cost: **\$323,750**

Higher estimate for more options/more labor

Source of Information: 2016 Norris Designs + inflation

General Notes:

NOTE - Despite past recommendation from Norris design, controllers we observed in 2018/2019 remained the same. Therefore, keep RUL at '0' at this time.

Comp #: 1704 Backflow Enclosures - Replace



Observations:

- The types of enclosures are coated steel cages, which have a small replacement cost (approximately \$400 each + install). Stainless steel enclosures have a long life expectancy under normal conditions.
- Due to a low cost, we suggest treating replacement on an as needed basis with general operating funds.

Location: **Throughout property**

Quantity: **Approx. (35) devices**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Comp #: 1706 Backflow Devices - Replace



Observations:

- Due to the ability to rebuild and replace these devices for a relatively low cost and the fact that failure of the device is unpredictable, we do not recommend reserving for replacement.
- Repair and/or replace these devices on an as needed basis using operating funds.

Location: **Throughout property**

Quantity: **Approx. (26) devices**

Life Expectancy: **N/A** Remaining Life:

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

E. Euclid & S. Aurora Parkway - 1
25000 E. Ottawa Dr. - 1
E Ottawa Dr & Tallyn's Reach Pkwy - 1
Tallyns Reach Pkwy and E. Ontario Dr
24208 E. Arapahoe Pl (cul de sac) - 1
6741 S. Fultondale Ct. - 1
25150 E. Ottawa Dr. - 1
E. Arapahoe Rd/E. Davies Dr - 1

Comp #: 1801 Landscaping - Replace



Observations:

- information retained from past Reserve Study
- This line item is for landscaping replacement/refurbishment scheduled to occur simultaneously with component #1701 (irrigation system replacement) every 30 years.
- Norris Design reported that the landscaping cost at the time of irrigation system replacement will be approximately 75% of the cost of the irrigation system replacement project.
- Additionally, we have provided a cyclical allowance for general/local refurbishment every 5 years on component #1805, costs reported on component #1805 should be added to the costs on this line item for actual.

Location: **Throughout property**

General Notes:

Quantity: **Extensive area**

Life Expectancy: **30** *Remaining Life:* **16**

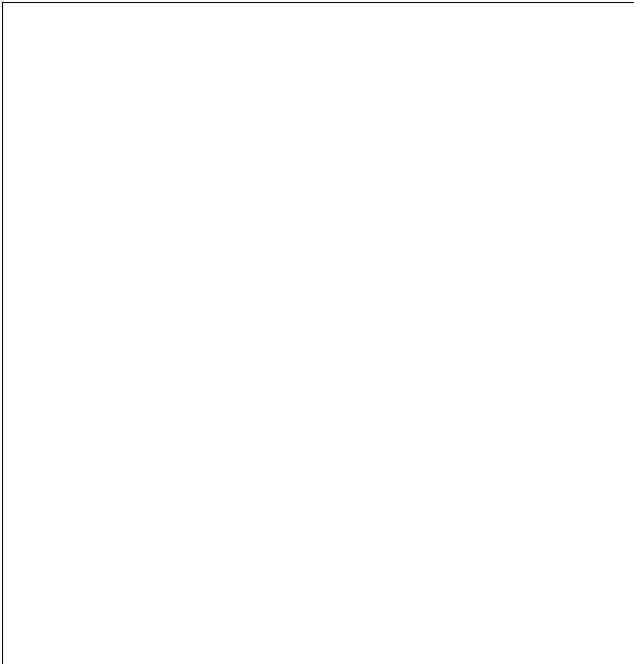
Best Cost: **\$6,550,000**

Estimate to replace landscaping w/irrigation system

Worst Cost: **\$7,250,000**

Higher estimate for more scope/labor

Source of Information: 2016 Norris Design + inflation



Comp #: 1804 Tree - Maintenance/Replacement



Observations:

- This line item is for ongoing, cyclical maintenance and replacement of trees throughout the metro district.
- Norris Designs recommends reserving approximately \$28,000/year for cyclical tree replacement and maintenance, however, due to industry restrictions, we cannot recommend reserving for annual expenses, therefore, we have provided an allowance for major maintenance and replacement every 3 years.

Location: **Throughout metro district**

Quantity: **Approx. (5,027) trees**

Life Expectancy: **3** *Remaining Life:* **2**

Best Cost: **\$110,000**

Allowance to maintain/cyclically replace trees

Worst Cost: **\$125,000**

Higher allowance for more replacement/maint.

Source of Information: Norris Designs Memorandum

General Notes:

Comp #: 1805 Landscaping - Periodic Refurbish



Observations:

- This line item is for projects that lie outside the scope of routine maintenance.
- In order to preserve an attractive curb appeal and to maintain the health of the plants and shrubs, we recommend reserving for refurbishment projects every 4 - 5 years.
- This line item is for cyclical refurbishment and should not be considered as complete landscaping replacement.
- Add the costs on this line item to costs on component #1801 for total landscape replacement costs.

Location: **Throughout property**

Quantity: **Extensive area**

Life Expectancy: **5** *Remaining Life:* **1**

Best Cost: **\$350,000**

Allowance for general refurbishment/replacement

Worst Cost: **\$400,000**

Higher allowance for more labor/material

Source of Information: Cost database

General Notes:

Comp #: 2005 Windmill - Major Repairs



Observations:

- Since this is a decorative asset and no components are relying on its proper function, we do not recommend reserving a large allowance for rebuilding or replacing this windmill.
- Reserve a small allowance to ensure proper safety and appearance every 3 years.

Location: **Park area**

Quantity: **(1) windmill**

Life Expectancy: **3** *Remaining Life:* **0**

Best Cost: **\$1,800**

Allowance for repairs every 3 years

Worst Cost: **\$2,100**

Higher allowance for more repairs

Source of Information: Cost Database

General Notes:

windmill - 30' tall, steel construction

Funding Summary For Tallyn's Reach Metro District

Beginning Assumptions

| | |
|---|---|
| Financial Information Source | Research With Client |
| # of residences | 1805 |
| Fiscal Year End | December 31, 2020 |
| Budgeted Annual Revenues (2019) | \$1,443,204.00 |
| Budgeted Annual Reserve Allocation (2019) | \$250,020.00 |
| Projected Starting Reserve Balance (as of 1/1/2020) | \$636,368 |
| | Reserve Balance: Average Per Residence \$353 |
| Ideal Starting Reserve Balance (as of 1/1/2020) | \$10,586,297 |
| Ideal Reserve Balance: Avg. Per Residence | \$5,865 |

Economic Factors

| | |
|--|-------|
| Past 20 year Average Inflation Rate (Based on CCI) | 3.75% |
| Current Average Interest Rate | 1.00% |

Current Reserve Status

| | |
|---|----|
| Current Balance as a % of Ideal Balance | 6% |
|---|----|

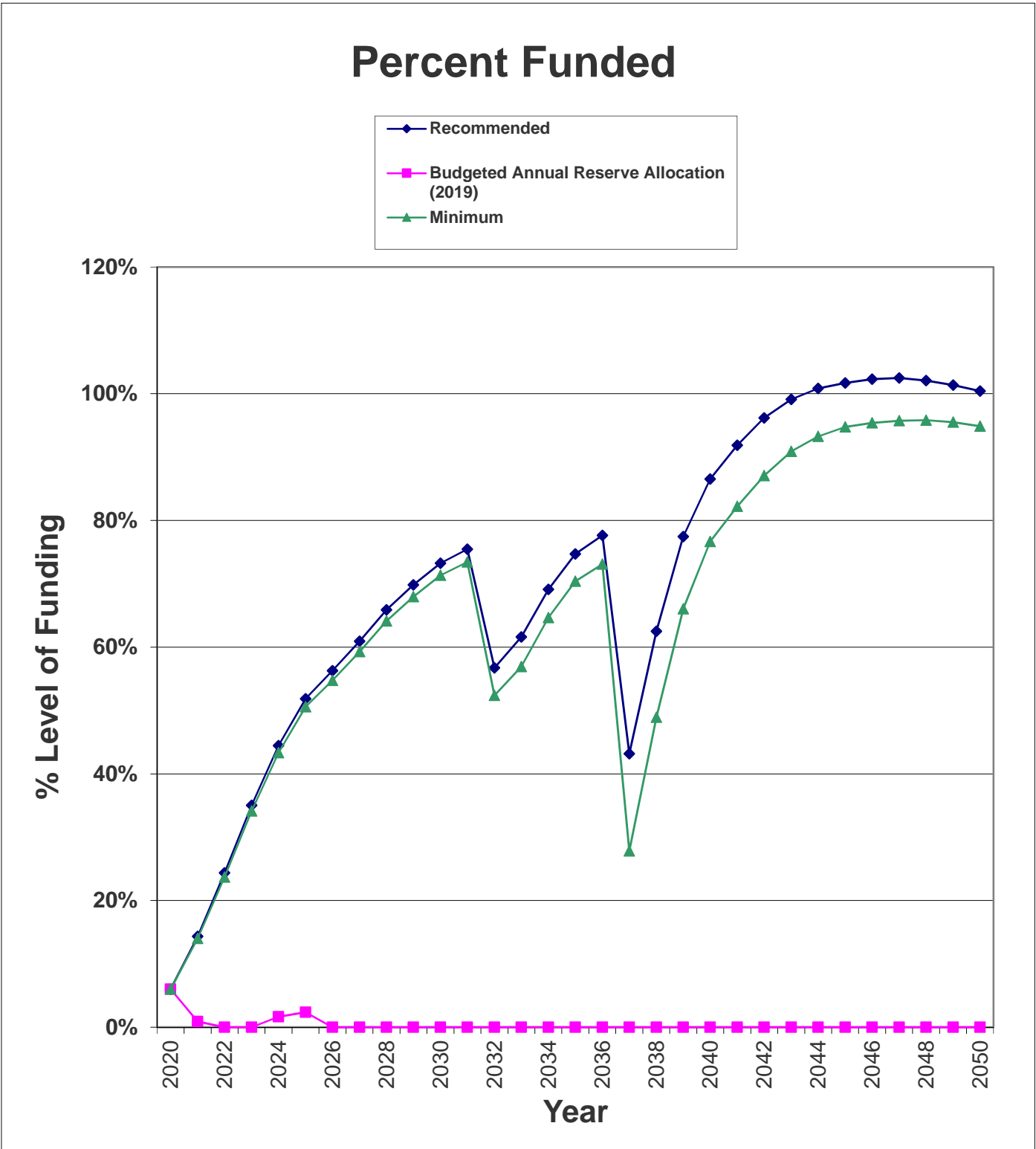
Recommendations for 2020 Fiscal Year

| | |
|------------------------------------|-------------|
| Annual Reserve Allocation | \$1,728,000 |
| Minimum Monthly Reserve Allocation | \$1,689,000 |
| Primary Annual Increases | 2.00% |
| # of Years | 30 |
| Additional Revenues (2020) | \$0 |

Changes From Prior Year (2019 to 2020)

| | |
|---|-------------|
| Increase/Decrease to Reserve Allocation | \$1,477,980 |
| as Percentage | 591% |

Percent Funded Graph For Tallyn's Reach Metro District



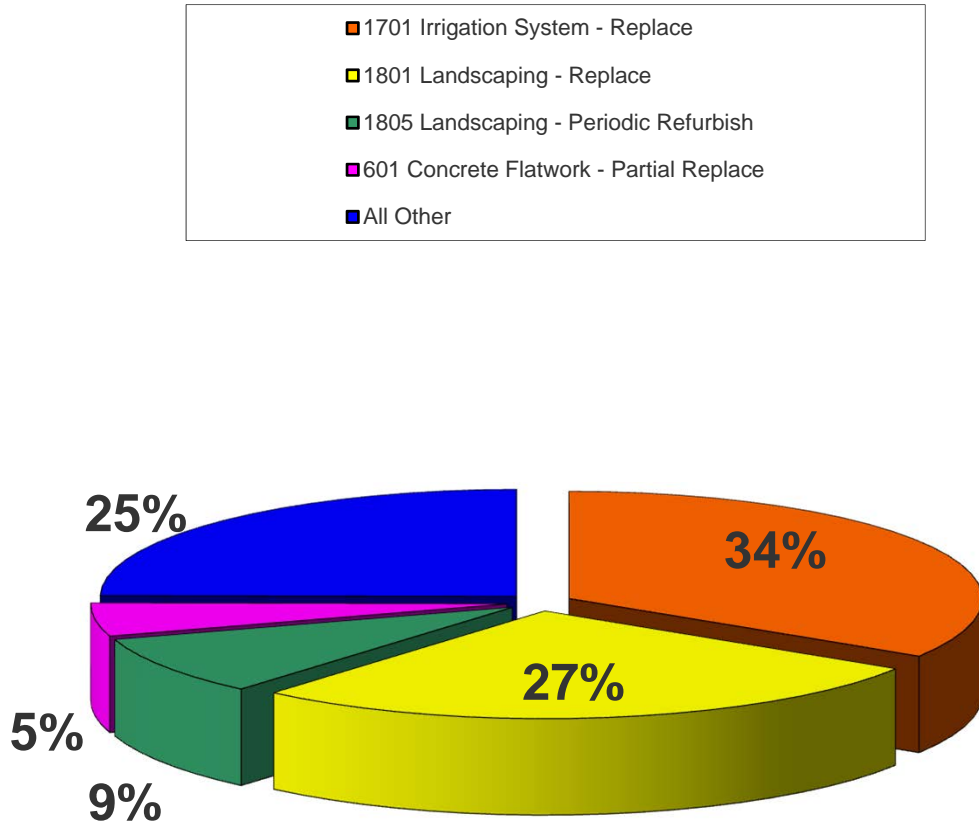
Component Inventory for Tallyns Reach Metro District

| Category | Asset # | Asset Name | UL | RUL | Best Cost | Worst Cost |
|----------------------|---------|--|-----|-----|-------------|-------------|
| Roofing | 108 | Metal Roof - Replace | 25 | 7 | \$12,000 | \$14,400 |
| Painted Surfaces | 207 | Exterior Metal Surfaces - Repaint | 4 | 0 | \$1,825 | \$2,100 |
| Drive Materials | 401 | Asphalt - Major Overlay | 25 | 12 | \$131,600 | \$1,555,100 |
| | 402 | Asphalt - Surface Application | 5 | 0 | \$14,100 | \$16,925 |
| | 403 | Drive Concrete - Major Repair/Partial Re | 5 | 0 | \$61,650 | \$69,700 |
| | 404 | Brick Pavers - Repair/Replace | 10 | 5 | \$39,100 | \$43,000 |
| Walking Surfaces | 601 | Concrete Flatwork - Partial Replace | 5 | 0 | \$201,600 | \$220,800 |
| Prop. Identification | 801 | Rock Monuments - Minor Refurbishment | 12 | 5 | \$22,500 | \$24,000 |
| | 801 | Wood Monuments - Minor Refurbishmen | 6 | 5 | \$6,300 | \$7,200 |
| | 802 | Monuments - Major Renovation | 24 | 17 | \$150,000 | \$165,000 |
| | 803 | Mailboxes - Replace (2006) | 20 | 6 | \$45,500 | \$54,700 |
| | 803 | Mailboxes - Replace (2010, 2014) | 20 | 12 | \$14,700 | \$17,700 |
| | 803 | Mailboxes - Replace (2016, 2018) | 20 | 17 | \$17,100 | \$20,700 |
| | 803 | Mailboxes - Replace (2005) | 20 | 5 | \$85,700 | \$102,700 |
| | 805 | Monument Signs (small) - Renovate | 12 | 11 | \$8,750 | \$9,500 |
| | 807 | Flag Poles - Replace | N/A | | \$0 | \$0 |
| | 808 | Street Signs - Replace | 4 | 0 | \$29,250 | \$34,125 |
| Fencing/Walls | 1005 | Stone Ret. Wall - Major Repairs | 3 | 1 | \$45,825 | \$57,275 |
| | 1007 | Metal Handrail - Replace | 32 | 12 | \$11,000 | \$12,000 |
| | 1009 | Wood Rail Fencing - Replace | 18 | 16 | \$24,000 | \$28,200 |
| | 1010 | Trash Enclosure - Replace | 10 | 1 | \$4,600 | \$5,000 |
| | 1012 | Concrete Perimeter Wall - Major Repairs | 8 | 1 | \$22,500 | \$27,500 |
| Courts | 1201 | Tennis Court - Replace (Sport Court) | 20 | 16 | \$60,000 | \$70,000 |
| | 1202 | Tennis Court - Subsurface Maintenance | 4 | 0 | \$5,000 | \$6,000 |
| | 1203 | Tennis Court Windscreen - Replace | 7 | 1 | \$2,350 | \$2,750 |
| | 1204 | Chain Link Fence - Replace | 40 | 16 | \$19,800 | \$22,000 |
| Recreation Equip. | 1301 | Play Equipment - Replace | 17 | 15 | \$85,000 | \$100,000 |
| | 1303 | Tot Lot Groundcover - Refill | 4 | 2 | \$3,000 | \$3,375 |
| | 1305 | Barbecue - Replace | N/A | | \$0 | \$0 |
| | 1306 | Picnic Tables - Replace | 12 | 0 | \$3,300 | \$3,800 |
| | 1307 | Site Furnishings - Replace | 12 | 6 | \$28,000 | \$33,000 |
| | 1311 | Pet Waste Pick Up Stations - Replace | N/A | | \$0 | \$0 |
| Light Fixtures | 1603 | Landscape Lights - Replace | 6 | 4 | \$6,500 | \$7,000 |
| | 1609 | Street Lights - Partial Replace | 5 | 0 | \$138,750 | \$150,000 |
| Irrig. System | 1701 | Irrigation System - Replace | 30 | 11 | \$8,250,000 | \$9,000,000 |
| | 1703 | Irrigation Controllers - Replace | 15 | 0 | \$296,000 | \$323,750 |
| | 1704 | Backflow Enclosures - Replace | N/A | | \$0 | \$0 |
| | 1706 | Backflow Devices - Replace | N/A | | \$0 | \$0 |
| Landscaping | 1801 | Landscaping - Replace | 30 | 16 | \$6,550,000 | \$7,250,000 |
| | 1804 | Tree - Maintenance/Replacement | 3 | 2 | \$110,000 | \$125,000 |
| | 1805 | Landscaping - Periodic Refurbish | 5 | 1 | \$350,000 | \$400,000 |
| Miscellaneous | 2005 | Windmill - Major Repairs | 3 | 0 | \$1,800 | \$2,100 |

Significant Components For Tallyn's Reach Metro District

| ID | Asset Name | UL | RUL | Ave Curr Cost | Significance: (Curr Cost/UL) | |
|------|---|----|-----|------------------|---------------------------------|----------|
| | | | | | As \$ | As % |
| 108 | Metal Roof - Replace | 25 | 7 | \$13,200 | \$528 | 0.0625% |
| 207 | Exterior Metal Surfaces - Repaint | 4 | 0 | \$1,963 | \$491 | 0.0581% |
| 401 | Asphalt - Major Overlay | 25 | 12 | \$843,350 | \$33,734 | 3.9933% |
| 402 | Asphalt - Surface Application | 5 | 0 | \$15,513 | \$3,103 | 0.3673% |
| 403 | Drive Concrete - Major Repair/Partial Replace | 5 | 0 | \$65,675 | \$13,135 | 1.5549% |
| 404 | Brick Pavers - Repair/Replace | 10 | 5 | \$41,050 | \$4,105 | 0.4859% |
| 601 | Concrete Flatwork - Partial Replace | 5 | 0 | \$211,200 | \$42,240 | 5.0002% |
| 801 | Rock Monuments - Minor Refurbishment | 12 | 5 | \$23,250 | \$1,938 | 0.2294% |
| 801 | Wood Monuments - Minor Refurbishment | 6 | 5 | \$6,750 | \$1,125 | 0.1332% |
| 802 | Monuments - Major Renovation | 24 | 17 | \$157,500 | \$6,563 | 0.7768% |
| 803 | Mailboxes - Replace (2005) | 20 | 5 | \$94,200 | \$4,710 | 0.5575% |
| 803 | Mailboxes - Replace (2006) | 20 | 6 | \$50,100 | \$2,505 | 0.2965% |
| 803 | Mailboxes - Replace (2010, 2014) | 20 | 12 | \$16,200 | \$810 | 0.0959% |
| 803 | Mailboxes - Replace (2016, 2018) | 20 | 17 | \$18,900 | \$945 | 0.1119% |
| 805 | Monument Signs (small) - Renovate | 12 | 11 | \$9,125 | \$760 | 0.0900% |
| 808 | Street Signs - Replace | 4 | 0 | \$31,688 | \$7,922 | 0.9378% |
| 1005 | Stone Ret. Wall - Major Repairs | 3 | 1 | \$51,550 | \$17,183 | 2.0341% |
| 1007 | Metal Handrail - Replace | 32 | 12 | \$11,500 | \$359 | 0.0425% |
| 1009 | Wood Rail Fencing - Replace | 18 | 16 | \$26,100 | \$1,450 | 0.1716% |
| 1010 | Trash Enclosure - Replace | 10 | 1 | \$4,800 | \$480 | 0.0568% |
| 1012 | Concrete Perimeter Wall - Major Repairs | 8 | 1 | \$25,000 | \$3,125 | 0.3699% |
| 1201 | Tennis Court - Replace (Sport Court) | 20 | 16 | \$65,000 | \$3,250 | 0.3847% |
| 1202 | Tennis Court - Subsurface Maintenance | 4 | 0 | \$5,500 | \$1,375 | 0.1628% |
| 1203 | Tennis Court Windscreen - Replace | 7 | 1 | \$2,550 | \$364 | 0.0431% |
| 1204 | Chain Link Fence - Replace | 40 | 16 | \$20,900 | \$523 | 0.0619% |
| 1301 | Play Equipment - Replace | 17 | 15 | \$92,500 | \$5,441 | 0.6441% |
| 1303 | Tot Lot Groundcover - Refill | 4 | 2 | \$3,188 | \$797 | 0.0943% |
| 1306 | Picnic Tables - Replace | 12 | 0 | \$3,550 | \$296 | 0.0350% |
| 1307 | Site Furnishings - Replace | 12 | 6 | \$30,500 | \$2,542 | 0.3009% |
| 1603 | Landscape Lights - Replace | 6 | 4 | \$6,750 | \$1,125 | 0.1332% |
| 1609 | Street Lights - Partial Replace | 5 | 0 | \$144,375 | \$28,875 | 3.4181% |
| 1701 | Irrigation System - Replace | 30 | 11 | \$8,625,000 | \$287,500 | 34.0328% |
| 1703 | Irrigation Controllers - Replace | 15 | 0 | \$309,875 | \$20,658 | 2.4454% |
| 1801 | Landscaping - Replace | 30 | 16 | \$6,900,000 | \$230,000 | 27.2263% |
| 1804 | Tree - Maintenance/Replacement | 3 | 2 | \$117,500 | \$39,167 | 4.6364% |
| 1805 | Landscaping - Periodic Refurbish | 5 | 1 | \$375,000 | \$75,000 | 8.8781% |
| 2005 | Windmill - Major Repairs | 3 | 0 | \$1,950 | \$650 | 0.0769% |

Significant Components Graph For Tallyn's Reach Metro District



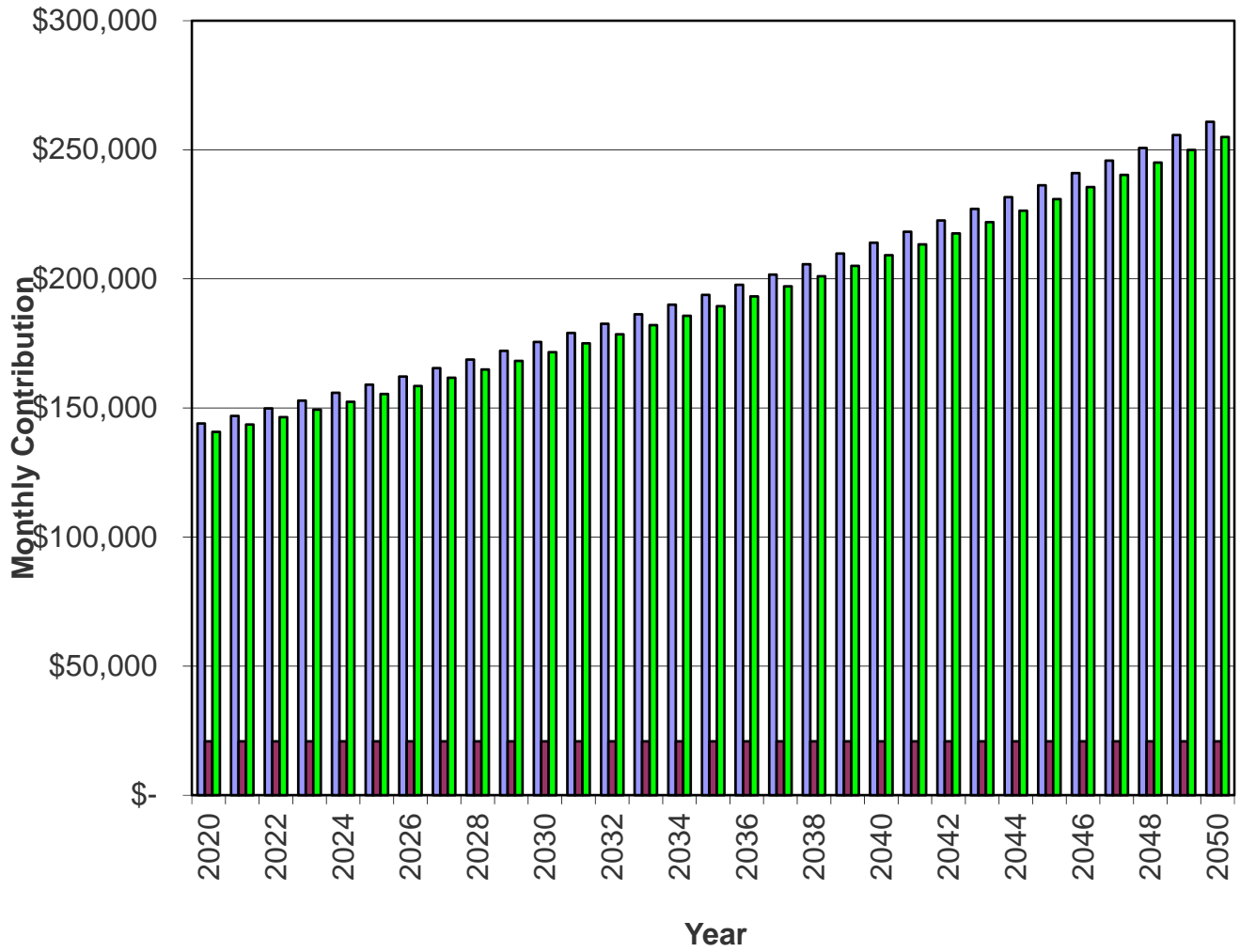
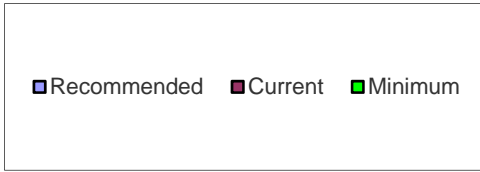
| Asset ID | Asset Name | UL | RUL | Average Curr. Cost | Significance: (Curr Cost/UL) | |
|-----------|---|----|-----|-----------------------|---------------------------------|------|
| | | | | | As \$ | As % |
| 1701 | Irrigation System - Replace | 30 | 11 | \$8,625,000 | \$287,500 | 34% |
| 1801 | Landscaping - Replace | 30 | 16 | \$6,900,000 | \$230,000 | 27% |
| 1805 | Landscaping - Periodic Refurbish | 5 | 1 | \$375,000 | \$75,000 | 9% |
| 601 | Concrete Flatwork - Partial Replace | 5 | 0 | \$211,200 | \$42,240 | 5% |
| All Other | See Expanded Table on Page 4 For Additional Breakdown | | | | \$210,032 | 25% |

Yearly Summary For Tallyn's Reach Metro District

| Fiscal Year Start | Fully Funded Balance | Starting Reserve Balance | Percent Funded | Annual Reserve Contribs | Rec. Special Ass'mnt | Interest Income | Reserve Expenses |
|--------------------------|-----------------------------|---------------------------------|-----------------------|--------------------------------|-----------------------------|------------------------|-------------------------|
| 2020 | \$10,586,297 | \$636,368 | 6% | \$1,728,000 | \$0 | \$11,098 | \$791,288 |
| 2021 | \$11,038,773 | \$1,584,179 | 14% | \$1,762,560 | \$0 | \$22,376 | \$476,109 |
| 2022 | \$11,868,083 | \$2,893,006 | 24% | \$1,797,811 | \$0 | \$37,441 | \$129,909 |
| 2023 | \$13,121,773 | \$4,598,349 | 35% | \$1,833,767 | \$0 | \$55,395 | \$2,178 |
| 2024 | \$14,590,377 | \$6,485,334 | 44% | \$1,870,443 | \$0 | \$73,979 | \$112,910 |
| 2025 | \$16,035,872 | \$8,316,846 | 52% | \$1,907,852 | \$0 | \$88,789 | \$864,926 |
| 2026 | \$16,793,439 | \$9,448,561 | 56% | \$1,946,009 | \$0 | \$101,808 | \$574,622 |
| 2027 | \$17,920,114 | \$10,921,756 | 61% | \$1,984,929 | \$0 | \$119,269 | \$83,783 |
| 2028 | \$19,639,275 | \$12,942,171 | 66% | \$2,024,627 | \$0 | \$139,113 | \$213,721 |
| 2029 | \$21,330,623 | \$14,892,189 | 70% | \$2,065,120 | \$0 | \$159,791 | \$37,536 |
| 2030 | \$23,312,310 | \$17,079,564 | 73% | \$2,106,422 | \$0 | \$178,545 | \$719,993 |
| 2031 | \$24,706,040 | \$18,644,538 | 75% | \$2,148,551 | \$0 | \$129,278 | \$13,700,254 |
| 2032 | \$12,732,508 | \$7,222,113 | 57% | \$2,191,522 | \$0 | \$76,407 | \$1,424,330 |
| 2033 | \$13,095,515 | \$8,065,711 | 62% | \$2,235,352 | \$0 | \$91,838 | \$83,191 |
| 2034 | \$14,914,690 | \$10,309,711 | 69% | \$2,280,059 | \$0 | \$114,009 | \$202,067 |
| 2035 | \$16,731,789 | \$12,501,712 | 75% | \$2,325,660 | \$0 | \$129,554 | \$1,536,779 |
| 2036 | \$17,287,295 | \$13,420,148 | 78% | \$2,372,174 | \$0 | \$78,980 | \$13,488,684 |
| 2037 | \$5,520,624 | \$2,382,618 | 43% | \$2,419,617 | \$0 | \$32,812 | \$652,377 |
| 2038 | \$6,689,605 | \$4,182,670 | 63% | \$2,468,010 | \$0 | \$54,068 | \$69,134 |
| 2039 | \$8,568,993 | \$6,635,614 | 77% | \$2,517,370 | \$0 | \$78,785 | \$103,753 |
| 2040 | \$10,546,699 | \$9,128,015 | 87% | \$2,567,717 | \$0 | \$98,373 | \$1,239,135 |
| 2041 | \$11,486,761 | \$10,554,969 | 92% | \$2,619,071 | \$0 | \$115,036 | \$827,045 |
| 2042 | \$12,958,250 | \$12,462,032 | 96% | \$2,671,453 | \$0 | \$137,889 | \$143,937 |
| 2043 | \$15,264,849 | \$15,127,436 | 99% | \$2,724,882 | \$0 | \$164,094 | \$311,029 |
| 2044 | \$17,558,463 | \$17,705,384 | 101% | \$2,779,380 | \$0 | \$191,286 | \$108,028 |
| 2045 | \$20,225,347 | \$20,568,021 | 102% | \$2,834,967 | \$0 | \$212,688 | \$1,628,000 |
| 2046 | \$21,494,787 | \$21,987,676 | 102% | \$2,891,667 | \$0 | \$228,272 | \$1,421,393 |
| 2047 | \$23,108,686 | \$23,686,222 | 102% | \$2,949,500 | \$0 | \$252,740 | \$5,269 |
| 2048 | \$26,337,932 | \$26,883,192 | 102% | \$3,008,490 | \$0 | \$283,807 | \$273,180 |
| 2049 | \$29,499,122 | \$29,902,309 | 101% | \$3,068,660 | \$0 | \$313,619 | \$436,406 |

Reserve Contributions For Tallyn's Reach Metro District

Reserve Contributions



Component Funding Information For Tallyn's Reach Metro District

| ID | Component Name | Ave Current Cost | Future Cost | Ideal Balance | Current Fund | |
|------|---|------------------|--------------|---------------|--------------|-------------|
| | | | | | Balance | Monthly |
| 108 | Metal Roof - Replace | \$13,200 | \$17,080 | \$9,504 | \$0 | \$90.00 |
| 207 | Exterior Metal Surfaces - Repaint | \$1,963 | \$2,274 | \$1,963 | \$1,963 | \$83.63 |
| 401 | Asphalt - Major Overlay | \$843,350 | \$1,311,792 | \$438,542 | \$0 | \$5,750.30 |
| 402 | Asphalt - Surface Application | \$15,513 | \$18,648 | \$15,513 | \$15,513 | \$528.85 |
| 403 | Drive Concrete - Major Repair/Partial Replace | \$65,675 | \$78,948 | \$65,675 | \$65,675 | \$2,238.99 |
| 404 | Brick Pavers - Repair/Replace | \$41,050 | \$49,346 | \$20,525 | \$0 | \$699.74 |
| 601 | Concrete Flatwork - Partial Replace | \$211,200 | \$253,883 | \$211,200 | \$211,200 | \$7,200.23 |
| 801 | Rock Monuments - Minor Refurbishment | \$23,250 | \$27,949 | \$13,563 | \$0 | \$330.27 |
| 801 | Wood Monuments - Minor Refurbishment | \$6,750 | \$8,114 | \$1,125 | \$0 | \$191.77 |
| 802 | Monuments - Major Renovation | \$157,500 | \$294,495 | \$45,938 | \$0 | \$1,118.64 |
| 803 | Mailboxes - Replace (2005) | \$94,200 | \$113,238 | \$70,650 | \$0 | \$802.87 |
| 803 | Mailboxes - Replace (2006) | \$50,100 | \$62,484 | \$35,070 | \$0 | \$427.00 |
| 803 | Mailboxes - Replace (2010, 2014) | \$16,200 | \$25,198 | \$6,480 | \$0 | \$138.07 |
| 803 | Mailboxes - Replace (2016, 2018) | \$18,900 | \$35,339 | \$2,835 | \$0 | \$161.08 |
| 805 | Monument Signs (small) - Renovate | \$9,125 | \$13,681 | \$760 | \$0 | \$129.62 |
| 808 | Street Signs - Replace | \$31,688 | \$36,715 | \$31,688 | \$31,688 | \$1,350.36 |
| 1005 | Stone Ret. Wall - Major Repairs | \$51,550 | \$53,483 | \$34,367 | \$0 | \$2,929.07 |
| 1007 | Metal Handrail - Replace | \$11,500 | \$17,888 | \$7,188 | \$0 | \$61.26 |
| 1009 | Wood Rail Fencing - Replace | \$26,100 | \$47,038 | \$2,900 | \$0 | \$247.17 |
| 1010 | Trash Enclosure - Replace | \$4,800 | \$4,980 | \$4,320 | \$0 | \$81.82 |
| 1012 | Concrete Perimeter Wall - Major Repairs | \$25,000 | \$25,938 | \$21,875 | \$0 | \$532.69 |
| 1201 | Tennis Court - Replace (Sport Court) | \$65,000 | \$117,145 | \$13,000 | \$0 | \$554.00 |
| 1202 | Tennis Court - Subsurface Maintenance | \$5,500 | \$6,373 | \$5,500 | \$5,500 | \$234.38 |
| 1203 | Tennis Court Windscreen - Replace | \$2,550 | \$2,646 | \$2,186 | \$0 | \$62.10 |
| 1204 | Chain Link Fence - Replace | \$20,900 | \$37,667 | \$12,540 | \$0 | \$89.07 |
| 1301 | Play Equipment - Replace | \$92,500 | \$160,681 | \$10,882 | \$0 | \$927.50 |
| 1303 | Tot Lot Groundcover - Refill | \$3,188 | \$3,431 | \$1,594 | \$0 | \$135.84 |
| 1306 | Picnic Tables - Replace | \$3,550 | \$5,522 | \$3,550 | \$3,550 | \$50.43 |
| 1307 | Site Furnishings - Replace | \$30,500 | \$38,039 | \$15,250 | \$0 | \$433.25 |
| 1603 | Landscape Lights - Replace | \$6,750 | \$7,821 | \$2,250 | \$0 | \$191.77 |
| 1609 | Street Lights - Partial Replace | \$144,375 | \$173,553 | \$144,375 | \$144,375 | \$4,922.04 |
| 1701 | Irrigation System - Replace | \$8,625,000 | \$12,930,885 | \$5,462,500 | \$0 | \$49,007.28 |
| 1703 | Irrigation Controllers - Replace | \$309,875 | \$538,280 | \$309,875 | \$156,906 | \$3,521.42 |
| 1801 | Landscaping - Replace | \$6,900,000 | \$12,435,372 | \$3,220,000 | \$0 | \$39,205.82 |
| 1804 | Tree - Maintenance/Replacement | \$117,500 | \$126,478 | \$39,167 | \$0 | \$6,676.35 |
| 1805 | Landscaping - Periodic Refurbish | \$375,000 | \$389,063 | \$300,000 | \$0 | \$12,784.51 |
| 2005 | Windmill - Major Repairs | \$1,950 | \$2,178 | \$1,950 | \$0 | \$110.80 |

Yearly Cash Flow For Tallyn's Reach Metro District

| Year | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|
| Starting Balance | \$636,368 | \$1,584,179 | \$2,893,006 | \$4,598,349 | \$6,485,334 |
| <i>Reserve Income</i> | \$1,728,000 | \$1,762,560 | \$1,797,811 | \$1,833,767 | \$1,870,443 |
| <i>Interest Earnings</i> | \$11,098 | \$22,376 | \$37,441 | \$55,395 | \$73,979 |
| <i>Special Assessments</i> | \$0 | \$0 | \$0 | \$0 | \$0 |
| Funds Available | \$2,375,466 | \$3,369,115 | \$4,728,258 | \$6,487,512 | \$8,429,756 |
| Reserve Expenditures | \$791,288 | \$476,109 | \$129,909 | \$2,178 | \$112,910 |
| Ending Balance | \$1,584,179 | \$2,893,006 | \$4,598,349 | \$6,485,334 | \$8,316,846 |

| Year | 2025 | 2026 | 2027 | 2028 | 2029 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Balance | \$8,316,846 | \$9,448,561 | \$10,921,756 | \$12,942,171 | \$14,892,189 |
| <i>Reserve Income</i> | \$1,907,852 | \$1,946,009 | \$1,984,929 | \$2,024,627 | \$2,065,120 |
| <i>Interest Earnings</i> | \$88,789 | \$101,808 | \$119,269 | \$139,113 | \$159,791 |
| <i>Special Assessments</i> | \$0 | \$0 | \$0 | \$0 | \$0 |
| Funds Available | \$10,313,487 | \$11,496,378 | \$13,025,954 | \$15,105,911 | \$17,117,100 |
| Reserve Expenditures | \$864,926 | \$574,622 | \$83,783 | \$213,721 | \$37,536 |
| Ending Balance | \$9,448,561 | \$10,921,756 | \$12,942,171 | \$14,892,189 | \$17,079,564 |

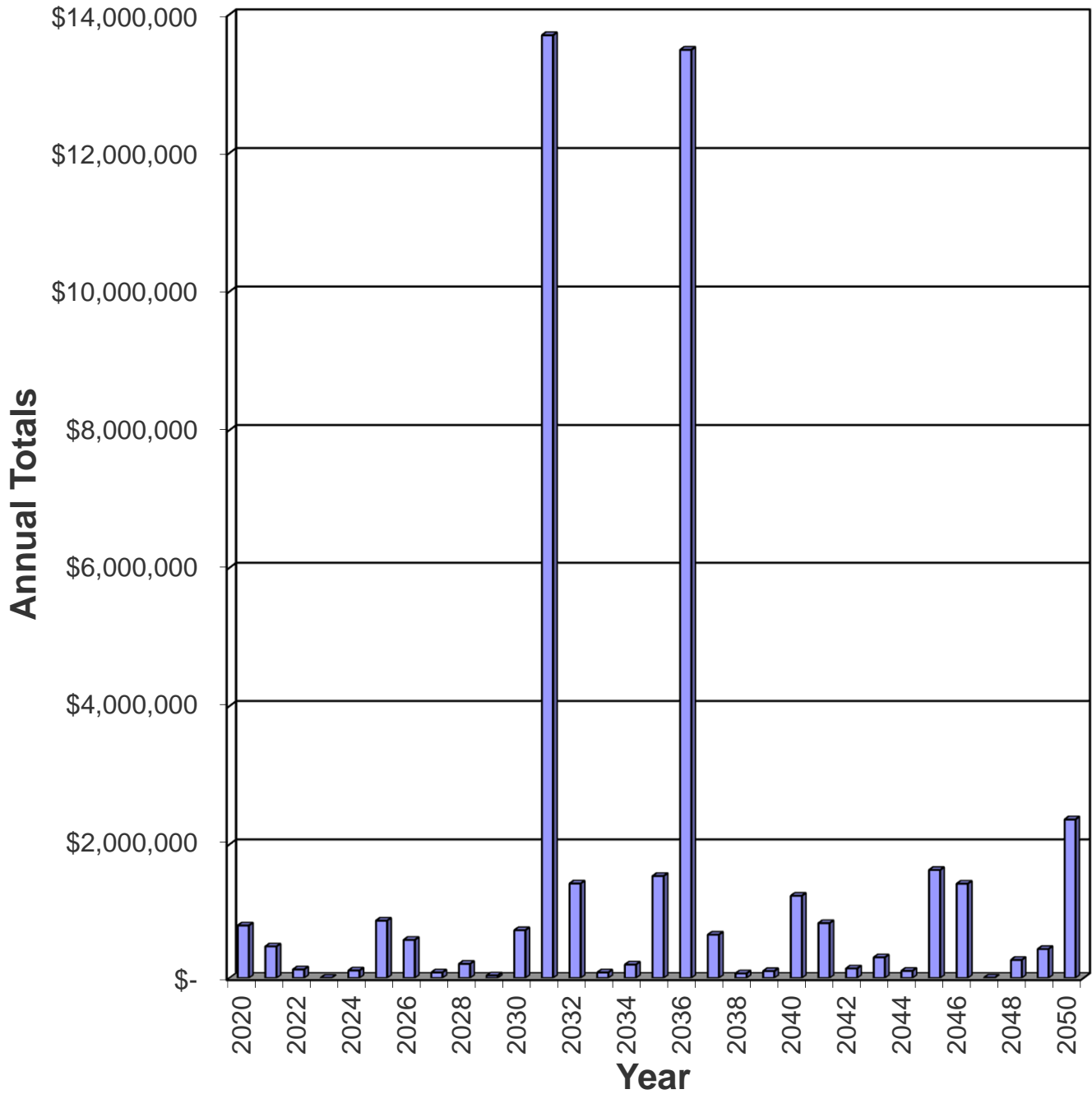
| Year | 2030 | 2031 | 2032 | 2033 | 2034 |
|-----------------------------|--------------|--------------|-------------|--------------|--------------|
| Starting Balance | \$17,079,564 | \$18,644,538 | \$7,222,113 | \$8,065,711 | \$10,309,711 |
| <i>Reserve Income</i> | \$2,106,422 | \$2,148,551 | \$2,191,522 | \$2,235,352 | \$2,280,059 |
| <i>Interest Earnings</i> | \$178,545 | \$129,278 | \$76,407 | \$91,838 | \$114,009 |
| <i>Special Assessments</i> | \$0 | \$0 | \$0 | \$0 | \$0 |
| Funds Available | \$19,364,531 | \$20,922,367 | \$9,490,041 | \$10,392,902 | \$12,703,779 |
| Reserve Expenditures | \$719,993 | \$13,700,254 | \$1,424,330 | \$83,191 | \$202,067 |
| Ending Balance | \$18,644,538 | \$7,222,113 | \$8,065,711 | \$10,309,711 | \$12,501,712 |

| Year | 2035 | 2036 | 2037 | 2038 | 2039 |
|-----------------------------|--------------|--------------|-------------|-------------|-------------|
| Starting Balance | \$12,501,712 | \$13,420,148 | \$2,382,618 | \$4,182,670 | \$6,635,614 |
| <i>Reserve Income</i> | \$2,325,660 | \$2,372,174 | \$2,419,617 | \$2,468,010 | \$2,517,370 |
| <i>Interest Earnings</i> | \$129,554 | \$78,980 | \$32,812 | \$54,068 | \$78,785 |
| <i>Special Assessments</i> | \$0 | \$0 | \$0 | \$0 | \$0 |
| Funds Available | \$14,956,927 | \$15,871,302 | \$4,835,047 | \$6,704,748 | \$9,231,768 |
| Reserve Expenditures | \$1,536,779 | \$13,488,684 | \$652,377 | \$69,134 | \$103,753 |
| Ending Balance | \$13,420,148 | \$2,382,618 | \$4,182,670 | \$6,635,614 | \$9,128,015 |

| Year | 2040 | 2041 | 2042 | 2043 | 2044 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Balance | \$9,128,015 | \$10,554,969 | \$12,462,032 | \$15,127,436 | \$17,705,384 |
| <i>Reserve Income</i> | \$2,567,717 | \$2,619,071 | \$2,671,453 | \$2,724,882 | \$2,779,380 |
| <i>Interest Earnings</i> | \$98,373 | \$115,036 | \$137,889 | \$164,094 | \$191,286 |
| <i>Special Assessments</i> | \$0 | \$0 | \$0 | \$0 | \$0 |
| Funds Available | \$11,794,105 | \$13,289,077 | \$15,271,373 | \$18,016,413 | \$20,676,049 |
| Reserve Expenditures | \$1,239,135 | \$827,045 | \$143,937 | \$311,029 | \$108,028 |
| Ending Balance | \$10,554,969 | \$12,462,032 | \$15,127,436 | \$17,705,384 | \$20,568,021 |

| Year | 2045 | 2046 | 2047 | 2048 | 2049 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Balance | \$20,568,021 | \$21,987,676 | \$23,686,222 | \$26,883,192 | \$29,902,309 |
| <i>Reserve Income</i> | \$2,834,967 | \$2,891,667 | \$2,949,500 | \$3,008,490 | \$3,068,660 |
| <i>Interest Earnings</i> | \$212,688 | \$228,272 | \$252,740 | \$283,807 | \$313,619 |
| <i>Special Assessments</i> | \$0 | \$0 | \$0 | \$0 | \$0 |
| Funds Available | \$23,615,676 | \$25,107,615 | \$26,888,461 | \$30,175,489 | \$33,284,588 |
| Reserve Expenditures | \$1,628,000 | \$1,421,393 | \$5,269 | \$273,180 | \$436,406 |
| Ending Balance | \$21,987,676 | \$23,686,222 | \$26,883,192 | \$29,902,309 | \$32,848,182 |

Reserve Expenditures



Projected Reserve Expenditures For Tallyn's Reach Metro District

| Year | Asset ID | Asset Name | Projected Cost | Total Per Annum |
|-------------|-----------------|---|----------------------------|------------------------|
| 2020 | 207 | Exterior Metal Surfaces - Repaint | \$1,963 | |
| | 402 | Asphalt - Surface Application | \$15,513 | |
| | 403 | Drive Concrete - Major Repair/Partial Replace | \$65,675 | |
| | 601 | Concrete Flatwork - Partial Replace | \$211,200 | |
| | 808 | Street Signs - Replace | \$31,688 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$5,500 | |
| | 1306 | Picnic Tables - Replace | \$3,550 | |
| | 1609 | Street Lights - Partial Replace | \$144,375 | |
| | 1703 | Irrigation Controllers - Replace | \$309,875 | |
| | 2005 | Windmill - Major Repairs | \$1,950 | \$791,288 |
| 2021 | 1005 | Stone Ret. Wall - Major Repairs | \$53,483 | |
| | 1010 | Trash Enclosure - Replace | \$4,980 | |
| | 1012 | Concrete Perimeter Wall - Major Repairs | \$25,938 | |
| | 1203 | Tennis Court Windscreen - Replace | \$2,646 | |
| | 1805 | Landscaping - Periodic Refurbish | \$389,063 | \$476,109 |
| 2022 | 1303 | Tot Lot Groundcover - Refill | \$3,431 | |
| | 1804 | Tree - Maintenance/Replacement | \$126,478 | \$129,909 |
| 2023 | 2005 | Windmill - Major Repairs | \$2,178 | \$2,178 |
| 2024 | 207 | Exterior Metal Surfaces - Repaint | \$2,274 | |
| | 808 | Street Signs - Replace | \$36,715 | |
| | 1005 | Stone Ret. Wall - Major Repairs | \$59,728 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$6,373 | |
| | 1603 | Landscape Lights - Replace | \$7,821 | \$112,910 |
| 2025 | 402 | Asphalt - Surface Application | \$18,648 | |
| | 403 | Drive Concrete - Major Repair/Partial Replace | \$78,948 | |
| | 404 | Brick Pavers - Repair/Replace | \$49,346 | |
| | 601 | Concrete Flatwork - Partial Replace | \$253,883 | |
| | 801 | Rock Monuments - Minor Refurbishment | \$27,949 | |
| | 801 | Wood Monuments - Minor Refurbishment | \$8,114 | |
| | 803 | Mailboxes - Replace (2005) | \$113,238 | |
| | 1609 | Street Lights - Partial Replace | \$173,553 | |
| | 1804 | Tree - Maintenance/Replacement | \$141,247 | \$864,926 |
| | 2026 | 803 | Mailboxes - Replace (2006) | \$62,484 |
| 1303 | | Tot Lot Groundcover - Refill | \$3,975 | |
| 1307 | | Site Furnishings - Replace | \$38,039 | |
| 1805 | | Landscaping - Periodic Refurbish | \$467,692 | |
| 2005 | | Windmill - Major Repairs | \$2,432 | \$574,622 |
| 2027 | 108 | Metal Roof - Replace | \$17,080 | |
| | 1005 | Stone Ret. Wall - Major Repairs | \$66,703 | \$83,783 |
| 2028 | 207 | Exterior Metal Surfaces - Repaint | \$2,635 | |
| | 808 | Street Signs - Replace | \$42,540 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$7,384 | |
| | 1203 | Tennis Court Windscreen - Replace | \$3,423 | |
| | 1804 | Tree - Maintenance/Replacement | \$157,740 | \$213,721 |
| 2029 | 1012 | Concrete Perimeter Wall - Major Repairs | \$34,820 | |
| | 2005 | Windmill - Major Repairs | \$2,716 | \$37,536 |
| 2030 | 402 | Asphalt - Surface Application | \$22,416 | |
| | 403 | Drive Concrete - Major Repair/Partial Replace | \$94,903 | |
| | 601 | Concrete Flatwork - Partial Replace | \$305,193 | |
| | 1005 | Stone Ret. Wall - Major Repairs | \$74,492 | |
| | 1303 | Tot Lot Groundcover - Refill | \$4,606 | |
| | 1603 | Landscape Lights - Replace | \$9,754 | |
| | 1609 | Street Lights - Partial Replace | \$208,628 | \$719,993 |

| Year | Asset ID | Asset Name | Projected Cost | Total Per Annum |
|-------------|-----------------|---|-----------------------|------------------------|
| 2031 | 801 | Wood Monuments - Minor Refurbishment | \$10,120 | |
| | 805 | Monument Signs (small) - Renovate | \$13,681 | |
| | 1010 | Trash Enclosure - Replace | \$7,196 | |
| | 1701 | Irrigation System - Replace | \$12,930,885 | |
| | 1804 | Tree - Maintenance/Replacement | \$176,160 | |
| | 1805 | Landscaping - Periodic Refurbish | \$562,212 | ##### |
| 2032 | 207 | Exterior Metal Surfaces - Repaint | \$3,053 | |
| | 401 | Asphalt - Major Overlay | \$1,311,792 | |
| | 803 | Mailboxes - Replace (2010, 2014) | \$25,198 | |
| | 808 | Street Signs - Replace | \$49,288 | |
| | 1007 | Metal Handrail - Replace | \$17,888 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$8,555 | |
| | 1306 | Picnic Tables - Replace | \$5,522 | |
| | 2005 | Windmill - Major Repairs | \$3,033 | \$1,424,330 |
| 2033 | 1005 | Stone Ret. Wall - Major Repairs | \$83,191 | \$83,191 |
| 2034 | 1303 | Tot Lot Groundcover - Refill | \$5,337 | |
| | 1804 | Tree - Maintenance/Replacement | \$196,730 | \$202,067 |
| 2035 | 402 | Asphalt - Surface Application | \$26,947 | |
| | 403 | Drive Concrete - Major Repair/Partial Replace | \$114,083 | |
| | 404 | Brick Pavers - Repair/Replace | \$71,307 | |
| | 601 | Concrete Flatwork - Partial Replace | \$366,873 | |
| | 1203 | Tennis Court Windscreen - Replace | \$4,430 | |
| | 1301 | Play Equipment - Replace | \$160,681 | |
| | 1609 | Street Lights - Partial Replace | \$250,792 | |
| | 1703 | Irrigation Controllers - Replace | \$538,280 | |
| | 2005 | Windmill - Major Repairs | \$3,387 | \$1,536,779 |
| 2036 | 207 | Exterior Metal Surfaces - Repaint | \$3,537 | |
| | 808 | Street Signs - Replace | \$57,108 | |
| | 1005 | Stone Ret. Wall - Major Repairs | \$92,905 | |
| | 1009 | Wood Rail Fencing - Replace | \$47,038 | |
| | 1201 | Tennis Court - Replace (Sport Court) | \$117,145 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$9,912 | |
| | 1204 | Chain Link Fence - Replace | \$37,667 | |
| | 1603 | Landscape Lights - Replace | \$12,165 | |
| | 1801 | Landscaping - Replace | \$12,435,372 | |
| | 1805 | Landscaping - Periodic Refurbish | \$675,835 | ##### |
| 2037 | 801 | Rock Monuments - Minor Refurbishment | \$43,473 | |
| | 801 | Wood Monuments - Minor Refurbishment | \$12,621 | |
| | 802 | Monuments - Major Renovation | \$294,495 | |
| | 803 | Mailboxes - Replace (2016, 2018) | \$35,339 | |
| | 1012 | Concrete Perimeter Wall - Major Repairs | \$46,745 | |
| | 1804 | Tree - Maintenance/Replacement | \$219,703 | \$652,377 |
| 2038 | 1303 | Tot Lot Groundcover - Refill | \$6,184 | |
| | 1307 | Site Furnishings - Replace | \$59,168 | |
| | 2005 | Windmill - Major Repairs | \$3,783 | \$69,134 |
| 2039 | 1005 | Stone Ret. Wall - Major Repairs | \$103,753 | \$103,753 |
| 2040 | 207 | Exterior Metal Surfaces - Repaint | \$4,098 | |
| | 402 | Asphalt - Surface Application | \$32,392 | |
| | 403 | Drive Concrete - Major Repair/Partial Replace | \$137,139 | |
| | 601 | Concrete Flatwork - Partial Replace | \$441,018 | |
| | 808 | Street Signs - Replace | \$66,168 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$11,485 | |
| | 1609 | Street Lights - Partial Replace | \$301,477 | |
| | 1804 | Tree - Maintenance/Replacement | \$245,358 | \$1,239,135 |
| 2041 | 1010 | Trash Enclosure - Replace | \$10,399 | |

| Year | Asset ID | Asset Name | Projected Cost | Total Per Annum |
|-------------|-----------------|---|-----------------------|------------------------|
| | 1805 | Landscaping - Periodic Refurbish | \$812,422 | |
| | 2005 | Windmill - Major Repairs | \$4,225 | \$827,045 |
| 2042 | 1005 | Stone Ret. Wall - Major Repairs | \$115,869 | |
| | 1203 | Tennis Court Windscreen - Replace | \$5,732 | |
| | 1303 | Tot Lot Groundcover - Refill | \$7,165 | |
| | 1603 | Landscape Lights - Replace | \$15,172 | \$143,937 |
| 2043 | 801 | Wood Monuments - Minor Refurbishment | \$15,741 | |
| | 805 | Monument Signs (small) - Renovate | \$21,279 | |
| | 1804 | Tree - Maintenance/Replacement | \$274,009 | \$311,029 |
| 2044 | 207 | Exterior Metal Surfaces - Repaint | \$4,748 | |
| | 808 | Street Signs - Replace | \$76,666 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$13,307 | |
| | 1306 | Picnic Tables - Replace | \$8,589 | |
| | 2005 | Windmill - Major Repairs | \$4,718 | \$108,028 |
| 2045 | 402 | Asphalt - Surface Application | \$38,939 | |
| | 403 | Drive Concrete - Major Repair/Partial Replace | \$164,855 | |
| | 404 | Brick Pavers - Repair/Replace | \$103,042 | |
| | 601 | Concrete Flatwork - Partial Replace | \$530,147 | |
| | 803 | Mailboxes - Replace (2005) | \$236,458 | |
| | 1005 | Stone Ret. Wall - Major Repairs | \$129,399 | |
| | 1012 | Concrete Perimeter Wall - Major Repairs | \$62,754 | |
| | 1609 | Street Lights - Partial Replace | \$362,405 | \$1,628,000 |
| 2046 | 803 | Mailboxes - Replace (2006) | \$130,475 | |
| | 1303 | Tot Lot Groundcover - Refill | \$8,301 | |
| | 1804 | Tree - Maintenance/Replacement | \$306,005 | |
| | 1805 | Landscaping - Periodic Refurbish | \$976,612 | \$1,421,393 |
| 2047 | 2005 | Windmill - Major Repairs | \$5,269 | \$5,269 |
| 2048 | 207 | Exterior Metal Surfaces - Repaint | \$5,501 | |
| | 808 | Street Signs - Replace | \$88,829 | |
| | 1005 | Stone Ret. Wall - Major Repairs | \$144,509 | |
| | 1202 | Tennis Court - Subsurface Maintenance | \$15,418 | |
| | 1603 | Landscape Lights - Replace | \$18,922 | \$273,180 |
| 2049 | 801 | Rock Monuments - Minor Refurbishment | \$67,620 | |
| | 801 | Wood Monuments - Minor Refurbishment | \$19,632 | |
| | 1203 | Tennis Court Windscreen - Replace | \$7,416 | |
| | 1804 | Tree - Maintenance/Replacement | \$341,738 | \$436,406 |
| 2050 | 402 | Asphalt - Surface Application | \$46,809 | |
| | 403 | Drive Concrete - Major Repair/Partial Replace | \$198,172 | |
| | 601 | Concrete Flatwork - Partial Replace | \$637,290 | |
| | 1303 | Tot Lot Groundcover - Refill | \$9,618 | |
| | 1307 | Site Furnishings - Replace | \$92,033 | |
| | 1609 | Street Lights - Partial Replace | \$435,647 | |
| | 1703 | Irrigation Controllers - Replace | \$935,039 | |
| | 2005 | Windmill - Major Repairs | \$5,884 | \$2,360,492 |

Glossary of Commonly used Words and Phrases (provided by the National Reserve Study Standards of the Community Associations Institute)

Asset or Component – Individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association Responsibility, 2) with limited Useful Life expectancies, 3) have predictable Remaining Life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Cash Flow Method – A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

Component Inventory – The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected) Reserve Balance, which is less than the Fully Funded Balance.

Effective Age – The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

Financial Analysis – The portion of the Reserve Study where current status of the Reserves (Measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of the Reserve Study.

Component Full Funding – When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

Fully Fund Balance (aka – Ideal Balance) – An indicator against which Actual (or projected) Reserve Balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Replacement Cost} \times \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the Reserve Fund as compared to an established benchmark, such as percent funding.

Funding Goals – Independent of methodology utilized, the following represent the basic categories of Funding Plan Goals.

- **Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve Balance above zero.
- **Component Full Funding:** Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100% funded.
- **Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than the “Component Fully Funding” method.

Funding Plan – An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

Funding Principles –

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

Life and Valuation Estimates – The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

Percent Funded – The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual* (or *projected*) Reserve Balance to the accrued *Fund Balance*, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to *continue* to serve its intended function. Projects anticipated to occur in the initial year have “0” Remaining Useful Life.

Replacement Cost – The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components in which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. This is based upon information provided and is not audited.

Reserve Provider – An individual that prepares Reserve Studies. Also known as **Aspen Reserve Specialties**.

Reserve Study – A budget-planning tool that identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

Surplus – An actual (or projected) Reserve Balance that is greater than the Fully Funded Balance.

Useful Life (UL) – Also known as “Life Expectancy”, or “Depreciable Life”. The estimated time, in years, that a Reserve component can be expected to serve its intended function if properly constructed and maintained in its present application or installation.

Appendix A - Tallyn's Reach Metro District #07809

| Street Name | Lights | Stop & Street Sign | Direction Signs | Speed Limit | Stop Sign | "T" Sign | No Parking | Fiberglass Lights | No Outlet | School Zone | Bus Sign | Ped. Cross | No U-Turn | Deer Crossing | Contains Hammer Head | HH Light | HH Stop/St. | Pet Station | NOTES |
|--|--------|--------------------|-----------------|-------------|-----------|----------|------------|-------------------|-----------|-------------|----------|------------|-----------|---------------|----------------------|----------|-------------|-------------|-------|
| E. Ottawa Dr. | 11 | 3 | | | | | | | | | | | | | | | | | |
| S. Irvington Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Ottawa Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Costilla Pl. | 2 | 1 | | | | | | | | | | | | | | | | | |
| S. Kewanunee Ct. | 2 | 2 | | | | | | | | | | | | | | | | | |
| E. Quarto Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Jamestown Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Plymouth Cir. | 2 | 1 | 2 | | | | | | | | | | | | | | | | |
| S. Ider Ct. (Sign says E. Plymouth Cir.) | | | | | | | | | | | | | | | | | | | |
| E. Davies Dr. | 1 | 1 | | 1 | | | | | | | | | | | | | | | |
| S. Irvington Ct. | 1 | 1 | 1 | | | | | | | | | | | | | | | | |
| E. Ontario Dr. | 10 | 2 | 1 | 1 | | | | | | | | | | | | | | | |
| S. Harvest Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Ontario Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Haleyville Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Plymouth Dr. | 13 | | 23 | 1 | | | | | | | | | | | | | | | |
| S. Fultondale Ct. | 1 | 1 | | 1 | | | | | | | | | | | | | | | |
| E. Briarwood Ave. | 2 | 1 | | | | | | | | | | | | | | | | | |
| E. Ottawa Ave. | 5 | 2 | | 1 | | | | | | | | | | | | | | | |
| E. Arapahoe Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Ontario Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Briarwood Pl. | | 1 | | | | | | | | | | | | | | | | | |
| E. Ottawa Pl. | | 1 | | | | | | | | | | | | | | | | | |
| S. Eaton Park Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Elk Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Davies Way | 5 | 2 | 8 | 4 | | | | | | | | | | | | | | | |
| S. Fultondale Cir | 4 | 3 | | | | | | | | | | | | | | | | | |
| E. Rowland Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Quarto Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Davies Pl. | 2 | 1 | | | | | | | | | | | | | | | | | |
| E. Roxbury Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Irvington Ct. | 1 | | 1 | | | | | | | | | | | | | | | | |
| E. Park Crescent Dr | 2 | 1 | 1 | 1 | | | | | | | | | | | | | | | |
| E. Roxbury Pl. | 2 | 1 | | | | | | | | | | | | | | | | | |
| S. Ider Ct. | 1 | | 1 | | | | | | | | | | | | | | | | |
| E. Indore Dr. | 7 | 1 | | | | | | | | | | | | | | | | | |
| S. Langdale Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Little River Ct. | 2 | 1 | 1 | | | | | | | | | | | | | | | | |
| S. Kelleman Way | 5 | 2 | 1 | | | | | | | | | | | | | | | | |
| E. Frost Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Geddes Pl. | 1 | | 1 | | | | | | | | | | | | | | | | |
| E. Glasgow Pl. | 1 | 2 | | | | | | | | | | | | | | | | | |
| E. Hinsdale Pl. | 1 | 1 | 1 | | | | | | | | | | | | | | | | |
| S. Indore Dr. | | | | | | | | | | | | | | | | | | | |
| S. Millbrook St. | 1 | 2 | | | | | | | | | | | | | | | | | |
| S. muscadine Ct. | 1 | 1 | | | | | | | | | | | | | | | | | |
| E. Fremont Dr. | 5 | 2 | | | | | | | | | | | | | | | | | |
| E. Roxbury Pl. | 1 | 1 | | | | | | | | | | | | | | | | | |

Appendix A - Tallyn's Reach Metro District #07809

| | | | | | | | | | | | | | | | | | | | | |
|---------------------------------------|----|---|---|---|---|--|---|---|---|--|--|--|---|---|---|--|---|--|---|--|
| E. Easter Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Roxbury Cr. | 2 | 2 | | | | | | | | | | | | | | | | | | |
| S. Flat Rock Ct. | 1 | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Elk Ct. | 1 | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Eaton Park ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Frost Dr. | 5 | 2 | 2 | | | | | | | | | | | | | | | | | |
| S. Fultondale Ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Park Crescent Dr. | 3 | 1 | | | | | | | | | | | | | | | | | | |
| E. Glasgow Dr. (to Park Crescent Pl.) | 14 | 1 | 2 | 1 | | | | | | | | | | | | | | | | |
| E. Dry Creek Dr. | 5 | 2 | | | | | | | | | | | Y | | 1 | | 1 | | | |
| E. Dry Creek Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Indore Dr. | 4 | 2 | | | | | | | | | | | | | | | | | | |
| S. Jackson Gap Way | 15 | 1 | 2 | 3 | | | | | 1 | | | | | 1 | | | | | 1 | |
| E. Glasgow Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Indore Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Dry Creek Pl. | 1 | 1 | | | | | | 1 | | | | | | | | | | | | |
| E. Irish Dr. | 2 | 1 | | | | | | | | | | | | | | | | | | |
| S. Haleyville St. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| S. Gold Bug Ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| S. Grand Baker Ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Moraine Pl. | 2 | 1 | | | | | | | | | | | | | | | | | | |
| E. Irish Dr. (To Aurora Pkwy) | 5 | 1 | | 1 | | | | | | | | | | | | | | | | |
| E. Moraine Pl. | 5 | 2 | | | | | | | | | | | | | | | | | | |
| S. Eaton Park Ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| Unknown name | | 1 | | | | | | | | | | | | | | | | | | |
| S. Eaton Park Way | 3 | 1 | 1 | | | | | | | | | | | | | | | | | |
| S. Elk Ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Glasgow Dr. (From | 4 | 1 | 4 | | | | | | | | | | | | | | | | | |
| E. Park Crescent Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Glasgow Cir. | 9 | 3 | 2 | | | | | | | | | | | | | | | | | |
| E. Glasgow Dr. | 5 | 2 | | 1 | | | | | | | | | | | | | | | | |
| S. Coolidge Ct. | 2 | 2 | 1 | | | | | | | | | | | | | | | | | |
| E. Roxbury Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Easter Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Roxbury Dr. | | | | | | | | | | | | | | | | | | | | |
| E. Roxbury Ct. | | | | | | | | | | | | | | | | | | | | |
| E. Fremont Cir. | | | | | | | | | | | | | | | | | | | | |
| E. Easter Dr. | | | | | | | | | | | | | | | | | | | | |
| S. Algonquian St. | | | | | | | | | | | | | | | | | | | | |
| S. Addison Ct. | 3 | | | | 1 | | | | | | | | | | 1 | | | | | |
| S. Catawaba Way | 3 | 2 | | | | | 1 | | | | | | | | | | | | | |
| E. Glasgow Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Hinsdale Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Hinsdale Way | | | | | | | | | | | | | | | | | | | | |
| S. Biloxi Ct. | | | | | | | | | | | | | | | | | | | | |
| S. Coolidge Way | | | | | | | | | | | | | | | | | | | | |
| E. Hinsdale Pl. | | | | | | | | | | | | | | | | | | | | |
| E. Plymouth Dr. | 9 | | | | | | | | 4 | | | | | | | | | | | |
| S. Buchanan Ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| S. Buchanan Ct. CONCRETE ALLEY | | | 1 | | | | | | 5 | | | | | | | | | | | |
| S. Buchanan St. | 2 | 1 | | | | | | | | | | | | | | | | | | |

Appendix A - Tallyn's Reach Metro District #07809

| | | | | | | | | | | | | | | | | | | | | |
|-----------------------|------------|------------|-----------|-----------|----------|----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|---|
| E. Portland Way | 6 | 2 | | 4 | | | | | | 1 | | | | | | | | | | |
| S. Biloxi Ct. | 4 | 2 | | | | | | | | | | | | | | | | | | |
| S. Addison Ct. | 3 | 1 | | | | | | | | 1 | | | | | | | | | | |
| S. Gun Club Ct. | 2 | 1 | | | | | | | | | | | | | | | | | | |
| E. Costilla Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| S. Algonquian Ct. | 3 | 2 | | | | | | | | | | | | | | | | | | |
| E. Ottawa Dr. | 2 | 1 | | | | | | | | | | | | | | | | | | |
| E. Ottawa Pl. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| E. Briarwood Pl. | 2 | 1 | | | | | | | | | | | | | | | | | | |
| E. Ontario Pl. | 2 | 1 | | | | | | 2 | | | | | | | | | | | | |
| E. Briarwood Dr. | 7 | 2 | | 1 | | | | | | | | | | | | | | | | |
| S. Coolidge Ct. | 1 | 1 | | | | | | | | | | | | | | | | | | |
| S. Dugusne Ct. | 2 | 1 | | | | | | | | | | | | | | | | | | |
| Tallyn's Reach | 5 | 3 | 8 | 1 | | | | | | | | | | | | | | | | |
| E. Calhoun Place | 2 | | | | | | | 2 | | | | | | | | | | | | |
| S. Duquense Ct. | 2 | | | | 1 | | | | | | | | | | | | | | | |
| E. Glasgow Dr. | 22 | | | 3 | 1 | | | | | 1 | 5 | 7 | 3 | Y | | | | | | 2 |
| E. Glasgow Pl. | 1 | | | | 1 | | | | | | | | | | | | | | | |
| E Geddes Circle | 5 | 2 | | | 2 | | | | | 2 | | | | | | | | | | 1 |
| TOTAL: | 303 | 126 | 66 | 25 | 6 | 1 | 12 | 2 | 3 | 3 | 1 | 5 | 7 | 4 | 0 | 1 | 1 | 4 | | |

Sidewalk by 25341

Mailbox Locations

E. Briarwood Dr & E. Coolidge Ct –

- (2) 16 box CBU's (April 13, 2010)
- (1) 12 box CBU (can't read label – assume 2010)
- (1) 2 box parcel (March 20, 2010)

Across from 24064 E. Euclid Ave –

- (4) 16 box CBU's (May 2016)
- (1) 8 box CBU (march 15, 2016)

Across from 23432 E. Briarwood Drive

- (3) 16 box CBU's (2/2014)
- (1) 18 box CBU's (4/2014)
- (2) 16 box CBU's (10/2006)
- (1) 8 box CBU (10/2006)
- (1) 2 box Parcel locker (8/2006)1

S. Algonquian Ct & E. Portland Way

- (1) 12 box CBU (2005)
- (1) 2 box parcel (2005)

23440 Portland Way

- (2) 16 box CBU (2/2005 and 12/04)
- (1) 2 box parcel

Between 24841 & 24831 E. Ontario Dr .

- (3) 16 box CBU (01/06, 11/05, 11/05)
- (1) 2 box parcel

Across from 24286 E. Ottawa Ave

- (3) 16 box CBU (11/05)
- (1) 2 box parcel

Across from 6730 S. Fultondale Ct

(3) 16 box CBU (12/05)

(1) 2 box parcel

24581 E. Ontario Dr.

(3) 16 box CBU (3/05)

(1) 8 box CBU (3/05)

(1) 2 box parcel

Across from 25130 E. Ottawa Dr.

(8) 16 box CBU's (5 are 10/06, 2 are 9/06, 1 is 11/06)

(1) 8 box CBU (09/06)

E. Calhoun Ave

(4) 16 box CBU's (2018)

Across from 25130 E. Ottawa Dr.

(8) 16 box CBU's (2005)

(1) 8 box CBU (2005)

E. Plymouth Dr. (next to S. Elk Ct)

(2) 16 Box CBU (2005)

E. Davies Place (just past intersection at E. Davies Way, across from double driveway)

(1) 16 box CBU (2005)

(1) 8 box CBU (2005)

Across from 25709 E. Dry Creek Road

(1) 16 CBU (2005)

(1) 12 box CBU (2005)

(2) 2 box parcel (2005)

25489 E. Dry Creek Road

(1) 8 CBU (2005)

Across from 25682 E. Indore Dr.

(1) 12 Box CBU (2005)

(1) 2 box Parcel

7506 S. Jackson Gap Way

(1) 16 CBU (2005)

(1) 8 CBU (2005)

(1) 2 box parcel (2005)

On S. Jackson Gap Way (across from Irish Dr.)

(2) 16 Box CBU (2005)

(1) 12 Box CBU (2005)

(1) 2 box parcel (2005)

7385 Jackson Gap Way

(1) 16 box CBU (2005)

7675 Jackson Gap Way

(1) 16 box CBU (2005)

(1) 12 Box CBU (2005)

(1) 2 box parcel (2005)

25342 E. Glasgow Pl

(1) 12 Box CBU (2005)

25071 E. Indore Place

(1) 16 Box CBU (2005)

E. Irish Dr (North of Moraine Place)

(3) 16 Box CBU (2005)

(2) 2 box parcel