



Tallyn's Reach Authority
Aurora, CO
Level of Service: "Full"

Report #: 47446-0
of Units: 1,700

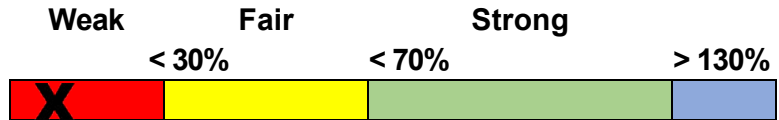
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$649,713
Fully Funded Reserve Balance	\$8,960,669
Annual Rate (Cost) of Deterioration	\$849,230
Percent Funded	7.3 %
Recommended 2024 Annual "Fully Funding" Contributions	\$1,080,000
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above \$0	\$1,033,200
Recommended 2024 Special Assessments for Reserves	\$1,900,000
Most Recent Annual Reserve Contribution Rate	\$310,000

Reserve Fund Strength: 7.3%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	4.00 %
Annual Inflation Rate	3.00 %

- This "Full", (original, created "from scratch"), is based on our site inspection on 6/13/2023.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 7.3 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at \$1,080,000 with 3% annual increases, along with a one-time special assessment of \$1,900,000 in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- Please watch this 5-minute video to understand the key results of a Reserve Study - <https://youtu.be/u83t4BRRIRE>

•The Authority also owns 74 mineral acres which have been leased with a bonus payment of \$127,480 received in 2023. No value of future payments under the lease, nor a residual value, can be estimated at this time.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites & Grounds			
21050 Driveway Concrete - Repair - 5%	5	2	\$47,000
21090 Concrete Walkways - Repair - 1%	1	0	\$63,500
21130 Pavers (Roadways) - Replace - 5%	5	2	\$10,500
21190 Asphalt - Seal/Repair	4	0	\$23,500
21200 Streets - Resurface (Ph 1)	25	0	\$122,500
21200 Streets - Resurface (Ph 2)	25	1	\$95,000
21200 Streets - Resurface (Ph 3)	25	2	\$100,000
21300 Site Rail: Metal - Repair/Paint	5	0	\$1,850
21310 Site Rail: Metal - Replace	30	7	\$13,000
21340 Site Fencing: Wood Rail - Replace	30	7	\$35,000
21460 Trash Enclosures - Replace	20	0	\$3,000
21600 Mailbox Kiosks - Replace (2005)	30	11	\$91,500
21600 Mailbox Kiosks - Replace (2006)	30	12	\$47,500
21600 Mailbox Kiosks - Replace (2010-14)	30	16	\$15,500
21600 Mailbox Kiosks - Replace (2016-18)	30	22	\$17,000
21610 Sign/Monuments - Refurbish/Replace	30	7	\$470,000
21630 Flag Pole - Replace	30	7	\$3,250
21650 Street Lights - Replace	30	7	\$406,000
21651 Street Signs - Replace (Ph 1)	20	15	\$75,000
21651 Street Signs - Replace (Ph 2)	20	2	\$75,000
21700 Benches - Replace	30	7	\$9,800
21710 Trees - Trim/Remove	1	0	\$343,500
Mechanical			
25330 Surveillance System—Upgrade/Replace	10	0	\$9,750
25410 Fire Control Panel - Update/Replace	20	0	\$4,000
25570 Irrigation Clocks - Replace	15	11	\$390,000
25580 Irrigation System - Repair	40	17	\$11,000,000
25600 Backflow Devices - Replace	30	9	\$183,000
Building Exteriors			
23310 Wood Siding - Repair/Repaint	7	0	\$11,500
23320 Wood Siding - Replace	60	37	\$68,500
23600 Roof: Metal - Replace	30	7	\$88,000
23650 Gutters/Downspouts - Replace	30	7	\$2,600
Clubhouse			
27060 Clubhouse Windows - Replace	30	7	\$18,000
27110 Clubhouse Interior Walls - Repaint	10	0	\$5,000
27160 Clubhouse Wood Flooring - Replace	40	17	\$52,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
27180 Clubhouse Bathroom - Refurbish	20	0	\$27,000
27250 Clubhouse Furniture - Replace	10	0	\$8,500
27280 Clubhouse HVAC - Replace	20	0	\$16,000
27310 Kitchen - Remodel	30	7	\$9,000
27320 Kitchen Appliances - Replace	10	0	\$4,000
27330 Drinking Fountains - Replace	20	0	\$2,600
Amenities			
26030 Playground Cover - Refill/Replace	10	4	\$4,800
26050 Playground Equipment - Replace	20	14	\$95,000
26060 Picnic Tables/Benches - Replace	25	2	\$2,100
26150 Tennis Court Fencing - Replace	30	7	\$17,500
26160 Tennis Court Windscreen - Replace	10	0	\$1,900
26190 Sport Court - Replace	15	7	\$71,000
Pool			
21410 Sun Shades - Replace	12	10	\$10,500
28010 Bathrooms - Refurbish	20	5	\$27,000
28020 Pool Fence - Repair/Paint	5	0	\$4,500
28030 Pool Fence - Replace	30	7	\$31,500
28040 Pool Deck Furniture - Replace	10	0	\$126,500
28060 Deck - Resurface	5	2	\$9,000
28090 Coping Stones - Repair	24	1	\$23,500
28100 Pool - Re-Tile	24	1	\$13,000
28110 Pool - Resurface	12	0	\$90,000
28120 Wader Pool - Resurface	12	0	\$8,000
28170 Pool Heater - Replace	12	4	\$45,000
28180 Wader Heater - Replace	12	8	\$10,000
28190 Pool Filters - Replace	30	7	\$50,000
28200 Spa Filter - Replace	20	0	\$1,300
28220 Pool/Spa Pumps – Repair/Replace	15	0	\$7,450
28250 Diving Blocks - Replace	20	13	\$15,000
28270 Lifeguard Stands - Replace	15	0	\$2,500

63 Total Funded Components