

**Weatherstone at Highlands Ranch  
Reserve Study - November 2004**

Weatherstone at Highlands Ranch																					
Reserve Study																					
November, 2004																					
4% Inflation Rate																					
Interest Earned at 1%																					
	Estimated	Estimated																			
	Remaining	Current																			
	Useful	Replacement																			
Components	Life (Years)	Cost	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Replace Wood Fence	15	\$23,759															\$42,789				
Stain Wood Fence	4	\$8,749		\$9,462				\$11,070				\$12,951				\$15,150					
Resurface Pool	10	\$20,402										\$30,200									
Replace Pool Cover	7	\$6,365							\$8,376							\$11,022					
Replace Pool Heater / Boiler	10	\$8,161										\$12,080									
Replace Pool Furniture	2	\$1,687		\$1,825		\$1,974		\$2,135		\$2,309		\$2,497		\$2,701		\$2,921					
Major Landscape Improvements	3	\$6,239		\$6,748			\$7,591			\$8,538			\$9,604			\$10,804					
Pool Building Roof (and Shelter)	20	\$1,800																			\$0
Shelters Paint	4	\$400		\$0				\$0				\$0				\$0					\$0
Concrete Repairs	2	\$500			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Metal Fence (Paint)	4	\$2,500			\$0				\$0				\$0				\$0				\$0
Paint Clubhouse	4	\$500			\$0				\$658				\$770				\$900				\$0
Paint Trellis	3	\$1,800				\$0			\$0			\$0		\$0				\$0			\$0
Total Expenditures		\$82,862	\$0	\$18,035	\$0	\$1,974	\$7,591	\$13,205	\$9,034	\$10,847	\$0	\$57,728	\$10,374	\$2,701	\$0	\$39,897	\$43,689	\$0	\$0	\$0	\$0
Beg Cash Balance @ 09/30/2004			\$38,258	\$38,258	\$65,023	\$78,823	\$90,649	\$96,858	\$97,453	\$102,219	\$105,172	\$118,972	\$75,045	\$78,471	\$90,770	\$105,770	\$80,873	\$52,184	\$67,184	\$82,184	\$82,184
Less: Expenditures			\$0	\$18,035	\$0	\$1,974	\$7,591	\$13,205	\$9,034	\$10,847	\$0	\$57,728	\$10,374	\$2,701	\$0	\$39,897	\$43,689	\$0	\$0	\$0	\$0
Add: Transfer from Operating				\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Add: From HRMD (Pkg Lot)				\$31,000																	
Add: Interest on Cash Balance				\$383	\$650	\$788	\$906	\$969	\$975	\$1,022	\$1,052	\$1,190	\$750	\$785	\$908	\$1,058	\$809	\$522	\$672	\$822	\$822
End Cash Balance			\$38,258	\$65,023	\$78,823	\$90,649	\$96,858	\$97,453	\$102,219	\$105,172	\$118,972	\$75,045	\$78,471	\$90,770	\$105,770	\$80,873	\$52,184	\$67,184	\$82,184	\$97,184	\$97,184