



Property Inspection - Construction Consultants

1588 S. Chisholm St., Denver, CO 80210

Phone: 303-268-0292 Fax: 303-263-3249

IRONBRIDGE PROPERTY OWNERS ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

UPDATED 2019 VERSION: 5-20-19

INVENTORY LIST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
1	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029

COMMON AREAS	1	2	3	4	5	6	7	8	9	10	11
Irrigation system: main row	143,045	153,508	163,972	174,436	184,899	195,363	205,827	216,291	226,754	237,218	247,682
Irrigation system: Phase II	19,080	20,797	22,515	24,233	25,951	27,669	29,386	31,104	32,822	34,540	36,258
Irrigation system: Phase III	2,988	3,769	4,550	5,331	6,113	6,894	7,675	8,456	9,238	10,019	10,800
Landscape refurbish/tree trim	20,505	27,753	35,000	7,000	14,000	21,000	28,000	35,000	42,000	49,000	56,000
Sprinkler controllers	8,682	10,262	11,841	13,421	15,000	1,500	3,000	4,500	6,000	7,500	9,000
Irrigation system: main lines	349,042	379,322	409,602	439,881	470,161	500,441	530,720	561,000	591,280	621,560	651,840
Asphalt: replace: Phase I	589,807	648,826	707,846	766,865	825,884	884,903	943,922	1,002,942	1,061,961	1,120,980	1,180,000
Asphalt: replace: Phase II	51,823	58,054	64,285	70,515	76,746	82,976	89,207	95,438	101,668	107,899	114,129
Asphalt: replace: Phase III	32,097	38,870	45,644	52,417	59,191	65,964	72,738	79,511	86,285	93,059	99,832
Concrete repairs: project	28,940	34,205	39,470	44,735	50,000	5,000	10,000	15,000	20,000	25,000	30,000
Rock swale maintenance	11,762	15,000	3,000	6,000	9,000	12,000	15,000	18,000	21,000	24,000	27,000
Culverts under streets	30,629	32,847	35,066	37,284	39,503	41,722	43,940	46,159	48,377	50,596	52,814
Pump station: repair/replace	19,133	21,220	23,306	25,393	27,480	29,566	31,653	33,740	35,827	37,913	40,000
Pump station pumps	5,859	7,929	10,000	2,000	4,000	6,000	8,000	10,000	12,000	14,000	16,000
Pump station: variable speed drive	3,477	4,398	5,318	6,239	7,159	8,080	9,000	9,000	1,800	2,700	3,600
Pump house roofs	3,363	3,609	3,855	4,101	4,347	4,593	4,840	5,086	5,332	5,578	5,824
Irrigation ditch: major repairs	18,415	20,258	22,101	23,944	25,786	27,629	29,472	31,315	33,157	35,000	36,843
Pond: repairs and pond liner	26,737	28,852	30,967	33,081	35,196	37,311	39,426	41,541	43,656	45,770	47,885
Drainage facilities: repair/replace	10,764	12,058	13,353	14,647	15,941	17,235	18,529	19,823	21,118	22,412	23,706
Underdrain: front yards	12,606	13,849	15,091	16,334	17,576	18,818	20,061	21,303	22,546	23,788	25,030
Bike path maintenance: Ph. I, II, & III	7,235	8,788	10,341	11,894	13,447	15,000	1,500	3,000	4,500	6,000	7,500
Split rail fence: Phase I	18,882	20,263	21,644	23,026	24,407	25,788	27,169	28,550	29,932	31,313	32,694
Split rail fence: Villas & Path, Phase II	9,273	10,108	10,942	11,777	12,612	13,447	14,282	15,117	15,951	16,786	17,621
Block retaining walls: Phase II	121,780	132,613	143,446	154,279	165,113	175,946	186,779	197,612	208,445	219,278	230,111
Signage: monuments & street signs	14,708	16,157	17,606	19,056	20,505	21,955	23,404	24,854	26,303	27,753	29,202
Mailboxes	18,342	19,637	20,932	22,228	23,523	24,818	26,114	27,409	28,705	30,000	31,296
Lighting	7,642	8,466	9,290	10,114	10,938	11,762	12,585	13,409	14,233	15,057	15,881
BASE RESERVES	1,619,283	1,786,315	1,953,348	2,120,380	2,287,412	2,454,444	2,621,476	2,788,508	2,955,540	3,122,572	3,289,604
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(15,000)	(45,000)	0	(65,000)	(15,000)	(24,000)	(606,000)	0	(1,185,980)	(40,000)
ANNUAL DEPOSIT	167,031	167,031	166,793	166,475	166,475	166,130	166,077	166,057	163,827	163,827	160,669
TOTAL RESERVES	1,619,283	1,771,315	1,893,108	2,059,583	2,161,058	2,312,188	2,454,266	2,604,333	2,748,150	2,891,967	3,035,786

ARC, Inc., 5/20/19