

3- Minute Executive Summary

Association: Hi Country Haus CIRA **Assoc. #: 19960-0**
Location: Winter Park, CO
of Units: 314
Report Period: January 1, 2010 through December 31, 2010

Results

Projected Starting Reserve Balance:	\$259,380
Fully Funded Reserve Balance:	\$467,578
Average Reserve Deficit (Surplus) Per Unit:	\$663
Percent Funded:	55.5%
Recommended 2010 monthly Reserve Contribution:	\$5,370
Recommended Special Assessment this year:	\$0
Most Recent Reserve Contribution Rate:	\$4,713

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves.....1.50%
Annual Inflation Rate3.00%

This is a "Full" Reserve Study (original, created "from scratch").

The information in this Reserve Study is based on our site inspection on March 3, 2010.

This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS).

Because your Reserve Fund is above 30% at 55.5% Funded, this represents a mid-range position. In perspective, associations in the 30% funded and below are more likely to experience large increases to dues, special assessments, or deferred maintenance. While associations in the 70% funded and above are less likely to experience such cash flow issues. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to slightly increase your Reserve contributions.

Table 1: Executive Summary

19960-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
103	Pool Deck - Repair	5	4	\$4,500	\$5,065
103	Pool Deck - Resurface	20	9	\$40,500	\$52,843
111	Composite Decking/Rail - Replace	25	18	\$20,950	\$35,666
205	Streets & Drives - Repair	1	0	\$10,500	\$10,815
312	Water Heater - Replace	10	8	\$4,000	\$5,067
312	Water Heater/Tank - Replace	10	8	\$13,500	\$17,101
370	Heat Exchangers - Replace	10	8	\$4,500	\$5,700
395	Dehumidifiers - Replace	20	5	\$125,000	\$144,909
409	Picnic Tables - Replace (part)	5	3	\$900	\$983
415	Play Equipment - Replace (part)	10	5	\$5,000	\$5,796
416	Play Surface - Replace	10	3	\$3,000	\$3,278
601	Carpet - Replace	10	9	\$8,100	\$10,569
602	Linoleum Floor - Replace	8	1	\$1,300	\$1,339
603	Tile Floor - Replace Phase 1	N/A	1	\$2,700	\$2,781
603	Tile Floor - Replace Phase 2	20	19	\$10,400	\$18,236
811	Wood Siding/Trim - Replace	20	2	\$23,100	\$24,507
815	Pavilion - Refurbish	10	8	\$5,000	\$6,334
830	Brick/Rock Veneer - Repair	5	2	\$1,350	\$1,432
835	Trash Enclosures - Replace (part)	5	4	\$2,500	\$2,814
903	Furniture - Replace	12	11	\$8,750	\$12,112
906	Locker Rooms - Refurbish	20	19	\$35,000	\$61,373
909	Bathroom - Refurbish	12	11	\$5,000	\$6,921
910	Clubhouse - Refurbish	12	11	\$8,000	\$11,074
1003	Irrigation Miscellaneous - Replace	12	7	\$1,000	\$1,230
1020	Metal Bridge - Maintain	5	2	\$6,000	\$6,365
1020	Wood Bridge - Replace	50	20	\$130,000	\$234,794
1112	Masonite Siding - Repaint	5	2	\$1,950	\$2,069
1201	Pool - Resurface	10	8	\$19,000	\$24,069
1203	Coping Stones - Replace	10	8	\$7,200	\$9,121
1205	Acrylic Spas - Replace (part)	15	6	\$8,500	\$10,149
1206	Pool and Spa Covers - Replace	8	0	\$1,750	\$2,217
1208	Pool Sand Filter - Replace	20	15	\$3,000	\$4,674
1208	Spa Sand Filters - Replace	20	15	\$8,000	\$12,464
1209	Pool/Spa Heater 1 - Replace	10	2	\$3,250	\$3,448
1209	Pool/Spa Heater 2 - Replace	10	4	\$3,250	\$3,658
1210	Spa Chlorinators - Replace	10	4	\$563	\$633
1212	Motor & Pumps - Replace (part)	1	0	\$1,100	\$1,133
1220	Vacuum Controller - Replace	8	6	\$750	\$896
1225	Misc. Pool Equip. - Replace (part)	1	0	\$875	\$901
1230	Pool Furniture - Replace (part)	3	1	\$1,100	\$1,133
1303	Asphalt Shingle Roof - Replace	25	10	\$30,200	\$40,586
1308	Pool Enclosure - Replace	40	10	\$210,000	\$282,222
1310	Gutters/Downspouts - Replace	25	10	\$2,200	\$2,957
1312	Flat Roof - Replace	15	7	\$12,650	\$15,558
1402	Signage - Replace	10	9	\$13,500	\$17,614
1610	Volleyball Area - Refurbish	15	7	\$6,750	\$8,302

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#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
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46 Total Funded Components

Note: a Useful Life of "N/A" means a one-time expense, not expected to repeat.