



Tallyn's Reach Authority

Aurora, CO

Level of Service: **Update "With-Site-Visit"**

Report #: **47446-1**

of Units: 1,700

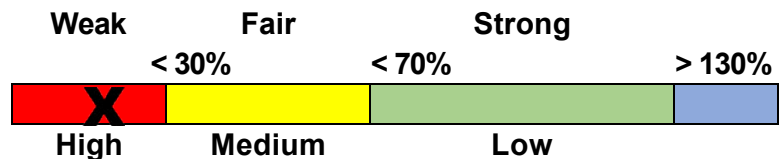
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$1,800,370
Fully Funded Reserve Balance	\$10,591,420
Annual Rate (Cost) of Deterioration	\$1,026,931
Percent Funded	17.0 %
Recommended 2026 Annual "Fully Funding" Reserve Transfers	\$1,528,000
Alternate/Baseline Annual Minimum Transfers to Keep Reserves Above \$0	\$1,445,000
Recommended 2026 Special Assessments for Reserves	\$0
Most Recent Annual Reserve Transfer Rate	\$1,524,442

Reserve Fund Strength: 17.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	3.80 %
Annual Inflation Rate	3.00 %

- This Update "With-Site-Visit", is based on a prior Reserve Study for your 2024 Fiscal Year. We performed the site inspection on 2/6/2026.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 17.0 % 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 transfers at \$1,528,000 with 2.5% annual increases the first 10 years and .5% increases the remaining 20 years, along with a one-time special assessment of \$0 in order to be within the 70% to 130% level as noted above. 100% "Full" transfer 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 the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve transfer rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the 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/I5B24oNLTY>

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 properly estimated at this time. The Authority has received multiple offers to purchase the leases but having received advice from mineral experts has chosen to retain these assets at this time. If the leases are sold, or when royalties are received in the future, 90% of the proceeds will be allocated to the Capital Fund for Reserves.



Executive Summary Table

Report # 47446-1
With-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites & Grounds				
21050	Driveway Concrete - Repair - 5%	5	0	\$52,000
21090	Concrete Walkways - Repair - 1%	1	0	\$395,291
21130	Pavers (Roadways) - Replace - 5%	5	4	\$5,900
21190	Asphalt - Seal/Repair	4	3	\$25,000
21200	Streets - Resurface (Ph 1)	25	23	\$137,500
21200	Streets - Resurface (Ph 2)	25	24	\$117,975
21200	Streets - Resurface (Ph 3)	25	0	\$508,500
21300	Site Rail: Metal - Repair/Paint	5	0	\$2,000
21310	Site Rail: Metal - Replace	30	5	\$14,000
21340	Wood Rail - Replace	30	5	\$37,000
21460	Trash Enclosure - Replace	20	19	\$23,850
21600	Mailbox Kiosks - Replace (2005)	30	9	\$144,000
21600	Mailbox Kiosks - Replace (2006)	30	10	\$75,000
21600	Mailbox Kiosks - Replace (2010-14)	30	14	\$24,000
21600	Mailbox Kiosks - Replace (2016-18)	30	20	\$27,000
21610	Sign/Monuments - Refurbish	30	5	\$311,639
21610	Sign/Monuments - Refurbish (2025)	30	29	\$25,500
21630	Flag Pole - Replace	30	5	\$3,400
21650	Pole Lights - Replace	30	5	\$44,558
21651	Street Signs - Replace (Ph 1)	20	13	\$80,000
21651	Street Signs - Replace (Ph 2)	20	0	\$80,000
21700	Benches/Tables - Replace	30	5	\$10,000
21710	Trees - Trim/Remove	1	0	\$127,500
Mechanical				
25330	Surveillance System—Upgrade/Replace	10	0	\$17,200
25410	Fire Control Panel - Update/Replace	20	0	\$4,200
25570	Irrigation Clocks - Replace (Ph 1)	15	9	\$100,642
25570	Irrigation Clocks - Replace (Ph 2)	10	2	\$420,000
25580	Irrigation System - Replace	40	15	\$12,000,000
25600	Backflow Devices - Replace	30	7	\$190,000
Building Exteriors				
23310	Wood Siding - Repair/Repaint	7	0	\$12,000
23320	Wood Siding - Replace	60	35	\$73,000
23600	Roof: Metal - Replace	30	5	\$93,000
23650	Gutters/Downspouts - Replace	30	5	\$2,800
Clubhouse				
27060	Clubhouse Windows - Replace	30	5	\$19,000
27090	Clubhouse Doors - Repair/Replace	40	15	\$15,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
27110	Clubhouse Interior Walls - Repaint	10	0	\$5,300
27160	Clubhouse Wood Flooring - Replace	40	15	\$56,000
27180	Clubhouse Bathroom - Refurbish	20	0	\$29,000
27250	Clubhouse Furniture - Replace	10	9	\$9,000
27280	Clubhouse AC - Replace	20	0	\$12,000
27280	Clubhouse Furnace - Replace	20	19	\$7,500
27310	Kitchen - Remodel	30	5	\$9,500
27320	Kitchen Appliances - Replace	10	0	\$4,200
27330	Drinking Fountains - Replace	20	0	\$8,000
Amenities				
26030	Playground Cover - Refill/Replace	10	2	\$5,100
26050	Playground Equipment - Replace	20	12	\$100,000
26060	Picnic Tables/Benches - Replace	25	0	\$2,200
26150	Tennis Court Fencing - Replace	30	5	\$19,000
26160	Tennis Court Windscreen - Replace	10	0	\$2,000
26190	Sport Court - Replace	15	5	\$75,000
Pool				
21410	Sun Shades - Replace	12	8	\$11,000
28010	Bathrooms - Refurbish	20	3	\$29,000
28020	Pool Fence - Repair/Paint	5	0	\$4,800
28030	Pool Fence - Replace	30	5	\$33,000
28040	Pool Deck Furniture - Replace	10	0	\$130,000
28060	Deck - Resurface - 5%	5	0	\$9,500
28090	Coping Stones - Repair	24	0	\$39,600
28100	Pool - Re-Tile	24	0	\$10,640
28110	Pool - Resurface	12	0	\$95,000
28120	Wader Pool - Resurface	12	0	\$8,500
28170	Pool Heater - Replace	12	2	\$75,000
28180	Wader Heater - Replace	12	6	\$8,500
28190	Pool Filters - Replace	30	29	\$46,000
28200	Spa Filter - Replace	20	0	\$1,400
28220	Pool/Spa Pumps – Repair/Replace	15	0	\$10,500
28240	Pool/Spa ADA Lift - Replace	12	11	\$5,500
28250	Diving Blocks - Replace	20	11	\$3,900
28270	Lifeguard Stands - Replace	15	0	\$6,000

68 Total Funded Components