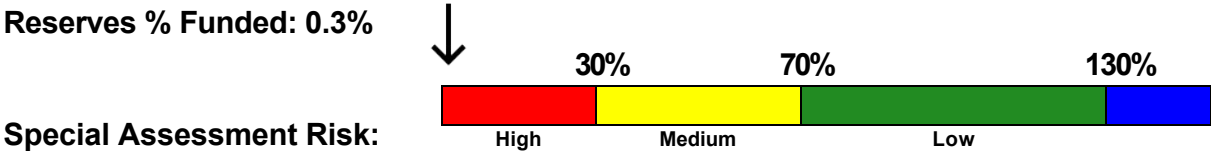


## 3- Minute Executive Summary

**Association:** Grand Elk Ranch and Club **Assoc. #: 34651-0**  
**Location:** Granby, CO **# of Units:1**  
**Report Period:** January 1, 2019 through December 31, 2019

**Findings/Recommendations as-of: January 1, 2019**

Projected Starting Reserve Balance	\$10,000.
Current Fully Funded Reserve Balance	\$3,122,740.
Average Reserve Deficit or (Surplus) Per Unit	\$3,112,740.
Percent Funded	0.3 %
Recommended 2019 Monthly "Fully Funding" Contributions	\$22,000.
Alternate Monthly Minimum Contributions to Keep Reserves Above \$0	\$15,000.
Recommended 2019 Special Assessments for Reserves	\$1,900,000.
Most Recent Monthly Reserve Contribution Rate	\$6,781.



**Economic Assumptions:**

**Net Annual "After Tax" Interest Earnings Accruing to Reserves** ..... 1.25 %  
**Annual Inflation Rate** ..... 3.00 %

- This is a "Full" Reserve Study, (original, created "from scratch"), based on our site inspection on 5/18/2018. The Reserve Study was prepared by a credentialed Reserve Specialist (RS #260).
- Your Reserve Fund is currently 0.3 % Funded. This means the client's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Monthly Reserve contributions at \$22,000 with 3% annual increases as well as implement a 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.
- No assets appropriate for Reserve designation were excluded. See photo appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Golf Course</b>				
2137	Bridge Decks - Replace - 25%	10	0	\$16,000
2181	Stone Monuments - Replace	35	17	\$12,400
2197	Lakes/Ponds - Maintain	30	12	\$50,000
2583	Irrigation System - Replace	30	0	\$1,800,000
2647	Practice Green - Replace/Refurbish	20	0	\$15,000
2648	Driving Range - Refurbish	20	0	\$10,000
2651	Golf Cart Path - Maintain - 10%	1	0	\$8,750
2653	Golf Cart Path - Resurface - 10%	4	0	\$42,700
2659	Bunkers - Restore	25	3	\$155,000
2961	Bathrooms - Remodel/Refurbish	30	12	\$7,000
<b>Maintenance Facility</b>				
2155	Site Fencing: Wood - Replace	20	19	\$9,200
2303	Exterior Wall Lights - Replace	20	7	\$1,100
2377	Roof: Composition Shingle - Replace	30	12	\$23,400
2521	Reznor Systems – Replace	15	1	\$2,500
2521	Split System – Replace	15	1	\$4,000
2562	Ice Machine - Replace	10	0	\$5,000
<b>Grounds Equipment</b>				
2201	Tri Plex 1 - Replace (2014)	15	1	\$32,000
2203	Tri Plex 2 - Replace (2014)	15	5	\$32,000
2205	Tri Plex 3 - Replace (2008)	15	1	\$32,000
2207	Tri Plex 4 - Replace (2009)	15	3	\$32,000
2209	Tri Plex 5 - Replace (2009)	15	4	\$32,000
2211	Tri Plex 6 - Replace (2013)	15	5	\$32,000
2213	Fairway 1 - Replace (2014)	15	10	\$52,000
2215	Fairway 2 - Replace (2014)	15	10	\$52,000
2217	Rough Unit - Replace	20	1	\$45,000
2219	Sprayer - Replace	15	10	\$42,000
2221	Blower - Replace	15	10	\$4,800
2223	Utility Cart 1 - Replace (2006)	10	1	\$6,000
2225	Utility Cart 2 - Replace (2006)	10	1	\$6,000
2227	Utility Cart 3 - Replace (2008)	10	1	\$6,000
2229	Utility Cart 4 - Replace (2012)	10	4	\$6,000
2231	Utility Cart 5 - Replace (2012)	10	4	\$6,000
2233	Utility Cart 6 - Replace (2012)	10	4	\$6,000
2235	Tractor - Replace	30	1	\$50,000
2237	Trailer - Replace	15	4	\$5,000
2239	Sweeper - Replace (2008)	15	3	\$20,000
2241	Sweeper - Replace (2016)	15	12	\$5,500
2249	Sand Pro Bunker - Replace	15	13	\$10,900
2251	Sod Cutter - Replace	15	4	\$1,550
2253	Aerator - Replace	15	10	\$18,000
2253	Fairway Aerator - Replace	10	1	\$40,000
2255	Workman - Replace	15	1	\$20,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2257	Workman/Dakota - Replace	15	6	\$12,000
2258	Workman (Ranger) - Replace	15	4	\$20,000
2259	Cushman - Replace	15	6	\$16,500
2263	Mule - Replace	15	4	\$8,000
2265	Bobcat - Replace	30	10	\$40,000
2269	Grinder - Replace (AngleMaster)	20	1	\$40,000
2269	Grinder - Replace (Express Dual)	20	1	\$40,000
<b>Clubhouse Grounds</b>				
2131	Asphalt - Seal/Repair	4	0	\$5,250
2133	Asphalt - Resurface	25	9	\$97,900
2135	Asphalt - Crack Fill/Repair	4	3	\$3,000
2153	Site Rail: Metal - Replace	30	14	\$2,800
2185	Site Pole Lights - Replace	30	14	\$8,400
2199	Shed - Refurbish	30	14	\$11,300
<b>Clubhouse Exteriors</b>				
2303	Exterior Wall Lights - Replace	25	9	\$2,750
2321	Wood Exterior Rails - Paint/Seal	5	0	\$4,400
2323	Wood Exterior Rails - Replace	30	14	\$14,900
2333	Wood Deck - Resurface/Restore	25	9	\$10,400
2337	Wood Exterior - Seal/Paint	7	0	\$7,550
2353	Wood Siding - Replace	50	34	\$72,250
2361	Windows - Replace	30	14	\$51,750
2381	Roof: Metal - Replace	40	24	\$18,150
2385	Roof: Wood Shingle - Replace	25	9	\$42,150
2387	Gutters/Downspouts - Replace	25	9	\$11,100
2395	Chimney Covers/Flue Caps - Replace	25	9	\$1,950
<b>Clubhouse Interiors</b>				
2401	Interior Surface - Repaint	10	3	\$15,150
2405	Interior Lights - Replace	25	9	\$8,750
2409	Stone Flooring - Replace	30	14	\$54,000
2411	Carpet - Replace	10	8	\$12,850
2413	Wood Flooring - Replace	40	24	\$31,500
2425	Furnishings - Update - 25%	5	3	\$9,000
2427	Locker Rooms - Remodel	30	15	\$97,500
2427	Upper Bathroom - Remodel	30	15	\$4,000
2429	Office - Remodel	30	20	\$4,600
2431	Pro Shop - Remodel	30	20	\$79,650
2433	Lower Rooms - Remodel	30	20	\$5,950
2435	Kitchen - Remodel	30	20	\$24,550
2437	Kitchen Appliances - Replace - 20%	2	1	\$10,000
<b>Clubhouse Mechanicals</b>				
2521	Furnace 1 – Replace	20	4	\$6,000
2521	Furnace 2 – Replace	20	4	\$6,000
2553	Fire Control Panel - Update/Replace	20	4	\$7,500
2561	Munchkin Boiler - Replace	25	22	\$6,500
2563	Water Heater/Tank - Replace	15	13	\$11,000
<b>Pool &amp; Spa</b>				
2803	Fencing: Metal - Repair/Paint	5	0	\$2,600

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2805 Fencing: Metal - Replace	30	14	\$20,500
2807 Patio Furniture - Replace	10	5	\$13,650
2809 Coping Stones - Repair	30	14	\$5,050
2813 Pool Deck Snowmelt - Resurface	30	14	\$41,000
2815 Pool - Resurface	12	5	\$41,500
2817 Spa - Resurface	12	5	\$16,000
2821 Pool - Re-Tile	20	2	\$10,000
2821 Spa - Re-Tile	20	4	\$3,750
2823 Pool/Spa Covers - Replace	8	3	\$7,500
2827 Pool Heaters - Replace	12	8	\$15,500
2829 Spa Heater - Replace	12	8	\$7,750
2831 Pool Filter - Replace	20	5	\$2,700
2833 Spa Filter - Replace	20	19	\$1,400
<b>98 Total Funded Components</b>			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.