



Reserve Analysis • Property Inspection • Construction Consultants

November 20, 2012

Stanton Farms Townhouse Association, Inc.
C/o The Management Trust - PMA Colorado Division
12381 East Cornell Avenue
Aurora, Colorado 80014-3323

Attention: Debra Troppman

Re: Reserve Analysis, 2013 VERSION

Dear Ms. Troppman and Board of Directors:

As requested, Bradley Property Consultants, Inc. revised and updated the 2010 reserve analysis for the Stanton Farms Townhouse Association, Inc., located in Littleton, Colorado.

This updated 2013 version of the reserve analysis was performed in November 2012. The previous reserve analysis was reviewed and the property was inspected to verify the conditions on the property. The entire inventory list of the reserve analysis was reviewed as part of the updating process and valuable current information was provided by the Association and management company. The update reflects the expected position of the Association at the beginning in 2013. The revisions and updating has brought the reserve analysis up to date with current and expected replacement costs for the project components. The proposed maintenance expectations and comments by the Association and management company were very valuable in revising this document. The Association may wish to consider adding or deleting some categories and possibly phasing more of the categories to spread the financial responsibilities over a number of years. The phasing can be done as a revision to this document.

The reserve analysis is in two parts. The first section is an explanation of terms and a description of the methods involved in arriving at the data for the project. The second section starts with the reserve analysis table showing project categories and overall suggested reserve deposits. This table should be reviewed carefully and revised as necessary. The rest of the second section includes tables of reserve balances for the next 40 years, a section of graphs depicting capital expenses and reserve balances over the same 40 year period, and a table of projected capital expenses.

CHANGES AND COMMENTS FOR THE 2013 UPDATE AND REVISION:

Unit abbreviations used the Reserve Analysis table: SF = square feet, LF = lineal feet, SY = square yard, LS = lump sum, EA = each, REPL. = replacement, ECON. = economic

Stanton Farms Townhouse Association, Inc.

Reserve Analysis, 2013 VERSION

November 20, 2012

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1. The categories were examined and aged to coordinate with their condition. Some categories were given an extended life if they had not deteriorated significantly or if they had been replaced. Major repairs or replacements were also considered for each category.
2. The Association has completed some renovation projects over the past few years. The benefit of these projects was included in the reserve analysis update. The updated reserve analysis also attempts to identify future issues of concern to the Association.
 - a. The irrigation system is operating as expected for its age. Major replacements of the irrigation system are typically not done all at one time. The Association should expect a growing number of repairs to the system as it ages. All of the irrigation controllers have been replaced with environmental sensitive controllers that monitor moisture conditions. The new controllers will allow the irrigation system to run more efficiently and reduce overall water consumption for the Association.
 - b. The landscape restoration category remained the same as the 2010 reserve analysis. The Association continues to spend an average of \$10,000.00 per year for landscape restoration and overall improvements including tree replacements.
 - c. Tree trimming and tree removal are still a major expense for the community. The Association continues to remove large overgrown trees that are too close to the foundations and where the root systems are damaging driveways. Some of the large tree root systems are raising and deteriorating the asphalt in driveways making it necessary to remove some trees before any asphalt replacements can be accomplished. The Association also had a situations where tree roots damaged and broke a sewer service line to a unit. The repair of utility services is very expensive and the Association should expect more of those types of repairs in the future.
 - d. A new category was added to the reserve analysis for utility service maintenance. As noted above the Association had to dig up and repair a sewer service to a unit last year. Also, a water meter pit had to be adjusted and raised to meet the water company's requirements. Utility service repairs are the Association's responsibility when the services are located in the common area. The Association should expect an increased frequency of utility service repairs as the community continues to age.
 - e. The asphalt continues to age as expected. The price of asphalt replacement continues to climb every year. The asphalt in the community has numerous cracks and the surface is aged and worn. The Association has and will continue to make necessary drainage improvements in the streets to channel and properly divert water off the surface of the asphalt. The drainage corrections should be done before the asphalt

is replaced. The asphalt is in a condition where an overlay is not practical due to excessive cracks and drainage considerations. The reserve analysis has budgeted to replace the asphalt in two phases beginning in approximately nine years.

- f. The category for project drainage repairs was increased to spend approximately \$50,000.00 every five years or average spending \$10,000.00 per year. The Association has done a good job in adding drain pans and making drainage corrections in the community. The drainage issues in the community are must be addressed to maintain structural stability of the units and eliminate the expense of water damage to the basements.
- g. The dry laid concrete block retaining walls are showing signs of movement and deterioration. A new category was added to the reserve analysis to repair and partially replace those retaining walls in the future.
- h. The roofs are aging a little faster then expected due to an increased amount of storm damage. The Association has attempted to get an insurance claim for hail damage from the last major hail storm. The claim has been denied so the Association will need to keep reserving for roof replacements in about 15 years. The price of roofing continues to increase in the Denver area every year.
- i. The categories for painting and trim repairs were completely revised to bring them up to date with the current painting schedule. The Association has moved from a five year schedule to a seven year schedule.

The estimated future costs for each of the phases were increased to coincide with what they are expected to cost in the future. There is no way to accurately predict what cost increased will occur in the future, but judging from the past performance the Association should expect 5-10% increases in the future. The Association's current policy of updating the reserve analysis every three years is a great way to keep current and adequately account for increased costs.

- 3. Each category was revised to reflect current replacement costs. Some category costs have not increased significantly in replacement cost values while others have increased dramatically. The community appears to be aging as expected and the reserve analysis reflects the general condition of the capital assets.
- 4. The reserves available for this update were \$330,000.00 beginning in 2013.

The work performed consisted of a review of the previous reserve study, site inspections, and some field measurements to determine the condition and value of items for which the Association is responsible for repair and replacement. This information was used to compile and revise the reserve analysis inventory list. The reserve analysis estimates remaining economic life of the items in the inventory list, replacement costs, and prorates existing reserves to these items. The analysis then estimates future contributions to project reserves so adequate funds will be available for future repairs and replacements.

Reserve Analysis Summary and Explanation of Terms

The analysis covers the common areas and items the Association is responsible for repairing and replacing. The Association has determined these items, or inventory list, by interpretation of the Declarations and Covenants for the Association and the historical maintenance schedule on the project. The inventory list should be reviewed and modified according to the actual needs of the Association. The inventory list is contained in the subheadings of "Common Area" and "Buildings" in the attached reserve analysis tables and graphs.

The analysis also uses the relationship of cost replacement and remaining life to determine future reserve needs. An explanation of the terms and column headings as used within the reserve analysis follows:

COMMON AREA

The common area covers the area around the buildings and other items that are in common use by all members of the Association. Those items include the sprinkler system and fixed items within the common landscaped area. The non-irrigated landscape areas were not included. Other items included driveways, sidewalks, some perimeter fencing, and general exterior items. **We have included an inventory list in the Reserve Analysis Table. Please refer to the inventory list and the other sections of the report for specific comments on individual reserve analysis items.**

BUILDINGS

The buildings section describes those items directly attached to or adjacent to the buildings. The Declarations and Covenants, as interpreted by the Board of Directors, allows for some exterior items to be replaced by the individual homeowners. Those individual homeowner items included windows, doors, garage doors, air conditioners, and items inside the individual units. The Association still has architectural control most of the exterior items, but the Association is not responsible for the replacement of every exterior item within the project. **Again, please refer to the inventory list and the other sections of the report for specific comments on individual reserve analysis items.**

Some long-lasting items were not included in the analysis since they should survive the assumed economic life of the project. This analysis uses a 50-year useful economic life as a basis for replacement items. Most items considered to have an expected life of 50 years or longer were not included in the replacement schedule. These items include building foundations and internal structural components. Please see any special notes within the analysis that pertain to items that will last 50 years or more. Typically small or low cost items under \$3,000.00 are not included since these repairs and replacements tend to be funded through the annual operating budget rather than from capital reserves.

DEFINITION OF TERMS USED IN THE RESERVE ANALYSIS TABLE

Estimated Salvage Value

"Estimated Salvage Value" specifically relates to items which, by their nature, will not need total replacement at the end of their assumed economic life. The considerations affecting salvage value are its long-lasting components or parts, maintenance schedule, recent repairs or replacements, and importance to the appearance of the project. Items that directly affect the appearance and function of the project tend to be maintained more completely and more often. Hard scape items such as asphalt and concrete tend to be repaired as necessary rather than all at once. Some portions will last as long as the economic life of the project while other parts will need repairs, but not full replacement.

The "Estimated Salvage Value" identifies those items that will not need total replacement upon reaching their assumed economic life. The percentages noted on the schedule are based on our experience. They can be modified after discussions with the Board of Directors regarding areas and percentages best fitting with the overall maintenance philosophy of the project.

Replacement Costs

Replacement costs were arrived at using estimating procedures and our experience with bidding current market prices. The amounts are in current dollars and are estimates. They assume major repairs or replacements will be done all at the same time.

The actual costs for replacements may vary considerably depending on economic conditions, contract specifications, technological advances, regulatory changes, and maintenance schedules. A few adjustments for inflation were made for the replacement costs. Inflation values fluctuate and are not reliably defined. Over a long period of time, inflation is often offset by investment credits or interest earned. The varying rates and changes to the project can be reflected by annual updates to the reserve analysis. **It is recommended that updates to the reserve analysis be done on a consistent basis to account for any substantial changes directly affecting the cost of replace-**

ments. Such changes would include insurance settlements, natural disasters, or unknown conditions requiring significant expenditures.

Estimated Economic Life

The estimated economic life and life left are our estimates obtained from published manuals, accepted industry standards, and our experience with similar projects. The estimated life remaining for the reserve items was determined after our visual inspections and discussions with the management company and contractors familiar with the community. The project was constructed in 1982 and 1994. The average age of the components had to be interpreted for each inventory item since some items will age faster than others. Some items have been repaired and replaced. The major replacements and repairs are reflected in the "Remaining Economic Life" and "Estimated Salvage Value" columns.

The "Desired Reserve Budget," "Reserves Available," and "Annual Deposit" are arrived at after determining the estimated replacement costs and economic life span of the reserve items.

Desired Reserve Budget

The "Desired Reserve Budget" is the estimated amount that would have been deposited by now if the inventory items had been included in a reserve deposit schedule from the beginning of the project. Each item's estimated replacement cost is divided by its proposed economic life and then multiplied by its age to arrive at the desired reserve budget. This is a "best case" scenario to show what would have been reserved to date for each item. These figures are used to develop a percentage or proportional relationship for each item as it relates to the total "Desired Reserve Budget." The item percentage is used to distribute the present reserves and analyze future needs.

Reserves Available

The actual reserves available are distributed to each inventory item in proportion to the "Desired Reserve Budget" figures. The proportion or percentage for each item as determined by the "Desired Reserve Budget" is multiplied by the actual reserves on hand to arrive at the reserve value for each item. The reserves available for the reserve analysis update were \$330,000.00 beginning in 2013.

Annual Deposits

The actual reserves available are distributed to each inventory item in proportion to the "Desired Reserve Budget" figures. The proportion or percentage for each item as determined by the "Desired

Reserve Budget" is multiplied by the actual reserves on hand to arrive at the reserve value for each item.

Average Annual Contribution

The annual deposits required over the life of the project will fluctuate as reserves are saved and spent in anticipated cycles. We have attempted to account for these cycles by calculating the average annual deposits necessary for a 40 year period. In calculating your requirements, the initial deposit brings your reserve balance closer to what it should be now and the average deposit lets the association gauge what level savings to achieve in the future. **You must consider that these amounts are determined as the best possible condition and to achieve the best reserve balance requires some long term planning. In most cases this amount is hard to achieve, especially if the reserves have not been analyzed for a long period of time. Most communities are doing very well if they can achieve 70-80% of the proposed annual contributions and reserve balances. A part of the planning process may be to establish a reasonable goal and attempt to reach the best result possible without extravagant demands on the homeowners.**

As stated previously, we recommend annual updates to the reserve analysis to account for replacements, changes in replacement costs, and changing interest rates. Interest earned will tend to offset inflation. Attempting to forecast into the future is tenuous at best. We believe it is preferable to make simple annual changes to the analysis and make decisions based on the most recent information available. **The reserve analysis is a working document and should be adjusted as necessary to meet the needs and desires of the Association and reflect changing conditions.**

We performed this analysis at the request of the Board of Directors of Stanton Farms Townhouse Association, Inc. The report is intended for the Association's exclusive use and should not be used for contracting work or relied upon by any other party. The analysis reflects conditions within the property that could be examined visually and is limited to the extent of the report. The analysis is also based upon representations made by Stanton Farms Townhouse Association, Inc. in regard to existing reserve fund balances, recent replacements or repairs, and interpretation of the Declarations and Covenants for the project. While reasonable effort was made to ascertain the condition of the property and/or equipment within, it is not to be construed as a guarantee or warranty of the property or equipment therein, nor does it imply that all components will function properly on or after the date of this report. Acceptance of this report by the Association constitutes the agreement of the Association that the liability of Bradley Property Consultants, Inc. for any errors or omissions on negligent misrepresentations herein is limited to the fee paid for this report and that there shall be no liability whatsoever for incidental or consequential damages. Unless otherwise noted in the report, no sampling, testing, or dismantling of any equipment, systems or structural components of the property, other than the visual inspection, was performed. Further, no inspections or tests for soil quality or stability, asbestos, PCBs, or any other hazardous materials were

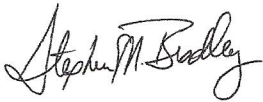
Stanton Farms Townhouse Association, Inc.
Reserve Analysis, 2013 VERSION
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undertaken nor was the quality or adequacy of the water and sewer service to the property analyzed. The inspections addressed herein were not undertaken to address any specific use or purpose contemplated by the Association other than what was stated in the report. This report does not in any way address the property's compliance with any federal, state, or local laws, rules, regulations, or ordinances.

We believe the analysis will provide a useful planning guide. Actual experience in replacing items may differ significantly from the estimates given. Again, we recommend annual updates to the analysis to reflect changes to current conditions.

If you have any questions or require further information, please contact our office at any time.

Very truly yours,
BRADLEY PROPERTY CONSULTANTS, INC.

A handwritten signature in cursive script, reading "Stephen M. Bradley".

Stephen M. Bradley, President

Enclosures and Attachments: 2013 Version of the reserve analysis



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Project date: 1982-1994

Total units: 189

STANTON FARMS TOWNHOUSE ASSOCIATION

RESERVE ANALYSIS

2013 VERSION: 11-20-12

INVENTORY LIST	UNIT	QUANTITY	EST. SALVAGE VALUE %	UNIT REPL COST \$	EST. REPL COST \$	EST. ECON. LIFE YRS	EST. LIFE LEFT YRS	DESIRED RESERVE BUDGET \$	RESERVES AVAILABLE \$	PROPOSED INITIAL DEPOSIT \$
COMMON AREA:										
Sprinkler system	SF	210,798	40%	1.50	189,718	35	12	124,672	44,020	12,141
Landscape restoration	LS	1		50,000	50,000	5	3	20,000	7,062	14,313
Tree trimming & removal	LS	1		20,000	20,000	5	2	12,000	4,237	7,881
Community signage	LS	1		8,000	8,000	20	9	4,400	1,554	716
Timber retaining walls	SF	803		25.00	20,075	45	7	16,952	5,986	2,013
Block retaining walls: repair	LS	1		8,000	8,000	10	6	3,200	1,130	1,145
Asphalt: replace (1/2 project)	SY	11,440		21.00	240,240	20	9	132,132	46,655	21,509
Asphalt: replace (1/2 project)	SY	11,440		21.00	240,240	20	10	120,120	42,413	19,783
Asphalt: seal coat & crack fill (1/2)	SY	11,440		1.40	16,016	5	3	6,406	2,262	4,585
Asphalt: seal coat & crack fill (1/2)	SY	11,440		1.40	16,016	5	4	3,203	1,131	3,721
Concrete repairs: project	LS	1		75,000	75,000	5	3	30,000	10,593	21,469
Maplewood fence	LF	168		28.00	4,704	20	5	3,528	1,246	692
Utility line maintenance	LS	1		30,000	30,000	20	15	7,500	2,648	1,823
General project drainage repairs	LS	1		50,000	50,000	5	2	30,000	10,593	19,704

BUILDINGS:

Roofs	SF	292,500		2.85	833,625	25	16	300,105	105,964	45,479
Gutters	LF	11,914	30%	5.25	43,784	25	10	26,270	9,276	3,451
Paint & trim repairs: phase 1, 2011	EA	25		1,200	30,000	7	6	4,286	1,513	4,748
Paint & trim repairs: phase 2, 2012	EA	19		1,200	22,800	7	7	0	0	3,257
Paint & trim repairs: phase 3, 2013	EA	19		1,200	22,800	7	1	19,543	6,900	15,900
Paint & trim repairs: phase 4, 2014	EA	24		1,200	28,800	7	2	20,571	7,264	10,768
Paint & trim repairs: phase 5, 2015	EA	20		1,200	24,000	7	3	13,714	4,842	6,386
Paint & trim repairs: phase 6, 2016	EA	46		1,200	55,200	7	4	23,657	8,353	11,712
Paint & trim repairs: phase 7, 2017	EA	36		1,200	43,200	7	5	12,343	4,358	7,768
CONTINGENCY		0%						934,603	330,000	240,964
TOTAL REPLACEMENT COST									0	0
TOTAL DESIRED RESERVES									934,603	
TOTAL RESERVES AVAILABLE									330,000	
TOTAL INITIAL CONTRIBUTION										240,964
40 YR. AVERAGE ANNUAL CONTRIBUTION										160,844


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STANTON FARMS TOWNHOUSE ASSOCIATION
RESERVE ANALYSIS- Projected Capital Expenses By Year
2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2013 1	YEAR 2014 2	YEAR 2015 3	YEAR 2016 4	YEAR 2017 5	YEAR 2018 6	YEAR 2019 7	YEAR 2020 8	YEAR 2021 9	YEAR 2022 10	YEAR 2023 11
COMMON AREA:											
Sprinkler system	0	0	0	0	0	0	0	0	0	0	0
Landscape restoration	0	0	50,000	0	0	0	0	50,000	0	0	0
Tree trimming & removal	0	20,000	0	0	0	0	20,000	0	0	0	0
Community signage	0	0	0	0	0	0	0	0	8,000	0	0
Timber retaining walls	0	0	0	0	0	0	20,075	0	0	0	0
Block retaining walls: repair	0	0	0	0	0	8,000	0	0	0	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	0	0	240,240	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	0	0	0	240,240	0
Asphalt: seal coat & crack fill (1/2)	0	0	16,016	0	0	0	0	16,016	0	0	0
Asphalt: seal coat & crack fill (1/2)	0	0	0	16,016	0	0	0	0	16,016	0	0
Concrete repairs: project	0	0	75,000	0	0	0	0	75,000	0	0	0
Maplewood fence	0	0	0	0	4,704	0	0	0	0	0	0
Utility line maintenance	0	0	0	0	0	0	0	0	0	0	0
General project drainage repairs	0	50,000	0	0	0	0	50,000	0	0	0	0
BUILDINGS:											
Roofs	0	0	0	0	0	0	0	0	0	0	0
Gutters	0	0	0	0	0	0	0	0	0	43,784	0
ERR	0	0	0	0	0	30,000	0	0	0	0	0
Paint & trim repairs: phase 1, 2011	0	0	0	0	0	0	22,800	0	0	0	0
Paint & trim repairs: phase 3, 2013	22,800	0	0	0	0	0	0	22,800	0	0	0
Paint & trim repairs: phase 4, 2014	0	28,800	0	0	0	0	0	0	28,800	0	0
Paint & trim repairs: phase 5, 2015	0	0	24,000	0	0	0	0	0	0	24,000	0
Paint & trim repairs: phase 6, 2016	0	0	0	55,200	0	0	0	0	0	0	55,200
Paint & trim repairs: phase 7, 2017	0	0	0	0	43,200	0	0	0	0	0	0
Capital Expense	22,800	98,800	165,016	71,216	47,904	38,000	112,875	163,816	293,056	308,024	55,200


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STANTON FARMS TOWNHOUSE ASSOCIATION
RESERVE ANALYSIS- Projected Capital Expenses By Year
2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2024 12	YEAR 2025 13	YEAR 2026 14	YEAR 2027 15	YEAR 2028 16	YEAR 2029 17	YEAR 2030 18	YEAR 2031 19	YEAR 2032 20	YEAR 2033 21	YEAR 2034 22
COMMON AREA:											
Sprinkler system	189,718	0	0	0	0	0	0	0	0	0	0
Landscape restoration	0	50,000	0	0	0	0	50,000	0	0	0	0
Tree trimming & removal	20,000	0	0	0	0	20,000	0	0	0	0	20,000
Community signage	0	0	0	0	0	0	0	0	0	0	0
Timber retaining walls	0	0	0	0	0	0	0	0	0	0	0
Block retaining walls: repair	0	0	0	0	8,000	0	0	0	0	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	0	0	0	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	0	0	0	0	0
Asphalt: seal coat & crack fill (1/2)	0	16,016	0	0	0	0	16,016	0	0	0	0
Asphalt: seal coat & crack fill (1/2)	0	0	16,016	0	0	0	0	16,016	0	0	0
Concrete repairs: project	0	75,000	0	0	0	0	75,000	0	0	0	0
Maplewood fence	0	0	0	0	0	0	0	0	0	0	0
Utility line maintenance	0	0	0	30,000	0	0	0	0	0	0	0
General project drainage repairs	50,000	0	0	0	0	50,000	0	0	0	0	50,000
BUILDINGS:											
Roofs	0	0	0	0	833,625	0	0	0	0	0	0
Gutters	0	0	0	0	0	0	0	0	0	0	0
ERR	0	30,000	0	0	0	0	0	0	30,000	0	0
Paint & trim repairs: phase 1, 2011	0	0	22,800	0	0	0	0	0	0	22,800	0
Paint & trim repairs: phase 3, 2013	0	0	0	22,800	0	0	0	0	0	0	22,800
Paint & trim repairs: phase 4, 2014	0	0	0	0	28,800	0	0	0	0	0	0
Paint & trim repairs: phase 5, 2015	0	0	0	0	0	24,000	0	0	0	0	0
Paint & trim repairs: phase 6, 2016	0	0	0	0	0	0	55,200	0	0	0	0
Paint & trim repairs: phase 7, 2017	43,200	0	0	0	0	0	0	43,200	0	0	0
Capital Expense	302,918	171,016	38,816	52,800	870,425	94,000	196,216	59,216	30,000	22,800	92,800


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STANTON FARMS TOWNHOUSE ASSOCIATION
RESERVE ANALYSIS- Projected Capital Expenses By Year
2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2035 23	YEAR 2036 24	YEAR 2037 25	YEAR 2038 26	YEAR 2039 27	YEAR 2040 28	YEAR 2041 29	YEAR 2042 30	YEAR 2043 31	YEAR 2044 32	YEAR 2045 33
COMMON AREA:											
Sprinkler system	0	0	0	0	0	0	0	0	0	0	0
Landscape restoration	50,000	0	0	0	0	50,000	0	0	0	0	50,000
Tree trimming & removal	0	0	0	0	20,000	0	0	0	0	20,000	0
Community signage	0	0	0	0	0	0	8,000	0	0	0	0
Timber retaining walls	0	0	0	0	0	0	0	0	0	0	0
Block retaining walls: repair	0	0	0	8,000	0	0	0	0	0	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	240,240	0	0	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	0	240,240	0	0	0
Asphalt: seal coat & crack fill (1/2)	16,016	0	0	0	0	16,016	0	0	0	0	16,016
Asphalt: seal coat & crack fill (1/2)	0	16,016	0	0	0	0	16,016	0	0	0	0
Concrete repairs: project	75,000	0	0	0	0	75,000	0	0	0	0	75,000
Maplewood fence	0	0	4,704	0	0	0	0	0	0	0	0
Utility line maintenance	0	0	0	0	0	0	0	0	0	0	0
General project drainage repairs	0	0	0	0	50,000	0	0	0	0	50,000	0
BUILDINGS:											
Roofs	0	0	0	0	0	0	0	0	0	0	0
Gutters	0	0	0	0	0	0	0	0	0	0	0
ERR	0	0	0	0	30,000	0	0	0	0	0	0
Paint & trim repairs: phase 1, 2011	0	0	0	0	0	22,800	0	0	0	0	0
Paint & trim repairs: phase 3, 2013	0	0	0	0	0	0	22,800	0	0	0	0
Paint & trim repairs: phase 4, 2014	28,800	0	0	0	0	0	0	28,800	0	0	0
Paint & trim repairs: phase 5, 2015	0	24,000	0	0	0	0	0	0	24,000	0	0
Paint & trim repairs: phase 6, 2016	0	0	55,200	0	0	0	0	0	0	55,200	0
Paint & trim repairs: phase 7, 2017	0	0	0	43,200	0	0	0	0	0	0	43,200
Capital Expense	169,816	40,016	59,904	51,200	100,000	163,816	287,056	269,040	24,000	125,200	184,216



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STANTON FARMS TOWNHOUSE ASSOCIATION

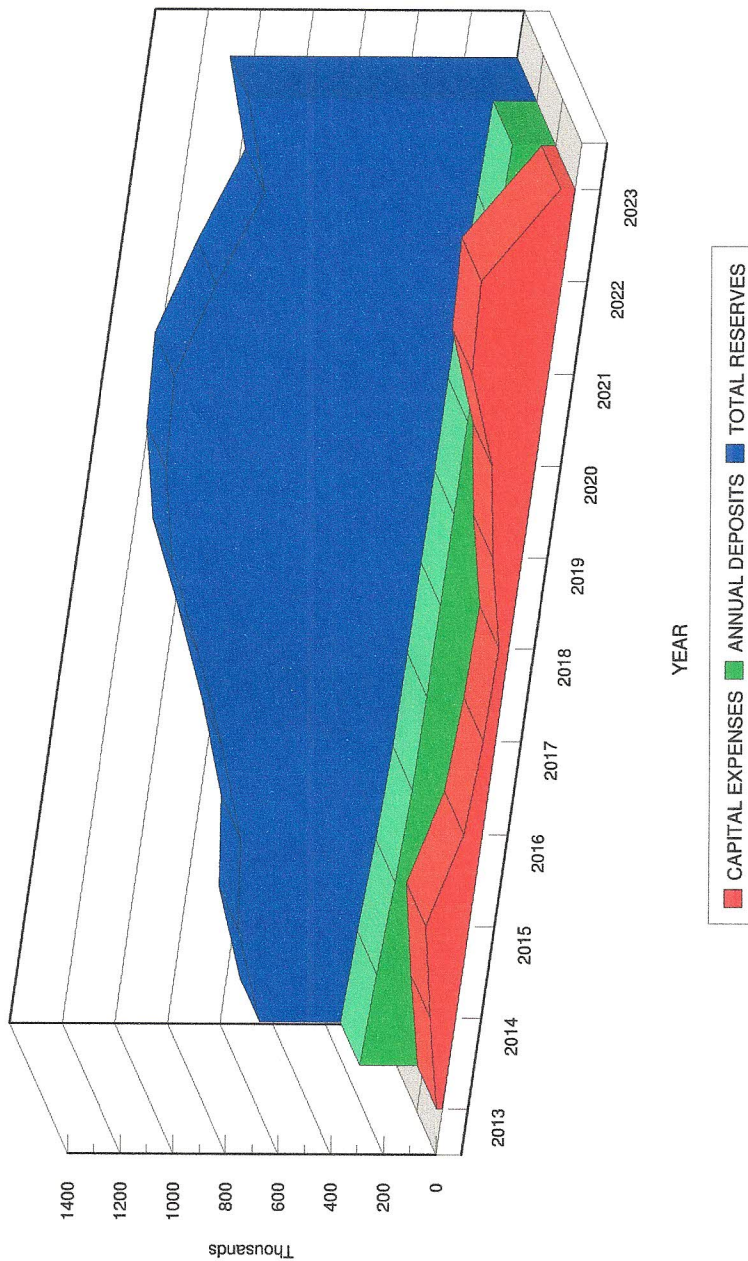
RESERVE ANALYSIS- Projected Capital Expenses By Year

2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2046 34	YEAR 2047 35	YEAR 2048 36	YEAR 2049 37	YEAR 2050 38	YEAR 2051 39	YEAR 2052 40
COMMON AREA:							
Sprinkler system	0	0	0	0	0	0	0
Landscape restoration	0	0	0	0	50,000	0	0
Tree trimming & removal	0	0	0	20,000	0	0	0
Community signage	0	0	0	0	0	0	0
Timber retaining walls	0	0	0	0	0	0	0
Block retaining walls: repair	0	0	8,000	0	0	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	0
Asphalt: replace (1/2 project)	0	0	0	0	0	0	0
Asphalt: seal coat & crack fill (1/2)	0	0	0	0	16,016	0	0
Asphalt: seal coat & crack fill (1/2)	16,016	0	0	0	0	16,016	0
Concrete repairs: project	0	0	0	0	75,000	0	0
Maplewood fence	0	0	0	0	0	0	0
Utility line maintenance	0	30,000	0	0	0	0	0
General project drainage repairs	0	0	0	50,000	0	0	0
BUILDINGS:							
Roofs	0	0	0	0	0	0	0
Gutters	0	43,784	0	0	0	0	0
ERR	30,000	0	0	0	0	0	0
Paint & trim repairs: phase 1, 2011	0	22,800	0	0	0	0	0
Paint & trim repairs: phase 3, 2013	0	0	22,800	0	0	0	0
Paint & trim repairs: phase 4, 2014	0	0	0	28,800	0	0	0
Paint & trim repairs: phase 5, 2015	0	0	0	0	24,000	0	0
Paint & trim repairs: phase 6, 2016	0	0	0	0	0	55,200	0
Paint & trim repairs: phase 7, 2017	0	0	0	0	0	0	43,200
Capital Expense	46,016	96,584	30,800	98,800	165,016	71,216	43,200

STANTON FARMS TOWNHOUSE ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



2013 VERSION: 11-20-12

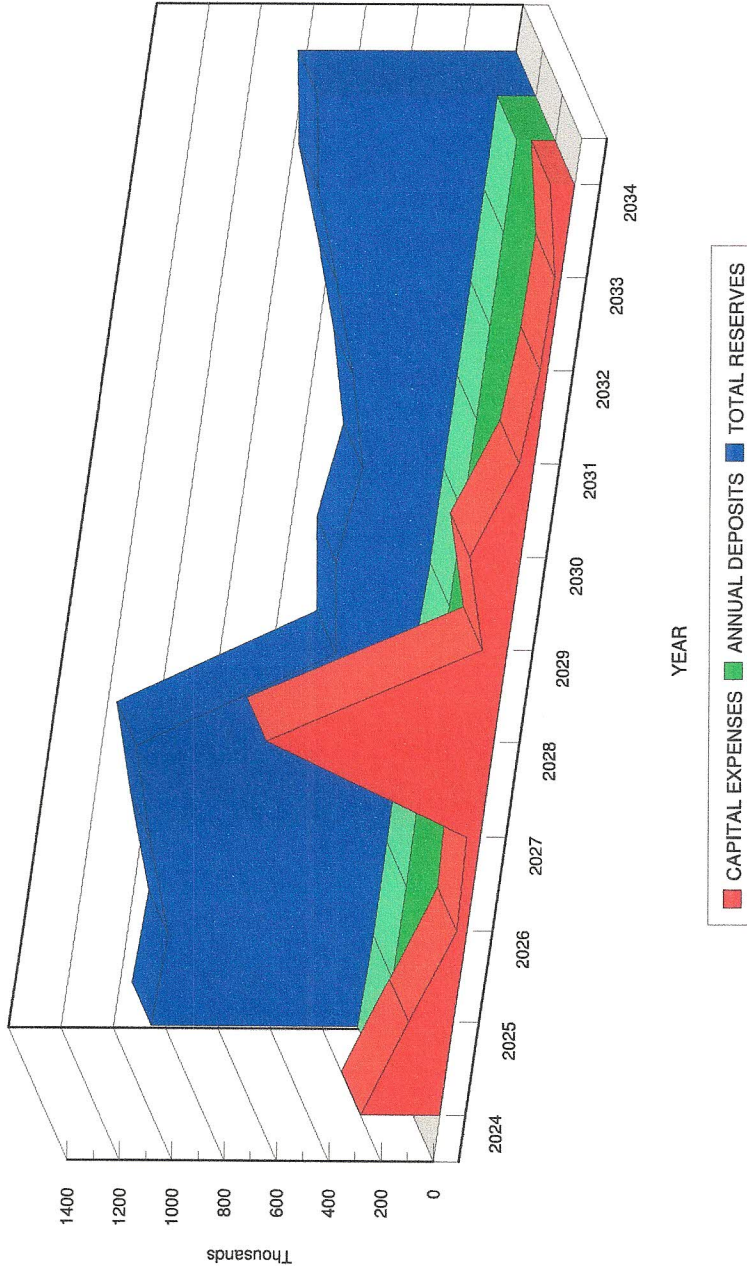
RESERVES ON HAND YEAR 1	\$330,000
ENDING BALANCE YEAR 11	\$1,092,227
AVERAGE BALANCE	\$956,790

VALUE OF RESERVE ITEMS	\$2,072,218
AVERAGE CAPITAL EXPENSE	\$125,155
AVERAGE DEPOSIT	\$194,449

YEAR	1	2	3	4	5	6	7	8	9	10	11
CAPITAL EXPENSES	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
ANNUAL DEPOSITS	(22,800)	(98,800)	(165,016)	(71,216)	(47,904)	(38,000)	(112,875)	(163,816)	(293,056)	(308,024)	(55,200)
TOTAL RESERVES	240,964	228,321	208,082	192,962	188,618	186,564	185,757	184,191	184,191	174,377	164,907
	548,164	677,685	720,752	842,498	983,211	1,131,776	1,204,658	1,225,033	1,116,167	982,520	1,092,227

STANTON FARMS TOWNHOUSE ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



2013 VERSION: 11-20-12

RESERVES ON HAND YEAR 12	\$1,225,033
ENDING BALANCE YEAR 22	\$832,918
AVERAGE BALANCE	\$758,864

VALUE OF RESERVE ITEMS	\$2,072,218
AVERAGE CAPITAL EXPENSE	\$175,546
AVERAGE DEPOSIT	\$151,973

YEAR	12	13	14	15	16	17	18	19	20	21	22
CAPITAL EXPENSES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ANNUAL DEPOSITS	(302,918)	(171,016)	(38,816)	(52,800)	(870,425)	(94,000)	(196,216)	(59,216)	(30,000)	(22,800)	(92,800)
TOTAL RESERVES	164,907	158,186	158,186	158,186	157,862	145,729	145,729	145,729	145,729	145,729	145,729
	954,216	941,386	1,060,755	1,166,141	453,579	505,307	454,820	541,332	657,061	779,990	832,918

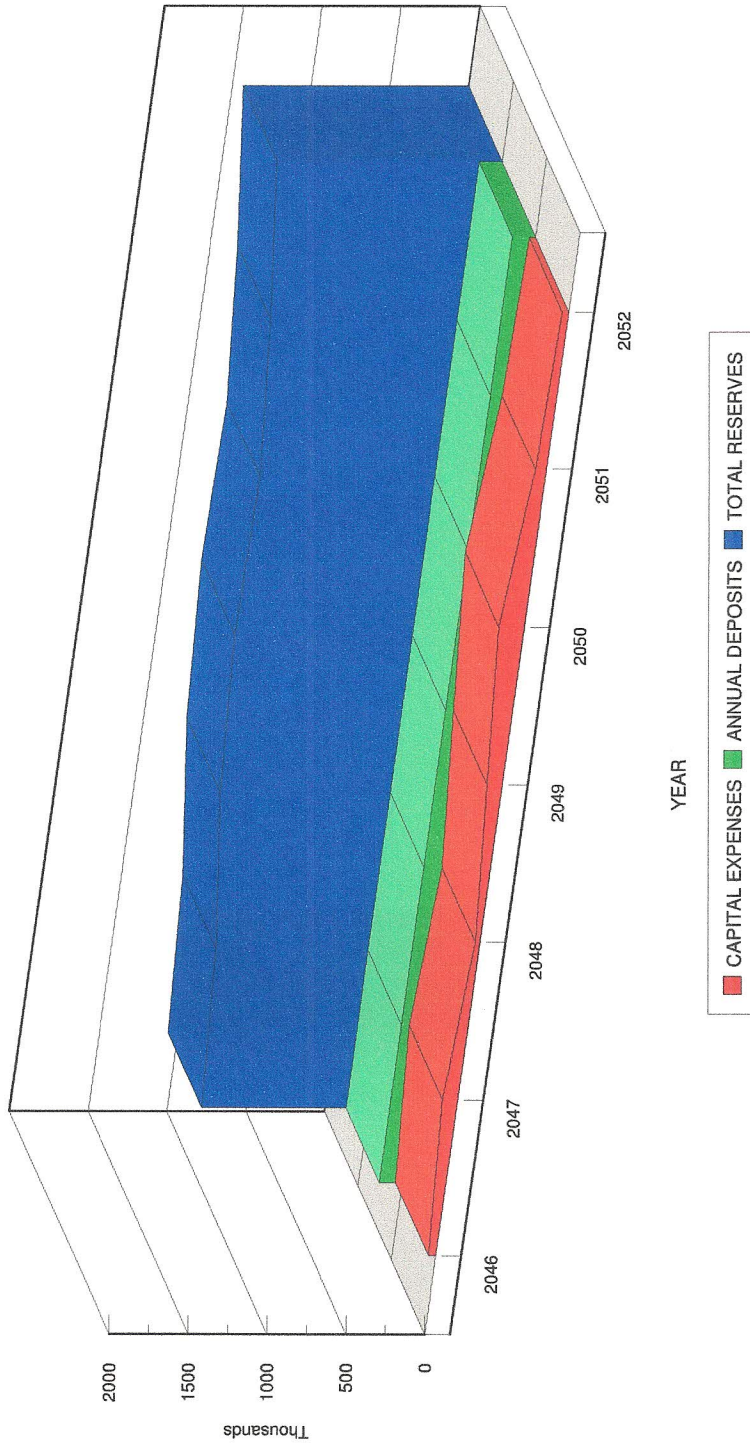
RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



VALUE OF RESERVE ITEMS	\$2,072,218
AVERAGE CAPITAL EXPENSE	\$134,024
AVERAGE DEPOSIT	\$145,729

3PC, Inc., 11/2012

STANTON FARMS TOWNHOUSE ASSOCIATION
 RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components



RESERVES ON HAND YEAR 34	\$857,899
ENDING BALANCE YEAR 0	\$0
AVERAGE BALANCE	\$1,240,084

VALUE OF RESERVE ITEMS	\$2,072,218
AVERAGE CAPITAL EXPENSE	\$346,453
AVERAGE DEPOSIT	\$145,729

YEAR	34	35	36	37	38	39	40
CAPITAL EXPENSES	2046	2047	2048	2049	2050	2051	2052
ANNUAL DEPOSITS	(46,016)	(96,584)	(30,800)	(98,800)	(165,016)	(71,216)	(43,200)
TOTAL RESERVES	1,061,381	1,110,526	1,225,454	1,272,383	1,253,096	1,327,608	1,430,137


**BRADLEY
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STANTON FARMS TOWNHOUSE ASSOCIATION
RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components
2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2013 1	YEAR 2014 2	YEAR 2015 3	YEAR 2016 4	YEAR 2017 5	YEAR 2018 6	YEAR 2019 7	YEAR 2020 8	YEAR 2021 9	YEAR 2022 10	YEAR 2023 11
COMMON AREA:											
Sprinkler system	56,162	68,303	80,445	92,586	104,728	116,869	129,011	141,152	153,294	165,435	177,577
Landscape restoration	21,375	35,687	50,000	10,000	20,000	30,000	40,000	50,000	10,000	20,000	30,000
Tree trimming & removal	12,119	20,000	4,000	8,000	12,000	16,000	20,000	4,000	8,000	12,000	16,000
Community signage	2,270	2,986	3,702	4,419	5,135	5,851	6,567	7,284	8,000	400	800
Timber retaining walls	7,998	10,011	12,024	14,037	16,049	18,062	20,075	446	892	1,338	1,784
Block retaining walls: repair	2,275	3,420	4,565	5,710	6,855	8,000	800	1,600	2,400	3,200	4,000
Asphalt: replace (1/2 project)	68,164	89,674	111,183	132,693	154,202	175,712	197,221	218,731	240,240	12,012	24,024
Asphalt: replace (1/2 project)	62,196	81,979	101,761	121,544	141,327	161,109	180,892	200,675	220,457	240,240	12,012
Asphalt: seal coat & crack fill (1/2)	6,847	11,431	16,016	3,203	6,406	9,610	12,813	16,016	3,203	6,406	9,610
Asphalt: seal coat & crack fill (1/2)	4,852	8,574	12,295	16,016	3,203	6,406	9,610	12,813	16,016	3,203	6,406
Concrete repairs: project	32,062	53,531	75,000	15,000	30,000	45,000	60,000	75,000	15,000	30,000	45,000
Maplewood fence	1,937	2,629	3,321	4,012	4,704	235	470	706	941	1,176	1,411
Utility line maintenance	4,472	6,295	8,119	9,942	11,765	13,589	15,412	17,236	19,059	20,883	22,706
General project drainage repairs	30,296	50,000	10,000	20,000	30,000	40,000	50,000	10,000	20,000	30,000	40,000
BUILDINGS:											
Roofs	151,443	196,922	242,401	287,880	333,358	378,837	424,316	469,795	515,273	560,752	606,231
Gutters	12,727	16,177	19,628	23,079	26,530	29,981	33,432	36,882	40,333	43,784	1,751
ERR	6,261	11,009	15,757	20,504	25,252	30,000	4,286	8,571	12,857	17,143	21,429
Paint & trim repairs: phase 1, 2011	3,257	6,514	9,771	13,029	16,286	19,543	22,800	3,257	6,514	9,771	13,029
Paint & trim repairs: phase 3, 2013	22,800	3,257	6,514	9,771	13,029	16,286	19,543	22,800	3,257	6,514	9,771
Paint & trim repairs: phase 4, 2014	18,032	28,800	4,114	8,229	12,343	16,457	20,571	24,686	28,800	4,114	8,229
Paint & trim repairs: phase 5, 2015	11,228	17,614	24,000	3,429	6,857	10,286	13,714	17,143	20,571	24,000	3,429
Paint & trim repairs: phase 6, 2016	20,065	31,777	43,488	55,200	7,886	15,771	23,657	31,543	39,429	47,314	55,200
Paint & trim repairs: phase 7, 2017	12,127	19,895	27,663	35,432	43,200	6,171	12,343	18,514	24,686	30,857	37,029
BASE RESERVES	570,964	776,485	885,768	913,714	1,031,115	1,169,776	1,317,533	1,388,849	1,409,223	1,290,544	1,147,427
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(22,800)	(98,800)	(165,016)	(71,216)	(47,904)	(38,000)	(112,875)	(163,816)	(293,056)	(308,024)	(55,200)
ANNUAL DEPOSIT	240,964	228,321	208,082	192,962	188,618	186,564	185,757	184,191	184,191	174,377	164,907
TOTAL RESERVES	548,164	677,685	720,752	842,498	983,211	1,131,776	1,204,658	1,225,033	1,116,167	982,520	1,092,227

RPC, Inc., 11/2012



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STANTON FARMS TOWNHOUSE ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2024 12	YEAR 2025 13	YEAR 2026 14	YEAR 2027 15	YEAR 2028 16	YEAR 2029 17	YEAR 2030 18	YEAR 2031 19	YEAR 2032 20	YEAR 2033 21	YEAR 2034 22
COMMON AREA:											
Sprinkler system	189,718	5,421	10,841	16,262	21,682	27,103	32,523	37,944	43,364	48,785	54,205
Landscape restoration	40,000	50,000	10,000	20,000	30,000	40,000	50,000	10,000	20,000	30,000	40,000
Tree trimming & removal	20,000	4,000	8,000	12,000	16,000	20,000	4,000	8,000	12,000	16,000	20,000
Community signage	1,200	1,600	2,000	2,400	2,800	3,200	3,600	4,000	4,400	4,800	5,200
Timber retaining walls	2,231	2,677	3,123	3,569	4,015	4,461	4,907	5,353	5,799	6,246	6,692
Block retaining walls: repair	4,800	5,600	6,400	7,200	8,000	800	1,600	2,400	3,200	4,000	4,800
Asphalt: replace (1/2 project)	36,036	48,048	60,060	72,072	84,084	96,096	108,108	120,120	132,132	144,144	156,156
Asphalt: replace (1/2 project)	24,024	36,036	48,048	60,060	72,072	84,084	96,096	108,108	120,120	132,132	144,144
Asphalt: seal coat & crack fill (1/2)	12,813	16,016	3,203	6,406	9,610	12,813	16,016	3,203	6,406	9,610	12,813
Asphalt: seal coat & crack fill (1/2)	9,610	12,813	16,016	3,203	6,406	9,610	12,813	16,016	3,203	6,406	9,610
Concrete repairs: project	60,000	75,000	15,000	30,000	45,000	60,000	75,000	15,000	30,000	45,000	60,000
Maplewood fence	1,646	1,882	2,117	2,352	2,587	2,822	3,058	3,293	3,528	3,763	3,998
Utility line maintenance	24,530	26,353	28,177	30,000	1,500	3,000	4,500	6,000	7,500	9,000	10,500
General project drainage repairs	50,000	10,000	20,000	30,000	40,000	50,000	10,000	20,000	30,000	40,000	50,000
BUILDINGS:											
Roofs	651,710	697,189	742,667	788,146	833,625	33,345	66,690	100,035	133,380	166,725	200,070
Gutters	3,503	5,254	7,005	8,757	10,508	12,260	14,011	15,762	17,514	19,265	21,016
ERR	25,714	30,000	4,286	8,571	12,857	17,143	21,429	25,714	30,000	4,286	8,571
Paint & trim repairs: phase 1, 2011	16,286	19,543	22,800	3,257	6,514	9,771	13,029	16,286	19,543	22,800	3,257
Paint & trim repairs: phase 3, 2013	13,029	16,286	19,543	22,800	3,257	6,514	9,771	13,029	16,286	19,543	22,800
Paint & trim repairs: phase 4, 2014	12,343	16,457	20,571	24,686	28,800	4,114	8,229	12,343	16,457	20,571	24,686
Paint & trim repairs: phase 5, 2015	6,857	10,286	13,714	17,143	20,571	24,000	3,429	6,857	10,286	13,714	17,143
Paint & trim repairs: phase 6, 2016	7,886	15,771	23,657	31,543	39,429	47,314	55,200	7,886	15,771	23,657	31,543
Paint & trim repairs: phase 7, 2017	43,200	6,171	12,343	18,514	24,686	30,857	37,029	43,200	6,171	12,343	18,514
BASE RESERVES	1,257,134	1,112,402	1,099,571	1,218,941	1,324,004	599,307	651,036	600,548	687,061	802,790	925,718
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(302,918)	(171,016)	(38,816)	(52,800)	(870,425)	(94,000)	(196,216)	(59,216)	(30,000)	(22,800)	(92,800)
ANNUAL DEPOSIT	164,907	158,186	158,186	158,186	157,862	145,729	145,729	145,729	145,729	145,729	145,729
TOTAL RESERVES	954,216	941,386	1,060,755	1,166,141	453,579	505,307	454,820	541,332	657,061	779,990	832,918

BPC, Inc., 11/2012


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STANTON FARMS TOWNHOUSE ASSOCIATION
RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components
2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2035 23	YEAR 2036 24	YEAR 2037 25	YEAR 2038 26	YEAR 2039 27	YEAR 2040 28	YEAR 2041 29	YEAR 2042 30	YEAR 2043 31	YEAR 2044 32	YEAR 2045 33
COMMON AREA:											
Sprinkler system	59,626	65,046	70,467	75,887	81,308	86,728	92,149	97,569	102,990	108,410	113,831
Landscape restoration	50,000	10,000	20,000	30,000	40,000	50,000	10,000	20,000	30,000	40,000	50,000
Tree trimming & removal	4,000	8,000	12,000	16,000	20,000	4,000	8,000	12,000	16,000	20,000	4,000
Community signage	5,600	6,000	6,400	6,800	7,200	7,600	8,000	400	800	1,200	1,600
Timber retaining walls	7,138	7,584	8,030	8,476	8,922	9,368	9,814	10,261	10,707	11,153	11,599
Block retaining walls: repair	5,600	6,400	7,200	8,000	800	1,600	2,400	3,200	4,000	4,800	5,600
Asphalt: replace (1/2 project)	168,168	180,180	192,192	204,204	216,216	228,228	240,240	12,012	24,024	36,036	48,048
Asphalt: replace (1/2 project)	156,156	168,168	180,180	192,192	204,204	216,216	228,228	240,240	12,012	24,024	36,036
Asphalt: seal coat & crack fill (1/2)	16,016	3,203	6,406	9,610	12,813	16,016	3,203	6,406	9,610	12,813	16,016
Asphalt: seal coat & crack fill (1/2)	12,813	16,016	3,203	6,406	9,610	12,813	16,016	3,203	6,406	9,610	12,813
Concrete repairs: project	75,000	15,000	30,000	45,000	60,000	75,000	15,000	30,000	45,000	60,000	75,000
Maplewood fence	4,234	4,469	4,704	235	470	706	941	1,176	1,411	1,646	1,882
Utility line maintenance	12,000	13,500	15,000	16,500	18,000	19,500	21,000	22,500	24,000	25,500	27,000
General project drainage repairs	10,000	20,000	30,000	40,000	50,000	10,000	20,000	30,000	40,000	50,000	10,000
BUILDINGS:											
Roofs	233,415	266,760	300,105	333,450	366,795	400,140	433,485	466,830	500,175	533,520	566,865
Gutters	22,768	24,519	26,270	28,022	29,773	31,524	33,276	35,027	36,779	38,530	40,281
ERR	12,857	17,143	21,429	25,714	30,000	4,286	8,571	12,857	17,143	21,429	25,714
Paint & trm repairs: phase 1, 2011	6,514	9,771	13,029	16,286	19,543	22,800	3,257	6,514	9,771	13,029	16,286
Paint & trm repairs: phase 3, 2013	3,257	6,514	9,771	13,029	16,286	19,543	22,800	3,257	6,514	9,771	13,029
Paint & trm repairs: phase 4, 2014	28,800	4,114	8,229	12,343	16,457	20,571	24,686	28,800	4,114	8,229	12,343
Paint & trm repairs: phase 5, 2015	20,571	24,000	3,429	6,857	10,286	13,714	17,143	20,571	24,000	3,429	6,857
Paint & trm repairs: phase 6, 2016	39,429	47,314	55,200	7,886	15,771	23,657	31,543	39,429	47,314	55,200	7,886
Paint & trm repairs: phase 7, 2017	24,686	30,857	37,029	43,200	6,171	12,343	18,514	24,686	30,857	37,029	43,200
BASE RESERVES	978,647	954,559	1,060,272	1,146,097	1,240,625	1,286,354	1,268,266	1,126,939	1,003,627	1,125,356	1,145,885
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(169,816)	(40,016)	(59,904)	(51,200)	(100,000)	(163,816)	(287,056)	(269,040)	(24,000)	(125,200)	(184,216)
ANNUAL DEPOSIT	145,729	145,729	145,729	145,729	145,729	145,729	145,729	145,729	145,729	145,729	145,729
TOTAL RESERVES	808,831	914,543	1,000,368	1,094,897	1,140,625	1,122,538	981,210	857,899	979,627	1,000,156	961,669

RPC, Inc., 11/20/12



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STANTON FARMS TOWNHOUSE ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2013 VERSION: 11-20-12

INVENTORY LIST	YEAR 2046 34	YEAR 2047 35	YEAR 2048 36	YEAR 2049 37	YEAR 2050 38	YEAR 2051 39	YEAR 2052 40
COMMON AREA:							
Sprinkler system	119,251	124,672	130,092	135,513	140,933	146,354	151,774
Landscape restoration	10,000	20,000	30,000	40,000	50,000	10,000	20,000
Tree trimming & removal	8,000	12,000	16,000	20,000	4,000	8,000	12,000
Community signage	2,000	2,400	2,800	3,200	3,600	4,000	4,400
Timber retaining walls	12,045	12,491	12,937	13,383	13,829	14,276	14,722
Block retaining walls: repair	6,400	7,200	8,000	800	1,600	2,400	3,200
Asphalt: replace (1/2 project)	60,060	72,072	84,084	96,096	108,108	120,120	132,132
Asphalt: replace (1/2 project)	48,048	60,060	72,072	84,084	96,096	108,108	120,120
Asphalt: seal coat & crack fill (1/2)	3,203	6,406	9,610	12,813	16,016	3,203	6,406
Asphalt: seal coat & crack fill (1/2)	16,016	3,203	6,406	9,610	12,813	16,016	3,203
Concrete repairs: project	15,000	30,000	45,000	60,000	75,000	15,000	30,000
Maplewood fence	2,117	2,352	2,587	2,822	3,058	3,293	3,528
Utility line maintenance	28,500	30,000	1,500	3,000	4,500	6,000	7,500
General project drainage repairs	20,000	30,000	40,000	50,000	10,000	20,000	30,000
BUILDINGS:							
Roofs	600,210	633,555	666,900	700,245	733,590	766,935	800,280
Gutters	42,033	43,784	1,751	3,503	5,254	7,005	8,757
ERR	30,000	4,286	8,571	12,857	17,143	21,429	25,714
Paint & trim repairs: phase 1, 2011	19,543	22,800	3,257	6,514	9,771	13,029	16,286
Paint & trim repairs: phase 3, 2013	16,286	19,543	22,800	3,257	6,514	9,771	13,029
Paint & trim repairs: phase 4, 2014	16,457	20,571	24,686	28,800	4,114	8,229	12,343
Paint & trim repairs: phase 5, 2015	10,286	13,714	17,143	20,571	24,000	3,429	6,857
Paint & trim repairs: phase 6, 2016	15,771	23,657	31,543	39,429	47,314	55,200	7,886
Paint & trim repairs: phase 7, 2017	6,171	12,343	18,514	24,686	30,857	37,029	43,200
BASE RESERVES	1,107,397	1,207,110	1,256,254	1,371,183	1,418,112	1,398,824	1,473,337
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(46,016)	(96,584)	(30,800)	(98,800)	(165,016)	(71,216)	(43,200)
ANNUAL DEPOSIT	145,729	145,729	145,729	145,729	145,729	145,729	145,729
TOTAL RESERVES	1,061,381	1,110,526	1,225,454	1,272,383	1,253,096	1,327,608	1,430,137

BPC, Inc., 11/2012