



**BORNE CONSULTING**

*Total Client Satisfaction*

## Sherwood Meadows



### Final Reserve Study

Prepared for  
**Sherwood Meadows HOA**

Avon, Colorado

Prepared by  
**Borne Consulting**

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## Introduction

Borne Consulting has been commissioned by Sherwood Meadows Association to prepare a Reserve Study. The purpose of this Reserve Study is to evaluate the common-area components for major repair, maintenance and replacement that are the responsibility of the Association. This Study provides a limited-scope evaluation of the existing condition and remaining life of the common-area components. The Study also includes estimated costs for the major repair, maintenance and/or replacement of the items to enable the Association to establish an adequate level of reserve funds for the upkeep of the property. Major repair, maintenance and/or replacement items are defined as anything that costs over \$2,000.

## Community Description

The Sherwood Meadows community consists of 4 buildings and 20 condominium units. The Association maintenance responsibilities consist of the exterior building envelope, windows, doors, pathway lights, sidewalks, parking lot, drives, trash enclosures, landscaping, and irrigation.

## Approach

To prepare this Reserve Study Projection, Borne Consulting has completed the necessary research, the component report, the cost estimates, the financial projections, and the projection interpretation. The projections were assembled using the cash flow method. This method develops a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until a desired funding program is achieved.

## Reference Material

The following references were provided to Borne Consulting for this Reserve Study by the client:

- 2023 financial information
- Historical expense and past capital project information

## Exclusions

Items not included in this Projection Update are:

- Non- common area components.
- Association components that have estimated costs below the reserve component threshold amount of \$2,000.
- Long lasting items with estimated economic lives exceeding 30 years, such as sanitary sewers or building structural components. However, these items are included if they are known to have a fairly predictable anticipated useful life that falls within the term of the Study.
- Normal operating items, i.e., taxes, insurance, snow plowing, utilities, cleaning and landscape maintenance, etc.

## Disclaimer

This Reserve Study was prepared specifically for the Sherwood Meadows Association. The information contained within this document has been assembled in conjunction with the client and is intended to assist the client with its reserve planning and funding. Borne Consulting does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the component lives.

In providing the opinions of probable replacement costs, the client understands that Borne Consulting has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable replacement costs provided herein are made on the basis of Borne Consulting's qualifications and experience. Borne Consulting makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to actual bid or construction costs.

All comments made are based on conditions seen at the time of the site visit. We do not accept any responsibility for unknown or unknowable conditions within the existing site or structures.

## Sherwood Meadows RA Detail Report by Category

### Regrade site as needed - 2024

		1 UT	@ \$7,000.00
Asset ID	A01.1	Asset Actual Cost	\$7,000.00
Topography and Grading		Percent Replacement	100%
Site and Building Grading and Drainage		Future Cost	\$7,210.00
Placed in Service	May 2010		
Useful Life	15		
Replacement Year	2024		
Remaining Life	1		



**Description:** The drainage system utilizes gutters, downspouts and surface slope to route stormwater runoff away from the building foundation system and into the overall site drainage system.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically re-grade to provide positive slope away from the building foundation system and parking surfaces every 15 years, starting in 2024.

**Topography and Grading - Total Current Cost**

**\$7,000**

## Sherwood Meadows RA Detail Report by Category

### Mill and overlay - 2026

		23,000 SF	@ \$5.00
Asset ID	B01.1	Asset Actual Cost	\$115,000.00
	Paving	Percent Replacement	100%
	Driveways	Future Cost	\$125,663.60
Placed in Service	May 2002		
Useful Life	20		
Adjustment	5		
Replacement Year	2026		
Remaining Life	3		



**Description:** The asphalt driveways and parking areas.

**Condition:** Poor condition.

**Action(s):**

- Cyclically mill and overlay the asphalt paving every 20 years, starting in 2026.

**Paving - Total Current Cost**

**\$115,000**

## Sherwood Meadows RA Detail Report by Category

### Replace Sidewalks and Patios - 2025

		1 UT @ \$25,000.00	
Asset ID	B02.1	Asset Actual Cost	\$25,000.00
	Flatwork	Percent Replacement	100%
	Sidewalks and Patios	Future Cost	\$26,522.50
Placed in Service	May 2025		
Useful Life	10		
Adjustment	1		
Replacement Year	2025		
Remaining Life	2		



**Description:** Concrete sidewalks and patios, cast in place, reinforced concrete slab with a broom finish.

**Condition:** Good condition.

**Action(s):**

- Cyclically replace damaged sections of sidewalks and patios every 10 years, starting in 2025.

**Flatwork - Total Current Cost**

**\$25,000**

## Sherwood Meadows RA Detail Report by Category

### Replace Entrance Sign - 2025

			1 UT	@ \$3,500.00
Asset ID	C01.1	Asset Actual Cost		\$3,500.00
Landscaping and Appurtenances	Entrance Sign	Percent Replacement		100%
		Future Cost		\$3,713.15
Placed in Service	May 1998			
Useful Life	20			
Adjustment	8			
Replacement Year	2025			
Remaining Life	2			



**Description:** Wood Entrance sign to Sherwood Meadows.

**Condition:** Fair condition.

**Action(s):**

- Rebuild or replace the entrance sign every 20 years.

### Replace dumpster enclosures - 2027

			2 UT	@ \$18,000.00
Asset ID	C02.1	Asset Actual Cost		\$36,000.00
Landscaping and Appurtenances	Dumpsters	Percent Replacement		100%
		Future Cost		\$40,518.32
Placed in Service	May 1998			
Useful Life	30			
Replacement Year	2027			
Remaining Life	4			



## Sherwood Meadows RA Detail Report by Category

*Replace dumpster enclosures continued...*



**Description:** Common area wood dumpster enclosures, with an asphalt shingle roof.

**Condition:** Fair condition.

**Action(s):**

- Rebuild or replace the garbage dumpsters every 20 years.

### Upgrade irrigation system - 2037

Asset ID	C03.1
Landscaping and Appurtenances	
Landscaping and Irrigation	
Placed in Service	May 1998
Useful Life	40
Replacement Year	2037
Remaining Life	14

1 UT	@ \$8,000.00
Asset Actual Cost	\$8,000.00
Percent Replacement	100%
Future Cost	\$12,100.72



**Description:** Common area landscaping and irrigation.

**Condition:** Satisfactory condition.

**Action(s):**

## Sherwood Meadows RA Detail Report by Category

*Upgrade irrigation system continued...*

- Upgrade irrigation system to allow for automatic operations.

### Replace timber retaining walls - 2037

Asset ID	C04.1
Landscaping and Appurtenances	Timber Retaining Walls
Placed in Service	May 1998
Useful Life	40
Replacement Year	2037
Remaining Life	14

1 UT @	\$125,000.00
Asset Actual Cost	\$125,000.00
Percent Replacement	100%
Future Cost	\$189,073.72



**Description:** Timber retaining walls.

**Condition:** Poor condition.

**Action(s):**

- Rebuild or replace the timber retaining walls every 40 years.

**Landscaping and Appurtenances - Total Current Cost**

**\$172,500**

## Sherwood Meadows RA Detail Report by Category

### Prep and Paint Siding & Trim - 2024

			4 UT @ \$27,000.00
Asset ID	D01.1	Asset Actual Cost	\$108,000.00
	Façade	Percent Replacement	100%
	Siding and Trim	Future Cost	\$111,240.00
Placed in Service	May 2016		
Useful Life	7		
Adjustment	2		
Replacement Year	2024		
Remaining Life	1		



**Description:** There is painted panel siding, soffit and fascia.

**Condition:** Fair condition.

**Action(s):**

- Cyclically prep and paint the siding and trim every 7 years, starting in 2024.

### Replace Siding & Trim - 2030

			4 UT @ \$84,000.00
Asset ID	D01.2	Asset Actual Cost	\$336,000.00
	Façade	Percent Replacement	100%
	Siding and Trim	Future Cost	\$413,237.62
Placed in Service	May 1998		
Useful Life	25		
Adjustment	8		
Replacement Year	2030		
Remaining Life	7		

## Sherwood Meadows RA Detail Report by Category

*Replace Siding & Trim continued...*



**Description:** There is painted panel siding, soffit and fascia.

**Condition:** Good condition.

**Action(s):**

- Cyclically remove and replace the siding and trim every 25 years, starting in 2030, or as needed.

### Repair wood deck components - 2024

		1 UT	@ \$15,000.00
Asset ID	D02.1	Asset Actual Cost	\$15,000.00
	Façade	Percent Replacement	100%
	Siding and Trim	Future Cost	\$15,450.00
Placed in Service	May 2010		
Useful Life	5		
Adjustment	10		
Replacement Year	2024		
Remaining Life	1		



**Description:** There are wooden decks at Sherwood Meadows

**Condition:** Fair condition.

## Sherwood Meadows RA Detail Report by Category

*Repair wood deck components continued...*

**Action(s):**

- Repair damaged or rotting wooden deck components every 5 years, starting in 2024.

### Replace Exterior Lighting - 2034

		40 UT	@ \$200.00
Asset ID	D04.1	Asset Actual Cost	\$8,000.00
	Façade	Percent Replacement	100%
	Lighting Units	Future Cost	\$11,073.87
Placed in Service	May 2010		
Useful Life	25		
Replacement Year	2034		
Remaining Life	11		



**Description:** There are approximately 40 exterior, wall-mounted fixtures constructed of metal and glass.

**Condition:** Condition Varies.

**Action(s):**

- Cyclically remove and replace the exterior lighting units every 25 years, starting in 2034.

**Façade - Total Current Cost**

**\$467,000**

## Sherwood Meadows RA Detail Report by Category

### Replace Roofs - 2034

		20,000 SF	@ \$11.50
Asset ID	E01.1	Asset Actual Cost	\$230,000.00
	Roofing	Percent Replacement	100%
	Asphalt Shingles	Future Cost	\$318,373.79
Placed in Service	May 2010		
Useful Life	25		
Replacement Year	2034		
Remaining Life	11		



**Description:** There are asphalt shingles at the Sherwood Meadows Association.

**Condition:** Satisfactory condition.

**Action(s):**

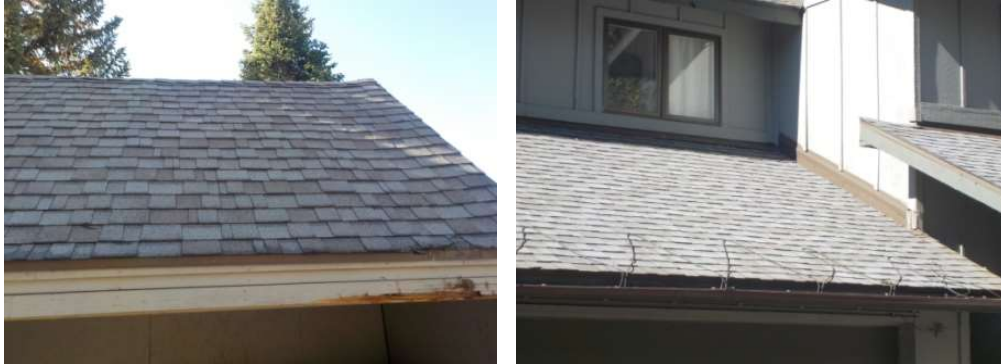
- Cyclically replace the roofing materials every 25 years, starting in 2034.

### Maintain and Repair Roof - 2024

		1 SQ	@ \$3,500.00
Asset ID	E01.2	Asset Actual Cost	\$3,500.00
	Roofing	Percent Replacement	100%
	Asphalt Shingles	Future Cost	\$3,605.00
Placed in Service	May 2020		
Useful Life	5		
Replacement Year	2024		
Remaining Life	1		

**Sherwood Meadows  
RA Detail Report by Category**

*Maintain and Repair Roof continued...*



**Description:** There are asphalt roofs at Sherwood Meadows.

**Condition:** Satisfactory condition.

**Action(s):**

- Maintain and repair roofs every 5 years or as needed, starting in 2024.

**Roofing - Total Current Cost**

**\$233,500**

**Sherwood Meadows  
RA Detail Report by Category**

**Repair Water and Sewer Lines - 2027**

		1 UT @ \$12,000.00
Asset ID	F01.1	Asset Actual Cost \$12,000.00
	Infrastructure	Percent Replacement 100%
	Water and Sewer	Future Cost \$13,506.11
Placed in Service	May 2023	
Useful Life	5	
Replacement Year	2027	
Remaining Life	4	

**Description:** The Association is responsible for the water and sewer lines from the buildings to the main lines.

**Condition:** Satisfactory condition.

**Action(s):**

- Budget for water and sewer repairs every 5 years, or as needed.

**Infrastructure - Total Current Cost                      \$12,000**



**Sherwood Meadows  
RA Annual Expenditure Spread Sheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Site and Building Grading and Drainage										
Regrade site as needed		7,210								
<b>Site and Building Grading and Drainage Total:</b>		<b>7,210</b>								
Driveways										
Mill and overlay				125,664						
<b>Driveways Total:</b>				<b>125,664</b>						
Sidewalks and Patios										
Replace Sidewalks and Patios			26,522							
<b>Sidewalks and Patios Total:</b>			<b>26,522</b>							
Landscaping and Irrigation										
Upgrade irrigation system										
<b>Landscaping and Irrigation Total:</b>										
Timber Retaining Walls										
Replace timber retaining walls										
<b>Timber Retaining Walls Total:</b>										
Siding and Trim										
Prep and Paint Siding & Trim		111,240							136,811	
Repair wood deck components		15,450				17,911				
Replace Siding & Trim								413,238		
<b>Siding and Trim Total:</b>		<b>126,690</b>				<b>17,911</b>	<b>413,238</b>	<b>136,811</b>		
Entrance Sign										
Replace Entrance Sign			3,713							
<b>Entrance Sign Total:</b>			<b>3,713</b>							
Lighting Units										
Replace Exterior Lighting										
<b>Lighting Units Total:</b>										

**Sherwood Meadows  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
<b>Dumpsters</b>										
Replace dumpster enclosures					40,518					
<b>Dumpsters Total:</b>					<b>40,518</b>					
<b>Asphalt Shingles</b>										
Maintain and Repair Roof		3,605					4,179			
Replace Roofs										
<b>Asphalt Shingles Total:</b>		<b>3,605</b>					<b>4,179</b>			
<b>Water and Sewer</b>										
Repair Water and Sewer Lines					13,506					15,657
<b>Water and Sewer Total:</b>					<b>13,506</b>					<b>15,657</b>
<b>Year Total:</b>		<b>137,505</b>	<b>30,236</b>	<b>125,664</b>	<b>54,024</b>		<b>22,090</b>	<b>413,238</b>	<b>136,811</b>	<b>15,657</b>

**Sherwood Meadows  
RA Annual Expenditure Spread Sheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Site and Building Grading and Drainage										
Regrade site as needed							11,233			
<b>Site and Building Grading and Drainage Total:</b>							<b>11,233</b>			
Driveways										
Mill and overlay										
<b>Driveways Total:</b>										
Sidewalks and Patios										
Replace Sidewalks and Patios			35,644							
<b>Sidewalks and Patios Total:</b>			<b>35,644</b>							
Landscaping and Irrigation										
Upgrade irrigation system					12,101					
<b>Landscaping and Irrigation Total:</b>					<b>12,101</b>					
Timber Retaining Walls										
Replace timber retaining walls					189,074					
<b>Timber Retaining Walls Total:</b>					<b>189,074</b>					
Siding and Trim										
Prep and Paint Siding & Trim						168,260				
Repair wood deck components		20,764					24,071			
Replace Siding & Trim										
<b>Siding and Trim Total:</b>		<b>20,764</b>				<b>168,260</b>	<b>24,071</b>			
Entrance Sign										
Replace Entrance Sign										
<b>Entrance Sign Total:</b>										
Lighting Units										
Replace Exterior Lighting		11,074								
<b>Lighting Units Total:</b>		<b>11,074</b>								

**Sherwood Meadows  
RA Annual Expenditure Spread Sheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Dumpsters</b>										
Replace dumpster enclosures										
<b>Dumpsters Total:</b>										
<b>Asphalt Shingles</b>										
Maintain and Repair Roof		4,845					5,616			
Replace Roofs		318,374								
<b>Asphalt Shingles Total:</b>		<b>323,219</b>					<b>5,616</b>			
<b>Water and Sewer</b>										
Repair Water and Sewer Lines					18,151					21,042
<b>Water and Sewer Total:</b>					<b>18,151</b>					<b>21,042</b>
<b>Year Total:</b>		<b>355,056</b>	<b>35,644</b>		<b>219,326</b>	<b>168,260</b>	<b>40,920</b>			<b>21,042</b>

**Sherwood Meadows  
RA Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2023</i>	
<b>Replacement Year 2024</b>	
<b>Site and Building Grading and Drainage</b>	
Regrade site as needed	7,210
<b>Siding and Trim</b>	
Prep and Paint Siding & Trim	111,240
Repair wood deck components	15,450
<b>Asphalt Shingles</b>	
Maintain and Repair Roof	3,605
<b>Total for 2024</b>	<b><u>\$137,505</u></b>
<b>Replacement Year 2025</b>	
<b>Sidewalks and Patios</b>	
Replace Sidewalks and Patios	26,522
<b>Entrance Sign</b>	
Replace Entrance Sign	3,713
<b>Total for 2025</b>	<b><u>\$30,236</u></b>
<b>Replacement Year 2026</b>	
<b>Driveways</b>	
Mill and overlay	125,664
<b>Total for 2026</b>	<b><u>\$125,664</u></b>
<b>Replacement Year 2027</b>	
<b>Dumpsters</b>	
Replace dumpster enclosures	40,518
<b>Water and Sewer</b>	
Repair Water and Sewer Lines	13,506
<b>Total for 2027</b>	<b><u>\$54,024</u></b>
<i>No Replacement in 2028</i>	
<b>Replacement Year 2029</b>	
<b>Siding and Trim</b>	
Repair wood deck components	17,911

**Sherwood Meadows  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2029 continued...</i></b>	
<b>Asphalt Shingles</b>	
Maintain and Repair Roof	4,179
<b>Total for 2029</b>	<b><u>\$22,090</u></b>
 <b>Replacement Year 2030</b>	
<b>Siding and Trim</b>	
Replace Siding & Trim	413,238
<b>Total for 2030</b>	<b><u>\$413,238</u></b>
 <b>Replacement Year 2031</b>	
<b>Siding and Trim</b>	
Prep and Paint Siding & Trim	136,811
<b>Total for 2031</b>	<b><u>\$136,811</u></b>
 <b>Replacement Year 2032</b>	
<b>Water and Sewer</b>	
Repair Water and Sewer Lines	15,657
<b>Total for 2032</b>	<b><u>\$15,657</u></b>
 <i>No Replacement in 2033</i>	
 <b>Replacement Year 2034</b>	
<b>Siding and Trim</b>	
Repair wood deck components	20,764
<b>Lighting Units</b>	
Replace Exterior Lighting	11,074
<b>Asphalt Shingles</b>	
Maintain and Repair Roof	4,845
Replace Roofs	318,374
<b>Total for 2034</b>	<b><u>\$355,056</u></b>
 <b>Replacement Year 2035</b>	
<b>Sidewalks and Patios</b>	
Replace Sidewalks and Patios	35,644
<b>Total for 2035</b>	<b><u>\$35,644</u></b>

**Sherwood Meadows  
RA Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2036</i>	
<b>Replacement Year 2037</b>	
<b>Landscaping and Irrigation</b>	
Upgrade irrigation system	12,101
<b>Timber Retaining Walls</b>	
Replace timber retaining walls	189,074
<b>Water and Sewer</b>	
Repair Water and Sewer Lines	18,151
<b>Total for 2037</b>	<b><u>\$219,326</u></b>
<b>Replacement Year 2038</b>	
<b>Siding and Trim</b>	
Prep and Paint Siding & Trim	168,260
<b>Total for 2038</b>	<b><u>\$168,260</u></b>
<b>Replacement Year 2039</b>	
<b>Site and Building Grading and Drainage</b>	
Regrade site as needed	11,233
<b>Siding and Trim</b>	
Repair wood deck components	24,071
<b>Asphalt Shingles</b>	
Maintain and Repair Roof	5,616
<b>Total for 2039</b>	<b><u>\$40,920</u></b>
<i>No Replacement in 2040</i>	
<i>No Replacement in 2041</i>	
<b>Replacement Year 2042</b>	
<b>Water and Sewer</b>	
Repair Water and Sewer Lines	21,042
<b>Total for 2042</b>	<b><u>\$21,042</u></b>

**Sherwood Meadows  
RA Final Reserve Study Summary**

Report Date	August 29, 2023
Budget Year Beginning	June 30, 2023
Budget Year Ending	June 29, 2024

<b><i>Report Parameters</i></b>	
Inflation	3.00%
Interest Rate on Reserve Deposit	0.75%
2023 Beginning Balance	\$50,839

<b><i>Final Funding Model Summary of Calculations</i></b>	
Required Month Contribution	\$7,083.33
Average Net Month Interest Earned	<u>    \$60.73</u>
Total Month Allocation to Reserves	\$7,144.06



**Sherwood Meadows  
RA Final Reserve Study Projection**

Beginning Balance: \$50,839

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	85,000	729		136,568	834,389	16%
2024	88,400	353	137,505	87,816	774,251	11%
2025	91,936	808	30,236	150,324	824,794	18%
2026	95,613	575	125,664	120,848	781,610	15%
2027	99,438	908	54,024	167,170	812,764	21%
2028	103,415	1,679		272,264	902,398	30%
2029	107,552	2,321	22,090	360,047	973,927	37%
2030	111,854	55	413,238	58,719	650,862	9%
2031	111,854		136,811	33,762	605,026	6%
2032	111,854	592	15,657	130,551	684,869	19%
2033	111,854	1,438		243,843	785,570	31%
2034	111,854		355,056	641	525,988	0%
2035	111,854	192	35,644	77,043	590,090	13%
2036	111,854	1,035		189,933	695,380	27%
2037	111,854	234	219,326	82,696	580,551	14%
2038	111,854		168,260	26,289	517,580	5%
2039	111,854	345	40,920	97,569	586,668	17%
2040	111,854	1,190		210,613	702,848	30%
2041	111,854	2,040		324,508	825,470	39%
2042	111,854	2,739	21,042	418,059	933,145	45%