

Client: 17120A Enclave at Broadmoor Glen

---

**Comp #:** 103 Concrete Patio - Repair (part)

Quantity: Numerous GSF

Location: Rear patios

Evaluation: Concrete patios are in overall good to fair condition with some signs of cracking and settlement. Recommend filling cracks to mitigate subsurface moisture, which will contribute to further deterioration. Allowance to repair and replace as needed.

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$4,000.00

Lower allowance to repair a portion

Worst Case: \$5,000.00

Higher allowance to repair a portion

Cost Source: ARI Cost Database

---

**Comp #:** 103 Concrete Walkway - Repair (part)

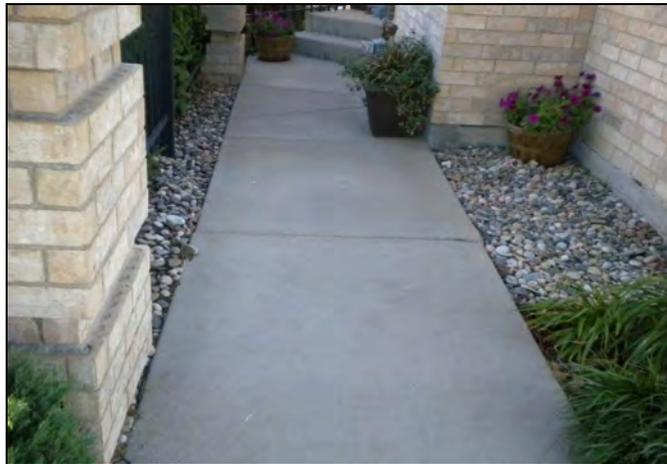
Quantity: Numerous GSF

Location: Walkway and porch from driveway to front door

Evaluation: Walkways range from good to poor condition with signs of cracks, settlement and flaking on walks with a northern exposure. Recommend filling cracks and repairing any trip hazards immediately.

Useful Life:  
5 years

Remaining Life:  
3 years



Best Case: \$5,000.00

Lower allowance to repair a portion

Worst Case: \$6,000.00

Higher allowance to repair a portion

Cost Source: ARI Cost Database

---

Client: 17120A Enclave at Broadmoor Glen

---

Comp #: 109 Wood Deck Phase 1 - Replace 25%

Quantity: Approx 40 Decks

Location: Rear of units

Evaluation: Decks range from fair to poor condition with signs of cracks and deterioration. Decks are made of 2x6 decking with 2x2 pickets, 2x4 rails and 2x6 caps. Currently approximately 6 decks have been refurbished by replacing the 2x8 joist with new material, and replacing the 2x6 decking and guardrail with a composite (TREX) type of product. As reported by the manager, cost for replacing decks (with composite) has been divided in half between HOA and owners, after which, owners will take full responsibility for maintaining decks. Funding is to replace remaining decks over a 10 year cycle, as cooperation with homeowners has slowed with the drop in the economy.

Useful Life:  
0 years

Remaining Life:  
1 years



Best Case: \$37,500.00

\$7,500/ea - Lower allowance to replace at 50% of total cost

Worst Case: \$45,000.00

\$9,000/ea - Higher allowance to replace at 50% of total cost

Cost Source: Estimate Provided by Client

---

Client: 17120A Enclave at Broadmoor Glen

Comp #: 109 Wood Deck Phase 2 - Replace 25%

Quantity: Approx 40 Decks

Location: Rear of units

Evaluation: Decks range from fair to poor condition with signs of cracks and deterioration. Decks are made of 2x6 decking with 2x2 pickets, 2x4 rails and 2x6 caps. Currently approximately 6 decks have been refurbished by replacing the 2x8 joist with new material, and replacing the 2x6 decking and guardrail with a composite (TREX) type of product. As reported by the manager, cost for replacing decks (with composite) has been divided in half between HOA and owners, after which, owners will take full responsibility for maintaining decks. Funding is to replace remaining decks over a 10 year cycle, as cooperation with homeowners has slowed with the drop in the economy.

Useful Life:  
0 years

Remaining Life:  
3 years



Best Case: \$37,500.00

\$7,500/ea - Lower allowance to replace at 50% of total cost

Worst Case: \$45,000.00

\$9,000/ea - Higher allowance to replace at 50% of total cost

Cost Source: Estimate Provided by Client

Client: 17120A Enclave at Broadmoor Glen

---

Comp #: 109 Wood Deck Phase 3 - Replace 25%

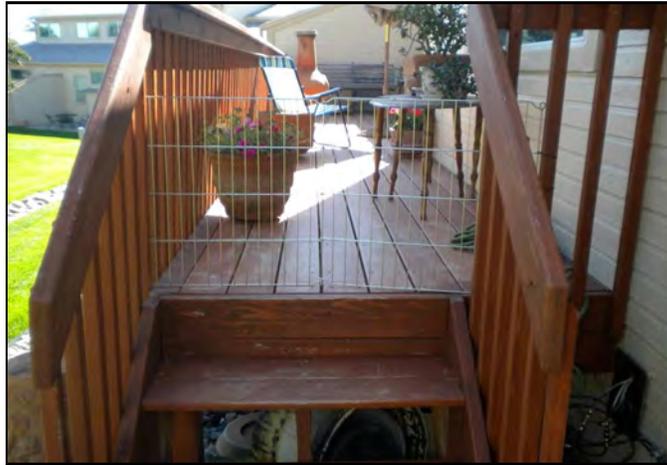
Quantity: Approx 40 Decks

Location: Rear of units

Evaluation: Decks range from fair to poor condition with signs of cracks and deterioration. Decks are made of 2x6 decking with 2x2 pickets, 2x4 rails and 2x6 caps. Currently approximately 6 decks have been refurbished by replacing the 2x8 joist with new material, and replacing the 2x6 decking and guardrail with a composite (TREX) type of product. As reported by the manager, cost for replacing decks (with composite) has been divided in half between HOA and owners, after which, owners will take full responsibility for maintaining decks. Funding is to replace remaining decks over a 10 year cycle, as cooperation with homeowners has slowed with the drop in the economy.

Useful Life:  
0 years

Remaining Life:  
7 years



Best Case: \$37,500.00

\$7,500/ea - Lower allowance to replace at 50% of total cost

Worst Case: \$45,000.00

\$9,000/ea - Higher allowance to replace at 50% of total cost

Cost Source: Estimate Provided by Client

---

Client: 17120A Enclave at Broadmoor Glen

Comp #: 109 Wood Deck Phase 4 - Replace 25%

Quantity: Approx 40 Decks

Location: Rear of units

Evaluation: Decks range from fair to poor condition with signs of cracks and deterioration. Decks are made of 2x6 decking with 2x2 pickets, 2x4 rails and 2x6 caps. Currently approximately 6 decks have been refurbished by replacing the 2x8 joist with new material, and replacing the 2x6 decking and guardrail with a composite (TREX) type of product. As reported by the manager, cost for replacing decks (with composite) has been divided in half between HOA and owners, after which, owners will take full responsibility for maintaining decks. Funding is to replace remaining decks over a 10 year cycle, as cooperation with homeowners has slowed with the drop in the economy.

Useful Life:  
0 years

Remaining Life:  
10 years



Best Case: \$37,500.00

\$7,500/ea - Lower allowance to replace at 50% of total cost

Worst Case: \$45,000.00

\$9,000/ea - Higher allowance to replace at 50% of total cost

Cost Source: Estimate Provided by Client

Client: 17120A Enclave at Broadmoor Glen

**Comp #:** 201 Asphalt - Resurface

Quantity: Approx 3,050 GSF

Location: Front of units 4529 through 4539

Evaluation: Asphalt is reported to be the responsibility of the City of Colorado Springs as evidenced by their care for this section. This component is deleted from the Reserve Fund.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #:** 205 Concrete Driveway - Repair (part)

Quantity: Numerous GSF

Location: Entry drives

Evaluation: Concrete driveways range from new to poor condition with some signs of cracks and settlement and at least two needing immediate repairs. Recommend filling cracks and repairing trip hazards to prevent subsurface moisture penetration which will accelerate the useful life of this component.

Useful Life:  
3 years

Remaining Life:  
0 years



Best Case: \$10,000.00

Worst Case: \$12,000.00

Lower allowance to replace a portion

Higher allowance to replace a portion

Cost Source: ARI Cost Database

Client: 17120A Enclave at Broadmoor Glen

**Comp #: 403 Mailboxes - Replace**

Quantity: (105) Boxes

Location: Throughout community

Evaluation: Cluster box units appear to be the responsibility of the US Postal Service. As reported by Growth Management, a division of the Postal Service (719) 570-5415, numbers stenciled and painted on the boxes starting with the first two numbers of the last two digits of the zip code, followed by a 3 digit number for a total of 5 digits are designated as the responsibility of the postal service. Boxes marked with 4 digits are typically designated as HOA responsibility. This component is removed from the Reserve Fund.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 501 Block Wall - Repair**

Quantity: Numerous LF

Location: Perimeter of property

Evaluation: Colored cinder block wall and pilaster with concrete caps are in overall good condition. Funding anticipates repairs as needed with no anticipation for completely replacing entire wall at one time.



Useful Life:  
10 years

Remaining Life:  
8 years

Best Case: \$1,500.00  
Lower allowance for repairs

Worst Case: \$2,000.00  
Higher allowance for repairs

Cost Source: ARI Cost Database

Client: 17120A Enclave at Broadmoor Glen

---

**Comp #:** 503 Metal Fence - Replace (part)

Quantity: Approx 360 LF 6' Ht.

Location: Chaseglen Drive

Evaluation: Fence is in good condition and intact with minimal signs of rust. Recommend removing vegetation that is in contact with metal as this will retain water and accelerate the useful life of this component. Regular repainting will maintain the appearance and prevent rusting. Funding is to replace sections as needed with no expectancy for complete replacement of entire fence at one time.



Useful Life:  
12 years

Remaining Life:  
8 years

Best Case: \$4,000.00

Lower allowance to replace a portion

Worst Case: \$5,000.00

Higher allowance to replace a portion

Cost Source: ARI Cost Database

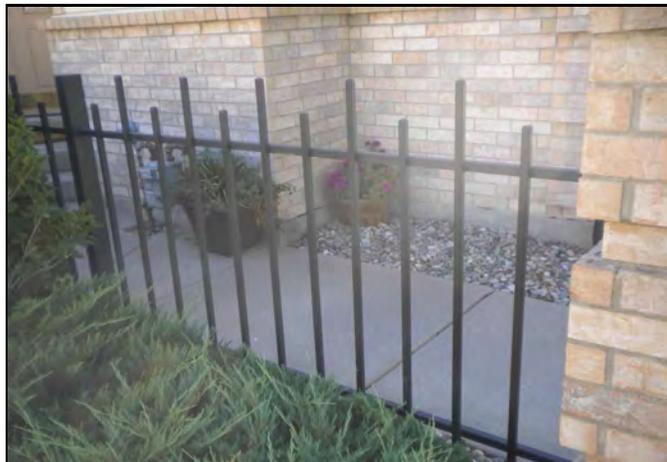
---

**Comp #:** 503 Unit Fence - Replace (part)

Quantity: Approx 1,400 LF

Location: Unit entrances

Evaluation: Metal fence and gates are in overall good condition with no significant signs of rust or damage. Recommend regular repainting to maintain appearance and prevent rusting. Funding is to replace sections of fence as needed with no expectancy for complete replacement of all fencing at one time.



Useful Life:  
10 years

Remaining Life:  
8 years

Best Case: \$4,000.00

Lower allowance to replace a portion

Worst Case: \$5,000.00

Higher allowance to replace a portion

Cost Source: ARI Cost Database

---

**Client: 17120A Enclave at Broadmoor Glen**

**Comp #: 512 Retaining Walls - Repair**

Quantity: Numerous LF

Location: Throughout community

Evaluation: Retaining walls consist of railroad ties or rock/boulders. All walls appear intact with no significant signs of movement or leaning. Funding is to repair areas as needed.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$8,000.00  
Lower allowance for repairs

Worst Case: \$10,000.00  
Higher allowance for repairs

Cost Source: ARI Cost Database

**Comp #: 811 Siding/Trim 1 - Replace 25%**

Quantity: Approx 99,400 GSF

Location: Building exteriors

Evaluation: Siding ranges from good to poor condition with several areas showing signs of deterioration, particularly near patios and grade level areas. Recommend repairing siding that presents an immediate issue with water/moisture penetration. Based on current economic conditions, funding for replacement is based on installation of a Hardie Board siding which is currently at a similar price point to a Masonite product.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$124,300.00  
\$6/GSF - Lower estimate to remove and replace with Hardie Board type product - 25%

Worst Case: \$198,800.00  
\$8/GSF - Higher estimate to remove and replace with Hardie Board type product - 25%

Cost Source: Research with Local Contractor - DC Construction

Client: 17120A Enclave at Broadmoor Glen

---

**Comp #:** 811 Siding/Trim 2 - Replace 25%

Quantity: Approx 99,400 GSF

Location: Building exteriors

Evaluation: Siding ranges from good to poor condition with several areas showing signs of deterioration, particularly near patios and grade level areas. Recommend repairing siding that presents an immediate issue with water/moisture penetration. Based on current economic conditions, funding for replacement is based on installation of a Hardie Board siding which is currently at a similar price point to a Masonite product.

Useful Life:  
25 years

Remaining Life:  
12 years



Best Case: \$124,300.00

\$6/GSF - Lower estimate to remove and replace with Hardie Board type product - 25%

Worst Case: \$198,800.00

\$8/GSF - Higher estimate to remove and replace with Hardie Board type product - 25%

Cost Source: ARI Cost Database

---

Client: 17120A Enclave at Broadmoor Glen

---

Comp #: 811 Siding/Trim 3 - Replace 25%

Quantity: Approx 99,400 GSF

Location: Building exteriors

Evaluation: Siding ranges from good to poor condition with several areas showing signs of deterioration, particularly near patios and grade level areas. Recommend repairing siding that presents an immediate issue with water/moisture penetration. Based on current economic conditions, funding for replacement is based on installation of a Hardie Board siding which is currently at a similar price point to a Masonite product.



Useful Life:  
25 years

Remaining Life:  
14 years

Best Case: \$124,300.00

\$6/GSF - Lower estimate to remove and replace with Hardie Board type product - 25%

Worst Case: \$198,800.00

\$8/GSF - Higher estimate to remove and replace with Hardie Board type product - 25%

Cost Source: ARI Cost Database

---

Client: 17120A Enclave at Broadmoor Glen

---

**Comp #:** 811 Siding/Trim 4 - Replace 25%

Quantity: Approx 99,400 GSF

Location: Building exteriors

Evaluation: Siding ranges from good to poor condition with several areas showing signs of deterioration, particularly near patios and grade level areas. Recommend repairing siding that presents an immediate issue with water/moisture penetration. Based on current economic conditions, funding for replacement is based on installation of a Hardie Board siding which is currently at a similar price point to a Masonite product.

Useful Life:  
25 years

Remaining Life:  
16 years



Best Case: \$124,300.00

\$6/GSF - Lower estimate to remove and replace with Hardie Board type product - 25%

Worst Case: \$198,800.00

\$8/GSF - Higher estimate to remove and replace with Hardie Board type product - 25%

Cost Source: ARI Cost Database

---

**Comp #:** 830 Brick Veneer - Repoint/Repair

Quantity: Numerous GSF

Location: Unit exterior

Evaluation: Brick veneer is in overall good condition with no noted areas of missing brick. Recommend yearly inspections to ensure bricks are intact. Subsurface moisture when exposed to a freeze/thaw cycle will accelerate the useful life of this component. Recommend repairing damaged areas immediately.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$1,500.00

Lower allowance to repoint and repair

Worst Case: \$2,500.00

Higher allowance to repoint and repair

Cost Source: ARI Cost Database

---

Client: 17120A Enclave at Broadmoor Glen

**Comp #: 1003 Irrigation System - Repair (part)**

Quantity: Medium Sized System

Location: Throughout common areas

Evaluation: Medium sized irrigation system consists of (2) Rainbird ESP controllers, (1) Febco backflow preventer and numerous LF of pipes and heads. Funding is to maintain system on a regular basis with no anticipation of removal and replacement of entire system at one time.

Useful Life:  
5 years

Remaining Life:  
3 years



Best Case: \$6,000.00

Lower allowance to repair a portion

Worst Case: \$8,000.00

Higher allowance to repair a portion

Cost Source: ARI Cost Database

**Comp #: 1005 Landscaping - Replace (part)**

Quantity: Numerous GSF

Location: Common green space

Evaluation: A major landscape renovation project has been proposed to reduce the amount of sod and irrigation in the central common area. Funding anticipates execution of the project, which will reduce overall annual maintenance costs for the Association.

Useful Life:  
0 years

Remaining Life:  
1 years



Best Case: \$10,000.00

Lower allowance to replace a portion

Worst Case: \$15,000.00

Higher allowance to replace a portion

Cost Source: Estimate Provided by Client

Client: 17120A Enclave at Broadmoor Glen

**Comp #: 1107 Metal Fence/Rail - Repaint**

Quantity: Approx 360 LF 6' Ht.

Location: Chaseglen Drive

Evaluation: Metal fence is in fair to poor condition with signs of fading and chipping paint/surface. Recommend repainting to maintain appearance and prevent rusting.



Useful Life:  
5 years

Remaining Life:  
0 years

Best Case: \$2,200.00  
\$6/LF - Lower estimate to paint

Worst Case: \$2,900.00  
\$8/LF - Higher estimate to paint

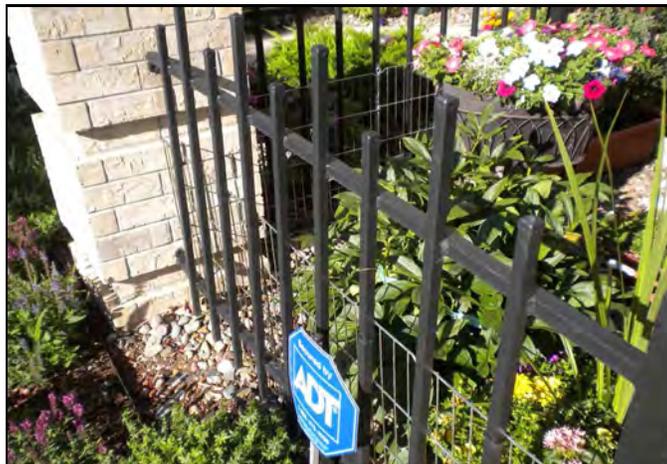
Cost Source: ARI Cost Database

**Comp #: 1107 Unit Fence - Repaint (20%)**

Quantity: Approx 1,400 LF

Location: Front of units

Evaluation: Metal fence is in good to fair condition with minor signs of fading or chipping. Recommend repainting on a regular basis to maintain appearance and to protect the metal from the elements. Funding anticipates painting on a regular cycle so that all metal is painted every 5 years.



Useful Life:  
1 years

Remaining Life:  
0 years

Best Case: \$1,400.00  
\$5/LF - Lower estimate to paint - 20%

Worst Case: \$1,700.00  
\$6/LF - Higher estimate to paint - 20%

Cost Source: Research with Local Vendor - Platinum Coatings

Client: 17120A Enclave at Broadmoor Glen

**Comp #: 1109 Wood Fence - Maintain**

Quantity: Approx 650 LF

Location: South end of community

Evaluation: Wood fence is not owned and maintained by the HOA. However, it may be in the best interest of the HOA to maintain one side of the fence to control appearance. This may mean sealing or staining and minor repairs, projects to be done from the ongoing operational maintenance budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1112 Siding - Repaint**

Quantity: (11) Units

Location: Exterior building surfaces

Evaluation: Siding ranges from good to fair condition with signs of fading and cracks at the joints. As reported by the property manager, units are moving to a 7 year paint cycle which will complete approximately 11 units per year.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$11,000.00

Worst Case: \$13,200.00

\$1,000/Unit - Lower estimate to repaint

\$1,200/Unit - Higher estimate to repaint

Cost Source: ARI Cost Database

Client: 17120A Enclave at Broadmoor Glen

---

**Comp #:** 1116 **Wood Deck - Re-seal**

Quantity: (40) Decks

Location: Rear of units

Evaluation: Decks range from good to fair condition with signs of raised grain which is a indication of dry wood. Maintain by staining/re-sealing with other exterior painting projects. Funding anticipates re-sealing approximately 6 decks per years so that all decks are sealed every 7 years. The number and cost will be reduced as decks are replaced with the composite materials as outlined in component #109.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$3,000.00

\$500/Deck - Lower estimate to re-seal

Worst Case: \$4,200.00

\$700/Deck - Higher estimate to re-seal

Cost Source: ARI Cost Database

---

**Comp #:** 1304 **Tile Roof - Repair**

Quantity: Numerous GSF

Location: Unit roofs

Evaluation: Tile roofs appear in good condition with no reported problems. It is reported that high winds are the cause of ongoing tile replacement. Funding is for replacing tile as needed.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$6,000.00

Lower allowance to replace tiles

Worst Case: \$8,000.00

Higher allowance to replace tiles

Cost Source: ARI Cost Database

---

Client: 17120A Enclave at Broadmoor Glen

---

**Comp #:** 1310 Gutters/Downspouts - Replace (part)

Quantity: Numerous GSF

Location: Perimeter of roofs

Evaluation: Gutters appear in good condition with limited signs of damage. Maintain by cleaning, inspecting and painting on a regular cycle. Funding is for repairs and replacing sections as needed, with no anticipation of complete replacement at one time.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$4,000.00

Lower allowance to replace a portion

Worst Case: \$6,000.00

Higher allowance to replace a portion

Cost Source: ARI Cost Database

---

**Comp #:** 1402 Signage - Refurbish

Quantity: (2) Monument Signs

Location: Entrances/Exits of property

Evaluation: Monument signs are in poor condition with signs of cracked stucco and concrete on the surface and missing finish on lettering. Funding is to refurbish monuments periodically to maintain the appearance of the community.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$3,500.00

Lower allowance to refurbish

Worst Case: \$5,500.00

Higher allowance to refurbish

Cost Source: ARI Cost Database

---