# **MEMO - Douglas County Options for Facilitating Broadband**

Project: Douglas County Broadband Study

Date: June 20, 2022

From: Ed Barrett, Project Manager; Irena Stevens, Management Analyst

Subject: Douglas County Options for Facilitating Broadband

#### Introduction

Douglas County commissioned HR Green to complete a broadband study on the status of broadband capacity within the County in August 2021. After completing the initial phase of the project, HR Green produced a Broadband Study Phase 1 Report in February 2022, and the findings were presented to the Douglas County Board of Commissioners on March 7, 2022.

The 5 key takeaways produced in the study are:

- 1. A Digital Divide Exists in Douglas County
- 2. Broadband leadership opportunities exist in neighborhoods, metro districts, HOAs, and other governing subdivisions.
- 3. Cities, anchor institutions, and other stakeholders have varied internet service capabilities and needs.
- 4. There are opportunities to leverage new funding streams to solve broadband issues.
- 5. There is a role for the County to facilitate broadband improvements.

This memo implements these key takeaways in exploring a range of potential options to facilitate broadband in the County. The following map demonstrates the areas of the County that are considered unserved by wired/wireline service (less than 25 Mbps download speed and less than 3 Mbps upload speed) and underserved (less than 100 Mbps download speed and less

than 20 Mbps upload speed). These results do not include fixed wireless service because the study is focused on promoting long-term robust and redundant fiber infrastructure.

These areas are an important focus of our work thus far for the County, as Colorado will soon have access to more than \$1 billion in federal broadband funds, which offer a generational opportunity for the County to facilitate solutions for residents who have expressed vocal dissatisfaction with current broadband options.

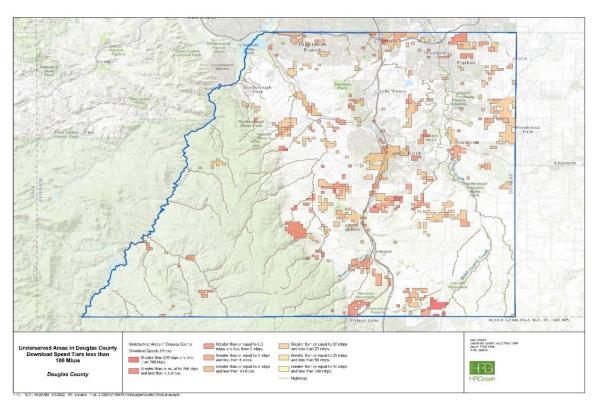


Figure 1: Unserved and Underserved Areas by Wireline Service of Douglas County According to the Colorado Broadband

Map (Oct 2021)

The data shown in the figure above is supplemented by a County-wide broadband survey that includes Ookla speedtest results from individual responders, shown in the figure below.

The County's survey results show general alignment with the state's broadband maps, but also show a more pervasive issue across many areas that the state reflects as served, but in which residents and businesses indicate are not receiving speeds are incumbent-reported levels.

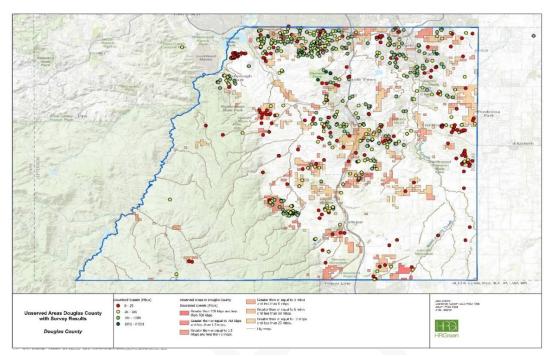


Figure 2: Unserved and Underserved Areas - Survey Results

In short, there is a meaningful, unmet need for improved broadband in Douglas County.

Based on these findings, HR Green proposed the following Targeted Service Areas (TSAs) as separate designations for broadband investment and facilitation of service on a regional basis.

Identification of TSAs considers factors such as unserved and underserved areas eligible for grant funding and areas where is community demand and local leadership, not including areas where projects are already planned by a service provider, remote areas with population density of less than 15 persons per square mile, or population-dense

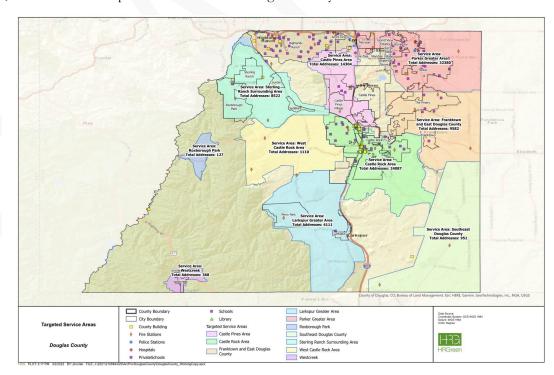


Figure 3: Targeted Service Areas for Broadband improvement

areas that have multiple competitive providers. In addition, the figure (3) includes the locations of County facilities and anchor institutions.



## **Exploring the Range of Possible Options**

In considering the potential options open to Douglas County for facilitating broadband service expansion to its residences and businesses, academic literature offers a spectrum of possible actions that a public entity can explore, taking into account factors such as financing and other available resources, capital and operational expenditures, ownership structures, and operational designation of authority. The following figure shows the complexity of these options. Between the range of a full municipal broadband model and a full private broadband model, Model 2: Publicly-Owned, Privately-Serviced is where a public entity invests in a network operated by a private entity that also extends service to end customers, Model 3: Hybrid Ownership involves public and private investment for both CAPEX and OPEX, and Model 4: Private Developer Open Access where a public entity offers benefits or incentives to a private developer to build and operate a network for end customers.

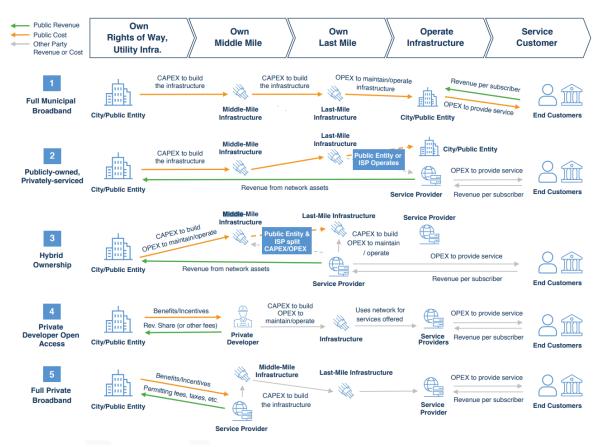


Figure 4: BROADBAND MODELS FOR UNSERVED by US Ignite and Altman Solon.

Douglas County is currently limited by a Colorado state law to pursue many of these options due to a barrier in facilitating telecommunications services to residents. As such, HR green recommends Douglas County to forth a ballot measure in the November 2022 election to become exempt from SB-152 and expand its range of options.

# Recommendation #1: Pursue SB-152 Exemption

Douglas County is not currently exempt from the provisions of Colorado's SB-152 law, which prevents public sector entities from operating communication facilities to provide service to the public. This prohibition also broadly applies to working with the private sector to facilitate service to the public, including engaging in facilitating open-network public private partnerships or leasing excess County fiber. The limitations of the state law limit the variety of partnership options available to Douglas County that have been successfully used elsewhere in the country and other parts of Colorado that have exempted themselves from the 2005 law. The ability to apply for emerging streams of federal broadband grant funding may also be compromised by the County's public service prohibition, depending on the terms of the applications. Many grant opportunities will be project-based, meaning the municipal and County governments that are eligible to apply for broadband deployment projects within an



eligible unserved or underserved area in partnership with a private entity will be unable to do so under the restrictions posed by SB-152.

Critically, an SB-152 election can be written in a way to avoid the creation of a publicly-owned and operated competitor to the private sector. Centennial's SB-152 referendum contained language limiting the city's role to a facilitative role that leveraged public participation to the creation of P3s in partnership with the private sector and prohibited the city from providing last-mile service to homes and businesses. Such language should be carefully crafted to ensure it aligns with the County's public policy objectives.

It is our recommendation that the County Commissioners pursue a ballot issue to opt out of SB-152 in order to widen its available pathways to improved broadband in the County. The timing of this election is also critical, as many of the coming funding sources are in-flight with release dates in late 2022 or 2023. If a decision is made to pursue an SB-152 opt out referendum, it is our recommendation that this election has the most impact if conducted in November 2022.

The following options for facilitating broadband are presented with the assumption that SB-152 does not serve as a barrier in the County's next potential action steps.

# Recommendation #2: Establish Preferred Option(s) for Douglas County

#### Option 1 – Invest in a Ring Fiber Network to Create Public-Private Partnerships for Broadband Expansion

Based on the County's preferred policy model, which focuses on the County's role as a facilitator through Public Private Partnerships (P3) solutions, Option 1 includes the development of a technical delivery plan in which the County and a private partner(s) can deploy and allocate capacity in a middle-mile network to serve public and anchor institution needs. The development of this network model will include dense fiber counts capable of supporting private sector companies interested in extending last mile service to underserved, Targeted Service Areas in the County. This model of creating an open access network and leasing excess capacity has been a successful partnership model in many parts of Colorado and the United States; however, the ability to engage in one depends on the exemption status of SB-152.

The Ring topology represented in Figure 5 is divided into Phase 1 – the Northeast Ring, with an additional Phase 1A that includes the facilities in the Southeast Portion of the County. Phase 2 is a more technically difficult project in the County's Western Area, which is mountainous and has lower population density. The following tables demonstrate

tables demonstrate the total costs of each phase.

Depending on the

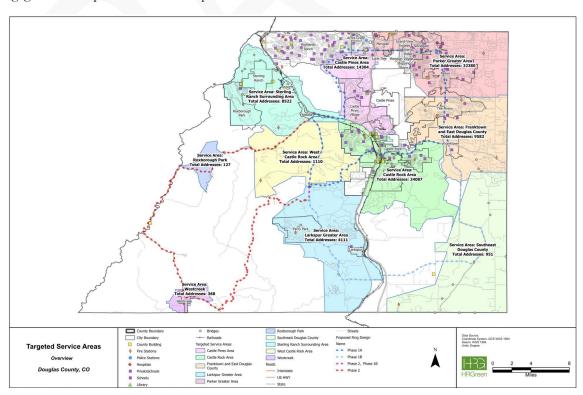


Figure 5: High-Level Design of a 3 Ring Networks to Connect County Facilities and Facilitate Infrastructure for Private

fiber count installed, costs for Phase 1 could range from approximately \$8.7-10.4M, costs for Phase 1A from \$6-7.1M, and for Phase 2 from \$9.6-11.4M.



#### **Estimated Materials Required for Each Phase**

Segment Description	Existing Underground Conduit Feet	New Underground Conduit Feet	New Overhead Fiber Feet	Blended Path Feet	Poles	Hand Holes	Splice Points	Service Locations	Special Crossings Locations
Phase I	0	292,945	0	292,945	0	294	67	0	9
Phase I Adder	0	203,008	0	292,945	0	205	47	0	3
Phase II	0	328,236	0	328,236	0	330	74	0	1
Overall Total	0	824,189	0	914,126	0	829	188	0	13

#### Cost Estimates for Each Phase with Construction Costs and Varying Fiber Counts

Segment Description	Estimated 96ct or 24ct Material Costs	Estimated 144ct or 24ct Material Costs	Estimated 288ct or 24ct Material Costs	Estimated Backbone Installation Cost (no splicing)	Estimated Design Engineering and PMO Labor Cost	Estimated 96ct Total Backbone Segment w/Splicing Cost	Estimated 144ct Total Backbone Segment w/Splicing Cost	Estimated 288ct Total Backbone Segment w/Splicing Cost
Phase I	\$735,546.93	\$1,335,062.46	\$1,775,890.10	\$5,589,810.00	\$1,397,452.50	\$8,742,722.37	\$9,526,005.46	\$10,382,363.86
Phase I Adder	\$509,726.78	\$925,185.14	\$1,230,674.35	\$3,825,994.00	\$956,498.50	\$5,995,153.21	\$6,539,013.40	\$7,135,619.54
Phase II	\$824,158.06	\$1,495,897.06	\$1,989,831.07	\$6,126,948.00	\$1,531,737.00	\$9,604,631.36	\$10,480,296.26	\$11,433,879.68
Overall Total	\$2,069,431.76	\$3,756,144.66	\$4,996,395.52	\$15,542,752.00	\$3,885,688.00	\$24,342,506.94	\$26,545,315.13	\$28,951,863.08

#### Option 2 - Targeted Direct Grants on a Neighborhood Level

Douglas County has access to \$68.2 million in ARPA funding, \$8 million of which is being considered for use in broadband projects, as well as the upcoming funding from the Capital Projects Fund and the Infrastructure Act. The County would like to leverage these funds to create immediate impacts in partnership with the private sector and its diverse and active HOAs, Metro Districts, and other partners.

The County must establish the level of funding for this program, and create a process by which funds can be equitably distributed to projects which will improve service in those TSAs selected. The following three examples are intended to demonstrate realistic applications of broadband investment in different areas of Douglas County. The first two examples offer a high-level estimate of a potential Fiber to the Home (FTTH) deployment cost on a neighbor level. The two neighborhoods were chosen because the broadband study survey findings showed a high density of unserved households and no presence of fiber infrastructure. The third example demonstrates the cost of extending the middle-mile fiber network presented in Option 1 to two addresses in Sandstone Ranch Open Space, an area identified in a previous part of the study as benefitting from extending fiber capacity for internal county use.

The first example neighborhood, shown in the following figure, has many areas which are considered unserved by wireline service (shown in the orange blocks), and will be eligible for upcoming grant programs.



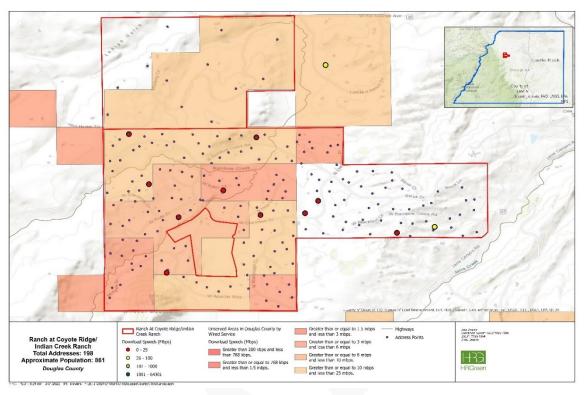


Figure 6: Example 1 of a Neighborhood-Level Cost Estimate for Broadband Investment

The second example neighborhood, shown in Figure 7 below, does not have any areas the state considers unserved, but the broadband study survey results demonstrate a high density of unserved households in the area.

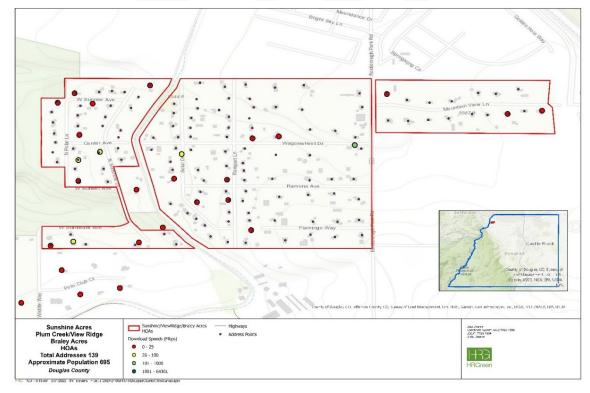


Figure 7: Example 2 of a Neighborhood-Level Cost Estimate for Broadband Investment

Within these two examples, the estimated range of possible costs are included in the table below. In example 1, the estimated range of costs is between \$316,800-\$455,400, and in example 2, the estimated costs are between \$222,400-319,700.



#### Estimated Costs of Building Fiber to the Home

Neighborhood	Number of Homes	Approximate Cost Per Passing – Low Estimate (\$1,600 per Home)	Approximate Cost Per Passing – High Estimate (\$2,300 per Home)
Ranch at Coyote Ridge Area	198	\$316,800	\$455,400
Sunshine Area	139	\$222,400	\$319,700

It should be noted that while grants to these areas in the \$300-500K range would improve these individual neighborhoods, it is important to understand the scope of the problem and the high cost to address this issue across all un- and underserved areas in the County. The following map demonstrates all of the unserved addresses within each TSA, followed by a table approximating the cost of serving all the addresses with an approximate low and high cost per passing. These estimates are not based on a network design, but a rudimentary cost per address without consideration of the differences in the cost of building middle-mile backbone fiber or overall network design. These numbers are intended as perfunctory cost estimates only, not engineering design.

A similar analysis has been completed for each of the 49 subdivisions/HOAs that have unserved and/or underserved areas in the County. For a table summarizing the results, please see Appendix A.

The third example demonstrates the extension of the middle-mile fiber network to an area of interest for providing fiber service to two county addresses in Sandstone Ranch Open Space. A full cost analysis would require additional engineering scope outside of the planning effort in this phase of the project.

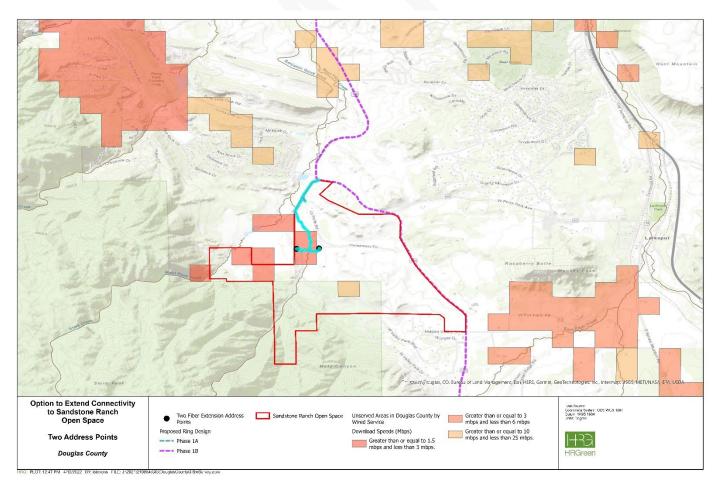


Figure 8: Fiber Extension Path to 8327 and 8309 S. Perry Park Road in Sandstone Ranch Open Space in Larkspur



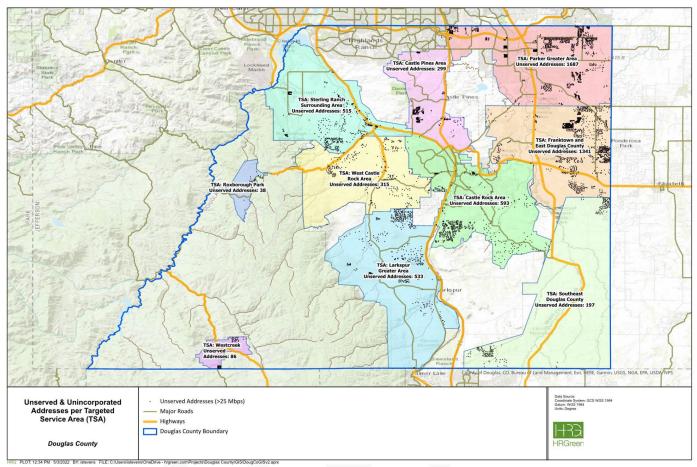


Figure 9: Count of Unserved Addresses per TSA

#### Estimated Costs of Providing Service to Unserved Addresses per TSA

Name	Unserved Addresses Count Per TSA (Unincorporated)	Approximate Cost Per Passing – Low Estimate (\$1,600 per Home)	Approximate Cost Per Passing – High Estimate (\$2,300 per Home)
Sterling Ranch Surrounding Area	515	\$824,000.00	\$1,184,500.00
West Castle Rock Area	315	\$504,000.00	\$724,500.00
Castle Pines Area	299	\$478,400.00	\$687,700.00
Larkspur Greater Area	533	\$852,800.00	\$1,225,900.00
Castle Rock Area	593	\$948,800.00	\$1,363,900.00
Parker Greater Area	1,687	\$2,699,200.00	\$3,880,100.00
Franktown and East Douglas County Area	1,341	\$2,145,600.00	\$3,084,300.00
Southeast Douglas County Area	197	\$315,200.00	\$453,100.00
Westcreek Area	86	\$137,600.00	\$197,800.00
Roxborough Park Area	38	\$60,800.00	\$87,400.00
(Plus Backhaul)		\$26,545,315.13	\$28,951,863.08
Total	5,604	\$35,511,715.13	\$41,841,063.08

According to this method of calculation, it would take between \$26 million and \$42 million dollars to deploy the infrastructure necessary to serve every **unserved** address by wired internet service in the County.



Beyond the most critically unserved in the County, there are another 27,605 addresses that do not meet the federal government grant eligibility definitions of 100/20 Mbps for wireline service. The following data represents cost estimates for providing service to **underserved** households in the county. Underserved addresses include all addresses that receive less than 100 Mpbs, which include all unserved addresses in the table above as well.

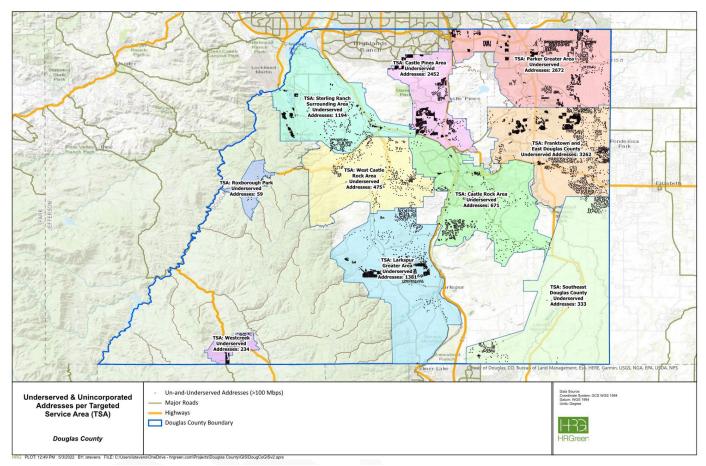


Figure 10: Count of Underserved Addresses per TSA

#### Estimated Costs of Providing Service to Underserved Addresses per TSA

Name	Number Underserved Addresses (Unincorporated)	Estimated Cost (Low \$1,600 per Passing)	Estimated Cost (Low \$2,300 per Passing)
Sterling Ranch Surrounding Area	1,194	\$1,910,400.00	\$2,746,200.00
West Castle Rock Area	475	\$760,000.00	\$1,092,500.00
Castle Pines Area	2,452	\$3,923,200.00	\$5,639,600.00
Larkspur Greater Area	1,381	\$2,209,600.00	\$3,176,300.00
Castle Rock Area	671	\$1,073,600.00	\$1,543,300.00
Parker Greater Area	2,672	\$4,275,200.00	\$6,145,600.00
Franktown and East Douglas County Area	3,262	\$5,219,200.00	\$7,502,600.00
Southeast Douglas County Area	333	\$532,800.00	\$765,900.00
Westcreek Area	234	\$374,400.00	\$538,200.00
Roxborough Park Area	59	\$94,400.00	\$135,700.00
(Plus Backhaul)		\$26,545,315.13	\$28,951,863.08
Total	12,733	\$46,918,115.13	\$58,237,763.08

According to this method of calculation, it would take between \$47 million and \$58 million to serve every underserved address in the County.



# Option 3 - County provides grant support to neighborhoods, HOAs, Districts by contracting with grant specialists

Option 3 includes the possibility of the County providing support to private providers and local officials. Under this option, the County would provide short-term (1-3 years) support to those interested in creating projects by providing support such as information and data. In this model, temporary contract staff would provide information like the design information supplied for Option 2 above, as well as grant writing and other professional services. Staff would help providers and local governmental and quasi-governmental entities apply for grants by designating staff to provide any necessary information, support, and engineering resources to help providers apply for grants on a project-basis.

### **Recommendation #3: Develop County Broadband Program Management Plan**

In addition to the options outlined in the previous section, HR Green also recommends a long-term thinking approach to broadband availability challenges in the unserved and underserved areas in the County. As the County looks to implement any potential next steps in broadband expansion, it will be come necessary to develop a programmatic approach to oversee this multi-year program. It is likely that the majority of available funding will come to market in the next 2-5 years, requiring the development and execution of a program management office to oversee progress, ensure desired movement of the program, and provide close coordination with the County's partners. The following timeline can potentially serve as a starting point for the County's long-term vision.



Figure 11: Proposed Timeline for a County Broadband Management Plan

# **Analysis of Broadband Options**

County staff requested a range of options for review by County Commissioners, which have been outlined above for consideration.

First, it is clear that the County's current SB-152 status creates barriers. To improve the County's flexibility in the broadband areas, the County should pursue a limited-scope ballot initiative in November, 2022 to remove this barrier.

Second, the creation of a formal model to manage the implementation of the County's broadband strategy, whatever option is preferred by County Commissioners, forms a strong basis under which the County can move forward.

Finally, the HR Green has provided a review of the relative advantages and disadvantages of each of the potential broadband partnership models to help guide policy decision making. The table below reflects our analysis of the three partnership options.

Option	Pros	Cons
Option 1 – Invest in a Ring Fiber Network to Create Public-Private Partnerships for Broadband Expansion	Significantly increases the likelihood of aligning future builds to rural areas most in need of service.  Option would leverage pending state broadband grant funds at a match level generally aligned with County's \$8MM budgeted ARPA broadband allocation	Contingent on SB-152  Requires third-party contract with private company for network operation and maintenance  Contingent on receipt of broadband grants



	Direct investment into broadband infrastructure aligns with "project-based" funding model for future grant funding programs.  Enables County technology-based transportation and utility networks to improve government services	May not be aligned with policy preference of County Commissioners
Option 2 – Targeted Direct Grants on a Neighborhood Level	Increased time to deploy available ARPA funding  Lower complexity	Overall impact of available \$8MM in ARPA funding is limited to roughly 10% of the county.  Does note leverage pending state broadband grant funding  Contingent on SB-152  May create public criticism of cherry picking some neighborhoods over others
Option 3 - County provides grant support to neighborhoods, HOAs, Districts by contracting with grant specialists	Not Contingent on SB-152	Risk low participation from providers  Lowest likelihood of expanding broadband

HR Green would like to express our concern with Option 2 based on its understanding of the Commissioners' stated policy goal of bringing better broadband to all residents and businesses in the County. It is our view that the deployment of direct grants would create some improvements, but that the overall impact of these projects might affect only 10 percent of the county's population base, while leaving millions of dollars in state broadband improvement dollars unleveraged.



# **Appendix A: Analysis of Approximate Costs to Serve Douglas County Subdivisions**

HOA Name	Unserved Addresses	Unserved Aprox Cost Per Passing – Low Est (\$1,600)	Unserved Approx Cost Per Passing – High Est (\$2,300)	Underse rved- Only Address es	Total Unserved and Underser ved	Underserved Aprox Cost Per Passing – Low Est (\$1,600)	Underserved Approx Cost Per Passing – High Est (\$2,300)
THE PINERY HOA	1,093	\$1,748,800.00	\$2,513,900.00	\$262.00	\$1,355.00	\$2,168,000.00	\$3,116,500.00
HIGHLANDS RANCH COMMUNITY ASSOC	1037	\$1,659,200.00	\$2,385,100.00	\$47.00	\$1,084.00	\$1,734,400.00	\$2,493,200.00
CASTLE PINES HOA	608	\$972,800.00	\$1,398,400.00	\$183.00	\$791.00	\$1,265,600.00	\$1,819,300.00
PERRY PARK ACC	301	\$481,600.00	\$692,300.00	\$63.00	\$364.00	\$582,400.00	\$837,200.00
ROXBOROUG H PARK FOUNDATIO N	256	\$409,600.00	\$588,800.00	\$25.00	\$281.00	\$449,600.00	\$646,300.00
DEERFIELD HOA	96	\$153,600.00	\$220,800.00	\$87.00	\$183.00	\$292,800.00	\$420,900.00
HAPPY CANYON HOA	87	\$139,200.00	\$200,100.00	\$20.00	\$107.00	\$171,200.00	\$246,100.00
PERRY PARK EAST HOA	86	\$137,600.00	\$197,800.00	\$49.00	\$135.00	\$216,000.00	\$310,500.00
RUSSELLVILL E HOA	67	\$107,200.00	\$154,100.00	\$64.00	\$131.00	\$209,600.00	\$301,300.00
HIDDEN FOREST HOA	65	\$104,000.00	\$149,500.00	\$18.00	\$83.00	\$132,800.00	\$190,900.00



PINEWOOD KNOLLS ECC	60	\$96,000.00	\$138,000.00	\$17.00	\$77.00	\$123,200.00	\$177,100.00
HIGH PRAIRIE FARMS HOA	58	\$92,800.00	\$133,400.00	\$16.00	\$74.00	\$118,400.00	\$170,200.00
GRANDVIEW ESTATES HOA	52	\$83,200.00	\$119,600.00	\$19.00	\$71.00	\$113,600.00	\$163,300.00
HIDDEN VILLAGE POA	52	\$83,200.00	\$119,600.00	\$75.00	\$127.00	\$203,200.00	\$292,100.00
OAK HILLS HOA	47	\$75,200.00	\$108,100.00	\$8.00	\$55.00	\$88,000.00	\$126,500.00
KEENE RANCH HOA	41	\$65,600.00	\$94,300.00	\$182.00	\$223.00	\$356,800.00	\$512,900.00
PONDEROSA HILLS CIVIC ASSOC	39	\$62,400.00	\$89,700.00	\$238.00	\$277.00	\$443,200.00	\$637,100.00
BURNING TREE RANCH HOA	37	\$59,200.00	\$85,100.00	\$32.00	\$69.00	\$110,400.00	\$158,700.00
BANNOCKBU RN HOA	36	\$57,600.00	\$82,800.00	\$51.00	\$87.00	\$139,200.00	\$200,100.00
INDIAN CREEK RANCH IMPROVEME NT ASSOC	33	\$52,800.00	\$75,900.00	\$125.00	\$158.00	\$252,800.00	\$363,400.00
STONEGATE HOA	30	\$48,000.00	\$69,000.00	\$202.00	\$232.00	\$371,200.00	\$533,600.00
SPIRIT RIDGE	27	\$43,200.00	\$62,100.00	\$87.00	\$114.00	\$182,400.00	\$262,200.00



CRESTVIEW	22	\$35,200.00	\$50,600.00	\$24.00	\$46.00	\$73,600.00	\$105,800.00
ESTATES HOA	22	\$33,200.00	\$30,000.00	φ24.00	\$40.00	\$/3,000.00	\$103,600.00
BELL CROSS RANCH HOA	21	\$33,600.00	\$48,300.00	\$21.00	\$42.00	\$67,200.00	\$96,600.00
STERLING TREE FARM HOA	14	\$22,400.00	\$32,200.00	\$26.00	\$40.00	\$64,000.00	\$92,000.00
PARKER VIEW ESTATES HOA	13	\$20,800.00	\$29,900.00	\$15.00	\$28.00	\$44,800.00	\$64,400.00
HILLS AT BAYOU GULCH HOA	10	\$16,000.00	\$23,000.00	\$25.00	\$35.00	\$56,000.00	\$80,500.00
LIVENGOOD HILLS HOA	10	\$16,000.00	\$23,000.00	\$84.00	\$94.00	\$150,400.00	\$216,200.00
BEAR CANYON RANCH HOA	9	\$14,400.00	\$20,700.00	\$26.00	\$35.00	\$56,000.00	\$80,500.00
CONESTOGA PINES HOA	9	\$14,400.00	\$20,700.00	\$9.00	\$18.00	\$28,800.00	\$41,400.00
RANCH AT COYOTE RIDGE HOA	6	\$9,600.00	\$13,800.00	\$3.00	\$9.00	\$14,400.00	\$20,700.00
SIERRA VISTA HOA	5	\$8,000.00	\$11,500.00	\$7.00	\$12.00	\$19,200.00	\$27,600.00
HILLS AT BAYOU GULCH A & E COMM (F002)	4	\$6,400.00	\$9,200.00	\$40.00	\$44.00	\$70,400.00	\$101,200.00
ALLIS RANCH HOA	1	\$1,600.00	\$2,300.00	\$8.00	\$9.00	\$14,400.00	\$20,700.00
CASTLE PINES	297	\$475,200.00	\$683,100.00		\$297.00	\$475,200.00	\$683,100.00



NORTH MASTER ASSOCIATIO N						
SAGE PORT HOA	103	\$164,800.00	\$236,900.00	\$103.00	\$164,800.00	\$236,900.00
SURREY RIDGE HOA	95	\$152,000.00	\$218,500.00	\$95.00	\$152,000.00	\$218,500.00
MCARTHUR RANCH HOA	52	\$83,200.00	\$119,600.00	\$52.00	\$83,200.00	\$119,600.00
FOREST PARK MASTER ASSOCIATIO N	41	\$65,600.00	\$94,300.00	\$41.00	\$65,600.00	\$94,300.00
CHARTER OAKS HOA	38	\$60,800.00	\$87,400.00	\$38.00	\$60,800.00	\$87,400.00
ROXBOROUG H VILLAGE FIRST HOA	20	\$32,000.00	\$46,000.00	\$20.00	\$32,000.00	\$46,000.00
CHERRY CREEK HIGHLANDS HOA	16	\$25,600.00	\$36,800.00	\$16.00	\$25,600.00	\$36,800.00
HOCKADAY HEIGHTS HOA	15	\$24,000.00	\$34,500.00	\$15.00	\$24,000.00	\$34,500.00
PINE CREEK WEST HOA	11	\$17,600.00	\$25,300.00	\$11.00	\$17,600.00	\$25,300.00
KELTY FARMS HOA	8	\$12,800.00	\$18,400.00	\$8.00	\$12,800.00	\$18,400.00
SURREY RIDGE ESTATES HOA	7	\$11,200.00	\$16,100.00	\$7.00	\$11,200.00	\$16,100.00



BEVERLY HILLS HOA	4	\$6,400.00	\$9,200.00	\$4.00	\$6,400.00	\$9,200.00
STORNOWAY HOA	1	\$1,600.00	\$2,300.00	\$1.00	\$1,600.00	\$2,300.00
WILDCAT RIDGE HOA	1	\$1,600.00	\$2,300.00	\$1.00	\$1,600.00	\$2,300.00

