

Aspen Shadows Condos

Reserve Management Plan

Type 3

Reserve Study with no On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2021



Draft Rev4

Aspen Shadows Condos
January 1, 2021

Aspen Shadows Condos
Reserve Management Plan

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Preparer's Report on Reserve Study
Reserve Management Plan

Type 3 Reserve Study with No On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2021

Board of Directors
Aspen Shadows Condos
Flagstaff, AZ

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Aspen Shadows Condos by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type 3 reserve study engagement is based on an update of a prior on-site analysis. No on-site analysis of Aspen Shadows Condos was conducted as part of this study.

The attached basic financial exhibits and disclosures comprise a Type 3 Reserve Study report of Aspen Shadows Condos. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2021, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2021, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Aspen Shadows Condos is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study consisting of an update without an on-site analysis involves updating the report for transactions that have occurred since the last report was prepared, re-assessing replacement costs, and updating financial information. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

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We have compiled the accompanying reserve study report of Aspen Shadows Condos, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Aspen Shadows Condos, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Aspen Shadows Condos's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Aspen Shadows Condos's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona LLC
Greg Libke
September 19, 2020

Aspen Shadows Condos
January 1, 2021

Statement of Position

Projection period: January 1, 2021 to 2050
 Type of Project: Condominiums
 Number of Units: 60
 Location: Flagstaff, AZ
 Original on-Site analysis performed by: Greg Libke
 Original Component analysis performed by: Greg Libke
 Report prepared by: Greg Libke

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 816,335
Future Replacement Cost of All Components	\$ 1,016,528
Projected Balance of Reserve Funds at January 1, 2021	\$ 113,500
100% Funded Amount at January 1, 2021	\$ 509,112
Percent Funded at January 1, 2021	22.29 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2021	\$ 6,594
Projected Reserve Contribution	\$ 357,600
Average Annual Reserve Contribution Per Unit	\$ 960
Monthly Reserve Contribution First Year of Projection	\$ 4,800
Average Monthly Reserve Contribution Per Unit	\$ 80
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.10 %

See Preparer's Report
See Summary of Significant Assumptions

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Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building Exteriors	0- 6	\$ 204,194
Landscaping	4- 5	8,236
Lighting	2- 7	34,509
Pavement	0-15	50,437
Re-creation	14	1,891
Roof	0-23	698,462
Walls/Fencing	4- 7	18,802
		<u>\$ 1,016,531</u>

Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/21 - 12/21	\$ 113,500.00	\$ 357,600.00	\$ 302.48	\$ 133,000.00	\$ 338,402.48
01/22 - 12/22	338,402.48	60,048.00	237.25	136,990.00	261,697.73
01/23 - 12/23	261,697.73	62,600.04	172.34	125,992.50	198,477.61
01/24 - 12/24	198,477.61	65,260.56	125.38	110,376.37	153,487.18
01/25 - 12/25	153,487.18	68,034.12	126.34	63,883.87	157,763.77
01/26 - 12/26	157,763.77	70,925.52	151.88	43,211.97	185,629.20
01/27 - 12/27	185,629.20	73,939.92	168.59	56,430.92	203,306.79
01/28 - 12/28	203,306.79	77,082.36	197.71	46,144.88	234,441.98
01/29 - 12/29	234,441.98	80,358.36	242.83	33,252.72	281,790.45
01/30 - 12/30	281,790.45	83,773.56	280.03	45,667.08	320,176.96
	<u>113,500.00</u>	<u>999,622.44</u>	<u>2,004.83</u>	<u>794,950.31</u>	<u>320,176.96</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/31 - 12/31	\$ 320,176.96	\$ 87,333.96	\$ 330.17	\$ 35,277.81	\$ 372,563.28
01/32 - 12/32	372,563.28	91,045.68	383.42	36,336.15	427,656.23
01/33 - 12/33	427,656.23	94,915.08	415.51	62,377.05	460,609.77
01/34 - 12/34	460,609.77	98,949.00	485.69	25,699.34	534,345.12
01/35 - 12/35	534,345.12	103,154.28	520.88	68,066.54	569,953.74
01/36 - 12/36	569,953.74	107,538.36	477.66	152,680.79	525,288.97
01/37 - 12/37	525,288.97	112,108.80	541.23	42,123.54	595,815.46
01/38 - 12/38	595,815.46	116,873.40	609.38	47,106.17	666,192.07
01/39 - 12/39	666,192.07	121,840.44	656.03	74,481.45	714,207.09
01/40 - 12/40	714,207.09	127,018.68	748.64	30,686.36	811,288.05
	<u>320,176.96</u>	<u>1,060,777.68</u>	<u>5,168.61</u>	<u>574,835.20</u>	<u>811,288.05</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/41 - 12/41	\$ 811,288.05	\$ 132,417.00	\$ 832.43	\$ 47,410.41	\$ 897,127.07
01/42 - 12/42	897,127.07	138,044.76	904.16	65,110.32	970,965.67
01/43 - 12/43	970,965.67	143,911.68	891.35	158,576.70	957,192.00
01/44 - 12/44	957,192.00	150,027.84	625.36	424,834.20	683,011.00
01/45 - 12/45	683,011.00	156,404.04	428.75	347,119.91	492,723.88
01/46 - 12/46	492,723.88	163,051.20	342.09	242,407.16	413,710.01
01/47 - 12/47	413,710.01	169,980.96	327.80	178,479.49	405,539.28
01/48 - 12/48	405,539.28	177,205.08	404.87	93,338.56	489,810.67
01/49 - 12/49	489,810.67	184,736.28	524.86	60,058.11	615,013.70
01/50 - 12/50	615,013.70	192,587.64	647.22	67,162.12	741,086.44
	<u>811,288.05</u>	<u>1,608,366.48</u>	<u>5,928.89</u>	<u>1,684,496.98</u>	<u>741,086.44</u>

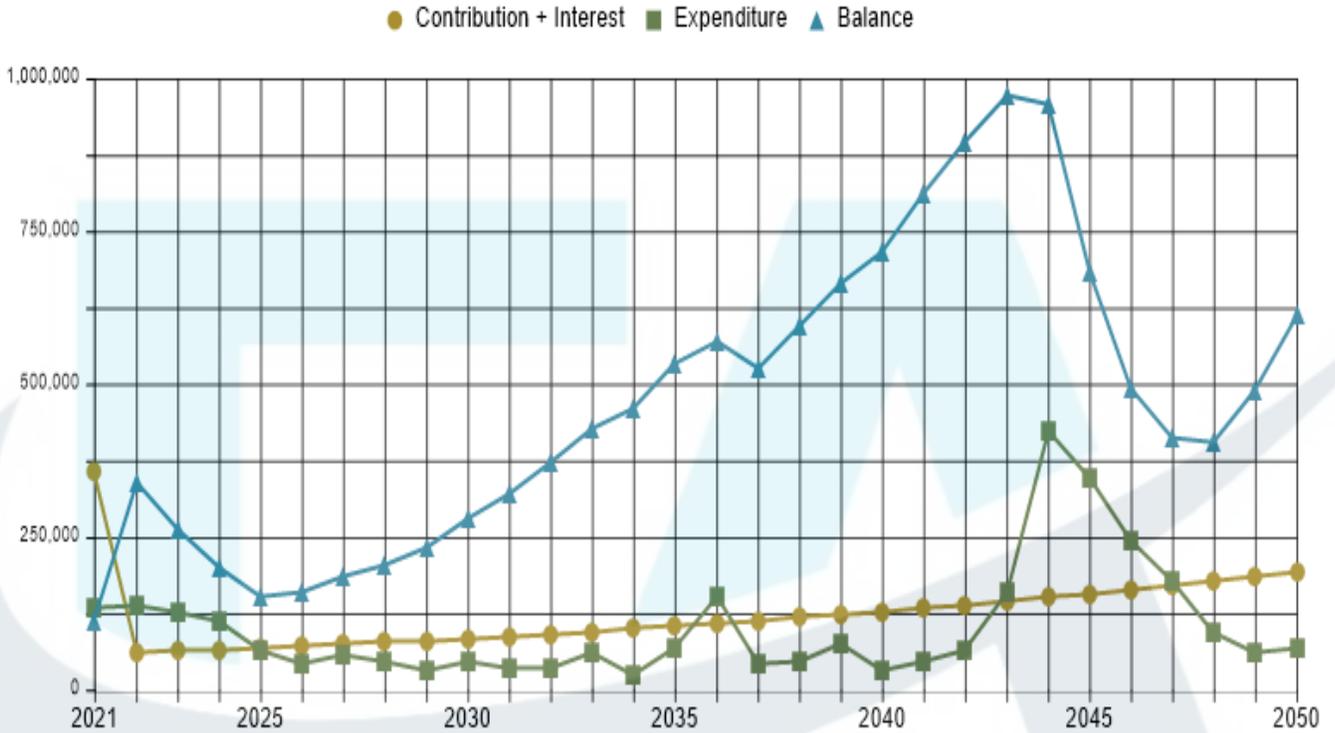
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Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



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Aspen Shadows Condos

Analysis Date - January 1, 2021

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Expenditures - Matrix

Category	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Building Exteriors	17,500	18,025	27,848	38,245	40,799	30,430	52,239	21,522	33,252	45,667
Landscaping					5,627	2,608				
Lighting			3,723	3,835	3,950	10,172	4,191	8,633		
Pavement	9,500	9,785	10,078	10,380	10,692					
Roof	106,000	109,180	84,341	57,914						
Walls/Fencing					2,813			15,988		
	133,000	136,990	125,992	110,376	63,883	43,211	56,430	46,144	33,252	45,667

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Aspen Shadows Condos

Analysis Date - January 1, 2021

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Expenditures - Matrix

Category	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Building Exteriors	35,277	36,336	62,377	25,699	54,831	54,528	42,123	43,387	74,481	30,686
Landscaping					7,562			3,718		
Pavement						15,579				
Re-creation					1,890					
Roof						82,572				
Walls/Fencing					3,781					
	35,277	36,336	62,377	25,699	68,066	152,680	42,123	47,106	74,481	30,686

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Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix

Category	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Building Exteriors	47,410	65,110	50,297	51,806	109,262	36,641	56,610	77,745	60,058	61,859
Landscaping					10,163					5,302
Lighting			6,725	6,927	7,135	18,372	7,569	15,593		
Pavement						20,937				
Roof			101,553	366,100	215,476	166,455	114,299			
Walls/Fencing					5,081					
	47,410	65,110	158,576	424,834	347,119	242,407	178,479	93,338	60,058	67,162

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Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Building Exteriors	01/21-01/27	0:00 - 6:00	\$ 185,000.00	\$ 204,193.60
Landscaping	01/25-01/26	4:00 - 5:00	7,250.00	8,235.91
Lighting	01/23-01/28	2:00 - 7:00	29,835.00	34,507.27
Pavement	01/21-01/36	0:00 -15:00	57,500.00	66,016.46
Re-creation	01/35-01/35	14:00 -14:00	1,250.00	1,890.74
Roof	01/21-01/44	0:00 -23:00	530,000.00	698,461.97
Walls/Fencing	01/25-01/28	4:00 - 7:00	15,500.00	18,802.13
			<u>826,335.00</u>	<u>1,032,108.08</u>

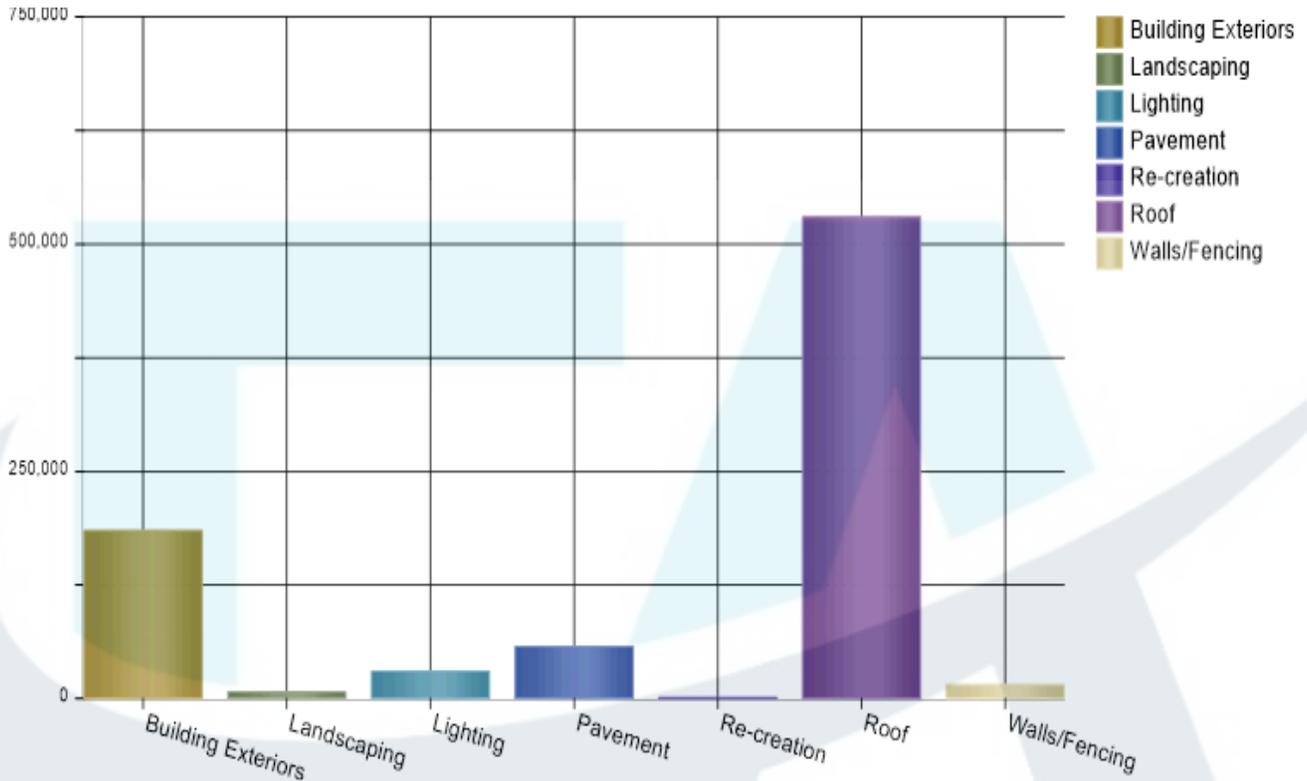
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Aspen Shadows Condos

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Component List - Category - Chart



Aspen Shadows Condos
January 1, 2021

Disclosures

Site Analysis

Aspen Shadows Condos is a planned development association located in Flagstaff, AZ. The Association consists of 60 units located at the corner of W. Braided Rein and W Kiltie Ln encompassing approximately 8.5 acres. The units were constructed as a single phase in January 1, 2003. The project consists of (17) resident buildings with construction of wood frame and exterior siding. Roofs are three tab asphalt shingle.

The site analysis was performed on July 31, 2019 by Greg Libke of Facilities Advisors Arizona LLC. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report
See Summary of Significant Assumptions

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.10%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 22.29% as of January 1, 2021 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 113,500, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 113,500

See Preparer’s Report
 See Summary of Significant Assumptions

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.10% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Building Exteriors	6:00 -10:00	0:00 - 6:00	\$ 204,194
Landscaping	10:00 -12:00	4:00 - 5:00	8,236
Lighting	20:00	2:00 - 7:00	34,509
Pavement	10:00	0:00 -15:00	50,437
Re-creation	20:00	14:00	1,891
Roof	23:00	0:00 -23:00	698,462
Walls/Fencing	10:00 -25:00	4:00 - 7:00	18,802
			<u>1,016,531</u>

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Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Asphalt Shingle - Replace								
920-001-0001	01/01/2024	\$ 26,500.00	1 Job	\$ 26,500	23:00	23:00	3:00	\$ 28,957
920-002-0001	01/01/2022	26,500.00	1 Job	26,500	23:00	23:00	1:00	27,295
920-003-0001	01/01/2036	26,500.00	1 Job	26,500	23:00	23:00	15:00	41,286
920-004-0001	01/01/2024	26,500.00	1 Job	26,500	23:00	23:00	3:00	28,957
920-005-0001	01/01/2021	26,500.00	1 Job	26,500	23:00	23:00	0:00	26,500
920-006-0001	01/01/2021	26,500.00	1 Job	26,500	23:00	23:00	0:00	26,500
920-007-0001	01/01/2022	26,500.00	1 Job	26,500	23:00	23:00	1:00	27,295
920-008-0001	01/01/2043	26,500.00	1 Job	26,500	23:00	23:00	22:00	50,776
920-009-0001	01/01/2023	26,500.00	1 Job	26,500	23:00	23:00	2:00	28,113
920-010-0001	01/01/2023	26,500.00	1 Job	26,500	23:00	23:00	2:00	28,113
920-011-0001	01/01/2021	26,500.00	1 Job	26,500	23:00	23:00	0:00	26,500
920-012-0001	01/01/2036	26,500.00	1 Job	26,500	23:00	23:00	15:00	41,286
920-013-0001	01/01/2023	26,500.00	1 Job	26,500	23:00	23:00	2:00	28,113
920-014-0001	01/01/2022	26,500.00	1 Job	26,500	23:00	23:00	1:00	27,295
920-015-0001	01/01/2022	26,500.00	1 Job	26,500	23:00	23:00	1:00	27,295
920-016-0001	01/01/2021	26,500.00	1 Job	26,500	23:00	23:00	0:00	26,500
920-017-0001	01/01/2043	26,500.00	1 Job	26,500	23:00	23:00	22:00	50,776
920-018-0001	01/01/2044	26,500.00	1 Job	26,500	23:00	23:00	23:00	52,300
920-019-0001	01/01/2044	26,500.00	1 Job	26,500	23:00	23:00	23:00	52,300
920-020-0001	01/01/2044	26,500.00	1 Job	26,500	23:00	23:00	23:00	52,300
			20 Job	530,000				698,461
Balconies - Repair and Refurbish								
910-000-0002	01/01/2025	\$ 10,000.00	1 Job	\$ 10,000	10:00	10:00	4:00	\$ 11,255
			1 Job	10,000				11,255
Bldg Siding - Repair and Repaint								
920-001-0003	01/01/2024	\$ 8,750.00	1 Job	\$ 8,750	6:00	6:00	3:00	\$ 9,561
920-002-0003	01/01/2026	8,750.00	1 Job	8,750	6:00	6:00	5:00	10,143
920-003-0003	01/01/2026	8,750.00	1 Job	8,750	6:00	6:00	5:00	10,143
920-004-0003	01/01/2025	8,750.00	1 Job	8,750	6:00	6:00	4:00	9,848
920-005-0003	01/01/2026	8,750.00	1 Job	8,750	6:00	6:00	5:00	10,143
920-006-0003	01/01/2022	8,750.00	1 Job	8,750	6:00	6:00	1:00	9,012
920-007-0003	01/01/2024	8,750.00	1 Job	8,750	6:00	6:00	3:00	9,561
920-008-0003	01/01/2023	8,750.00	1 Job	8,750	6:00	6:00	2:00	9,282
920-009-0003	01/01/2023	8,750.00	1 Job	8,750	6:00	6:00	2:00	9,282
920-010-0003	01/01/2023	8,750.00	1 Job	8,750	6:00	6:00	2:00	9,282
920-011-0003	01/01/2021	8,750.00	1 Job	8,750	6:00	6:00	0:00	8,750
920-012-0003	01/01/2021	8,750.00	1 Job	8,750	6:00	6:00	0:00	8,750
920-013-0003	01/01/2024	8,750.00	1 Job	8,750	6:00	6:00	3:00	9,561
920-014-0003	01/01/2024	8,750.00	1 Job	8,750	6:00	6:00	3:00	9,561
920-015-0003	01/01/2022	8,750.00	1 Job	8,750	6:00	6:00	1:00	9,012
920-016-0003	01/01/2025	8,750.00	1 Job	8,750	6:00	6:00	4:00	9,848
920-017-0003	01/01/2025	8,750.00	1 Job	8,750	6:00	6:00	4:00	9,848

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Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
920-018-0003	01/01/2027	\$ 8,750.00	1 Job	\$ 8,750	6:00	6:00	6:00	\$ 10,447
920-019-0003	01/01/2027	8,750.00	1 Job	8,750	6:00	6:00	6:00	10,447
920-020-0003	01/01/2027	8,750.00	1 Job	8,750	6:00	6:00	6:00	10,447
			20 Job	175,000				192,938
Concrete - Partial Replace (A)								
910-000-0004	01/01/2036	\$ 10,000.00	1 Job	\$ 10,000	10:00	10:00	15:00	\$ 15,579
			1 Job	10,000				15,579
Concrete - Partial Replace (B)								
920-001-0013	01/01/2021	\$ 9.50	1,000 Sq Ft	\$ 9,500	10:00	10:00	0:00	\$ 9,500
920-002-0013	01/01/2022	9.50	1,000 Sq Ft	9,500	10:00	10:00	1:00	9,785
920-003-0013	01/01/2023	9.50	1,000 Sq Ft	9,500	10:00	10:00	2:00	10,078
920-004-0013	01/01/2024	9.50	1,000 Sq Ft	9,500	10:00	10:00	3:00	10,380
920-005-0013	01/01/2025	9.50	1,000 Sq Ft	9,500	10:00	10:00	4:00	10,692
			5,000 Sq Ft	47,500				50,436
Exterior Lighting - Replace								
920-001-0006	01/01/2028	\$ 135.00	13 Each	\$ 1,755	20:00	20:00	7:00	\$ 2,158
920-002-0006	01/01/2026	135.00	13 Each	1,755	20:00	20:00	5:00	2,034
920-003-0006	01/01/2023	135.00	13 Each	1,755	20:00	20:00	2:00	1,861
920-004-0006	01/01/2028	135.00	13 Each	1,755	20:00	20:00	7:00	2,158
920-005-0006	01/01/2024	135.00	13 Each	1,755	20:00	20:00	3:00	1,917
920-006-0006	01/01/2025	135.00	13 Each	1,755	20:00	20:00	4:00	1,975
920-007-0006	01/01/2027	135.00	13 Each	1,755	20:00	20:00	6:00	2,095
920-008-0006	01/01/2026	135.00	13 Each	1,755	20:00	20:00	5:00	2,034
920-009-0006	01/01/2028	135.00	13 Each	1,755	20:00	20:00	7:00	2,158
920-010-0006	01/01/2027	135.00	13 Each	1,755	20:00	20:00	6:00	2,095
920-011-0006	01/01/2024	135.00	13 Each	1,755	20:00	20:00	3:00	1,917
920-012-0006	01/01/2023	135.00	13 Each	1,755	20:00	20:00	2:00	1,861
920-013-0006	01/01/2028	135.00	13 Each	1,755	20:00	20:00	7:00	2,158
920-014-0006	01/01/2026	135.00	13 Each	1,755	20:00	20:00	5:00	2,034
920-015-0006	01/01/2025	135.00	13 Each	1,755	20:00	20:00	4:00	1,975
920-016-0006	01/01/2026	135.00	13 Each	1,755	20:00	20:00	5:00	2,034
920-017-0006	01/01/2026	135.00	13 Each	1,755	20:00	20:00	5:00	2,034
			221 Each	29,835				34,507
Fence Wood - Replace								
910-000-0007	01/01/2028	\$ 20.00	650 LF	\$ 13,000	25:00	25:00	7:00	\$ 15,988
			650 LF	13,000				15,988
Irrigation Controllers (Std) - Replace								
910-000-0009	01/01/2026	\$ 2,250.00	1 Job	\$ 2,250	12:00	12:00	5:00	\$ 2,608
			1 Job	2,250				2,608

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Aspen Shadows Condos

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Irrigation System - Refurbish								
910-000-0010	01/01/2025	\$ 5,000.00	1 Job	\$ 5,000	10:00	10:00	4:00	\$ 5,627
			1 Job	5,000				5,627
Retaining Walls - Inspect/Repair								
910-000-0011	01/01/2025	\$ 2,500.00	1 Job	\$ 2,500	10:00	10:00	4:00	\$ 2,813
			1 Job	2,500				2,813
Signage - Replace								
910-000-0012	01/01/2035	\$ 1,250.00	1 Job	\$ 1,250	20:00	20:00	14:00	\$ 1,890
			1 Job	1,250				1,890
				<u>826,335</u>				<u>1,032,108</u>

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