

Aspen Mountain Association Reserve Account Plan and Analysis

Updated 3/19/20

Analysis:						Actuals are Shaded
ID #	Asset Description	Estimated Replacement or Major Repair Cost	Normal Useful Life, years	Estimated Remaining Life, years	Estimated Year for Replacement or Major Repair	Remarks
1	Water tank	55000	20-30	2 to 5	2019	Tank bottom and base of walls known areas of deterioration
2	Well	90000	30+	13	2032	No known issues
3	Well Pump	18000	25	up to 5	2021	No known issues, replaced 1999
4a	Water system pressure regulating valves (west Moose Hollow)	11621	25	25	2019	PRV failed, corroded
4b	Water system pressure regulating valves (east Moose Hollow)	12000	25	2	2022	PRV corroded and replacement parts unavailable
4c	Water system pressure regulating valves (well location)	12000	25	3	2023	PRV corroded and replacement parts unavailable
5	Water system feed pipeline (well to tank)	120000	30+	30+	2046	No known issues
6	Water system distribution pipelines and hydrants (tank to users)	50000	30+	30+	2031	No known issues, would likely be repaired/replaced over a number of years (allow \$50K every 15 years)
7	Individual lot connections and stop & waste valves	150000	40	varies	2020 onward	Numerous leaks due to polybutylene feed pipe and Tee connection
8	Water system control system	5202	15	15	2017	System is analog and obsolete technology
9	Water system electrical infrastructure	4258	20	20	2017	Equipment is outdated
10	Shed	20000	30+	10 to 20	2036	Roof replaced 2016

Plan:				Actuals are Shaded
Year	Estimated Expenditure	Reserve Account Funding & Interest	Reserve Account Balance	Expenditure Description
			98442	
2016	1558	73	96957	shed roof replacement
2017	56574	5146	45529	water control, electrical system, water tank manhole, inspection and cleaning, landslide
2018	1541	14151	58139	Water line repair
2019	74882	23426	6683	Water tank repair and west Moose Hollow PRV station
2020	7500	16000	15183	Water tank exterior coating touchup and 3 feed line replacements
2021	22500	15000	7683	Well pump and 3 feed line replacements
2022	16500	15000	6183	East Moose Hollow PRV station and 3 feed line replacements
2023	16500	15000	4683	Well PRV Station and 3 feed line replacements
2024	4500	15000	15183	3 feed line replacements
2025	19500	18000	13683	Tank inspection and touchup and 3 feed line replacements
2026	24500	18000	7183	Retaining wall above tank and 3 feed line replacements
2027	4500	18000	20683	3 feed line replacements
2028	4500	18000	34183	3 feed line replacements
2029	4500	20000	49683	3 feed line replacements
2030	19500	20000	50183	Tank inspection and touchup and 3 feed line replacements
2031	4500	25000	70683	3 feed line replacements
2032	90000	25000	5683	well rehabilitation
2033	14500	25000	16183	control system replacement and 3 feed line replacements
2034	4500	18000	29683	3 feed line replacements
2035	19500	18000	28183	Tank inspection and touchup and 3 feed line replacements
Not shown beyond 15 years				