

Aspen Mountain Association Reserve Account Plan and Analysis

Updated 4/8/21

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	16026	20	20 yrs	2020	Failed 2020, replaced
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9	Water system electrical infrastructure	4258	20	20	2017	Equipment is outdated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	18416	24258	12525		Water tank exterior coating touchup and well pump
2021	4500	10000	18025		3 feed line replacements
2022	16500	15000	16525		East Moose Hollow PRV station and 3 feed line replacements
2023	16500	15000	15025		Well PRV Station and 3 feed line replacements
2024	4500	15000	25525		3 feed line replacements
2025	19500	18000	24025		Tank inspection and touchup and 3 feed line replacements
2026	24500	18000	17525		Retaining wall above tank and 3 feed line replacements
2027	4500	18000	31025		3 feed line replacements
2028	4500	18000	44525		3 feed line replacements
2029	4500	20000	60025		3 feed line replacements
2030	19500	20000	60525		Tank inspection and touchup and 3 feed line replacements
2031	4500	25000	81025		3 feed line replacements
2032	90000	25000	16025		well rehabilitation
2033	14500	25000	26525		control system replacement and 3 feed line replacements
2034	4500	18000	40025		3 feed line replacements
2035	19500	18000	38525		Tank inspection and touchup and 3 feed line replacements
Not shown beyond 15 years					