

Aspen Mountain Association Reserve Account Plan and Analysis

Updated 4/4/22

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+	10	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)	15000	25	0	2022	PRV corroded and replacement parts unavailable
4c	Water system pressure regulating valves (well location)	15000	25	1	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9	Water system electrical infrastructure	4258	20	20	2017	Equipment is outdated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
11	Water meter	6000	20	0	2024	

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	0	5500	18025		
2022	19500	20000	18525	East Moose Hollow PRV station and 3 feed line replacements	
2023	16500	20000	22025	Well PRV Station and 3 feed line replacements	
2024	10500	20000	31525	water meter and 3 feed line replacements	
2025	19500	20000	32025	Tank inspection and touchup and 3 feed line replacements	
2026	24500	20000	27525	Retaining wall above tank and 3 feed line replacements	
2027	4500	20000	43025	3 feed line replacements	
2028	4500	20000	58525	3 feed line replacements	
2029	4500	20000	74025	3 feed line replacements	
2030	19500	25000	79525	Tank inspection and touchup and 3 feed line replacements	
2031	24500	25000	80025	3 feed line replacements, well pump	
2032	90000	25000	15025	well rehabilitation	
2033	14500	25000	25525	control system replacement and 3 feed line replacements	
2034	4500	20000	41025	3 feed line replacements	
2035	19500	20000	41525	Tank inspection and touchup and 3 feed line replacements	
2036	24500	20000	37025	Shed roof replacement and 3 feed line replacements	
Not shown beyond 15 years					

Note: This plan and analysis is an estimate only. Timing of expenditures and actual costs will be dependent on conditions encountered.