Wasatch Reserve Study
Analyst Report

Aspen Glen at Sun Meadow Homeowner's Association
Park City, Utah
January 1, 2024

Wasatch Reserve Studies
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Important Information

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This Wasatch Reserve Study reserve analysis and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated every 3 years due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Wasatch Reserve Studies would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This Wasatch Reserve Study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four

options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a $150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan".

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification

only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an **Update <u>without</u> site inspection**, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of ***operational expenses*** include:

Utilities:
- Electricity
- Gas
- Water
- Telephone
- Cable TV

Administrative:
- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees
- Insurance(s)

Services:
- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Repair Expenses:
- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

- Roof Replacements
- Painting
- Deck Resurfacing
- Fencing Replacement
- Asphalt Seal Coating
- Asphalt Repairs
- Asphalt Overlays
- Equipment Replacement
- Interior Furnishings
- Park/Play Equipment
- Pool/Spa Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Lighting Replacement
- Insurance(s)
- Reserve Study

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The **Wasatch Reserve Studies** Threshold and the **Wasatch Reserve Studies** Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The **Wasatch Reserve Studies** Component Funding model is based upon the component methodology.

Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The **Wasatch Reserve Studies Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The **Wasatch Reserve Studies Threshold Funding Model.** This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than $0).

The **Wasatch Reserve Studies Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

The **Wasatch Reserve Studies Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The **Wasatch Reserve Studies** program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of $50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the $50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the "Monthly Reserve Assessment Required", the "Average Net Monthly Interest Earned" contribution and the "Total Monthly Allocation to Reserves." The association should allocate the "Monthly Reserve Assessment Required" amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Total Monthly Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users' Guide to your Reserve Analysis Study

Part II of your **Wasatch Reserve Studies** Report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The **Wasatch Reserve Studies** Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.
Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending
The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases
If applicable, the number of units and/or phases included in this version of the report.

Inflation
This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase
This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate $10,000 in 10 years, you could set aside $1,000 per year. As an alternative, you could set aside $795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield
The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance
The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded
The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age
Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment
The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)
The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation
The sum of the monthly assessment and interest contribution figures.

Group and Category
The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs
In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date
The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life
The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life
Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life
This calculation is completed internally based upon the report's fiscal year date and the date the asset

was placed-in-service.

Replacement Year
The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves
An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment
An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value
The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement
Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost
The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost
The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory
The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

A Multi-Purpose Tool

Your **Wasatch Reserve Studies** Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your **Wasatch Reserve Studies** reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The **Wasatch Reserve Studies** reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your **Wasatch Reserve Studies** Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your **Wasatch Reserve Studies** Report is a tool that can assist the Board in fulfilling its obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the **Wasatch Reserve Studies** reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The **Wasatch Reserve Studies** reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.
- Your **Wasatch Reserve Studies** Report provides a record of the time, cost, and quantities of past reserve replacements. At times the association's management company and board of directors are transitory which may result in the loss of these important records.

Aspenglen at Sun Meadow
Park City, UT
Component Funding Model Summary

Report Date	January 1, 2024
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	92
Phase Development	1 of 1

Report Parameters

Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
Tax Rate on Interest	30.00%
Contingency	3.00%
2024 Beginning Balance	$23,777

Component Funding Model Summary of Calculations

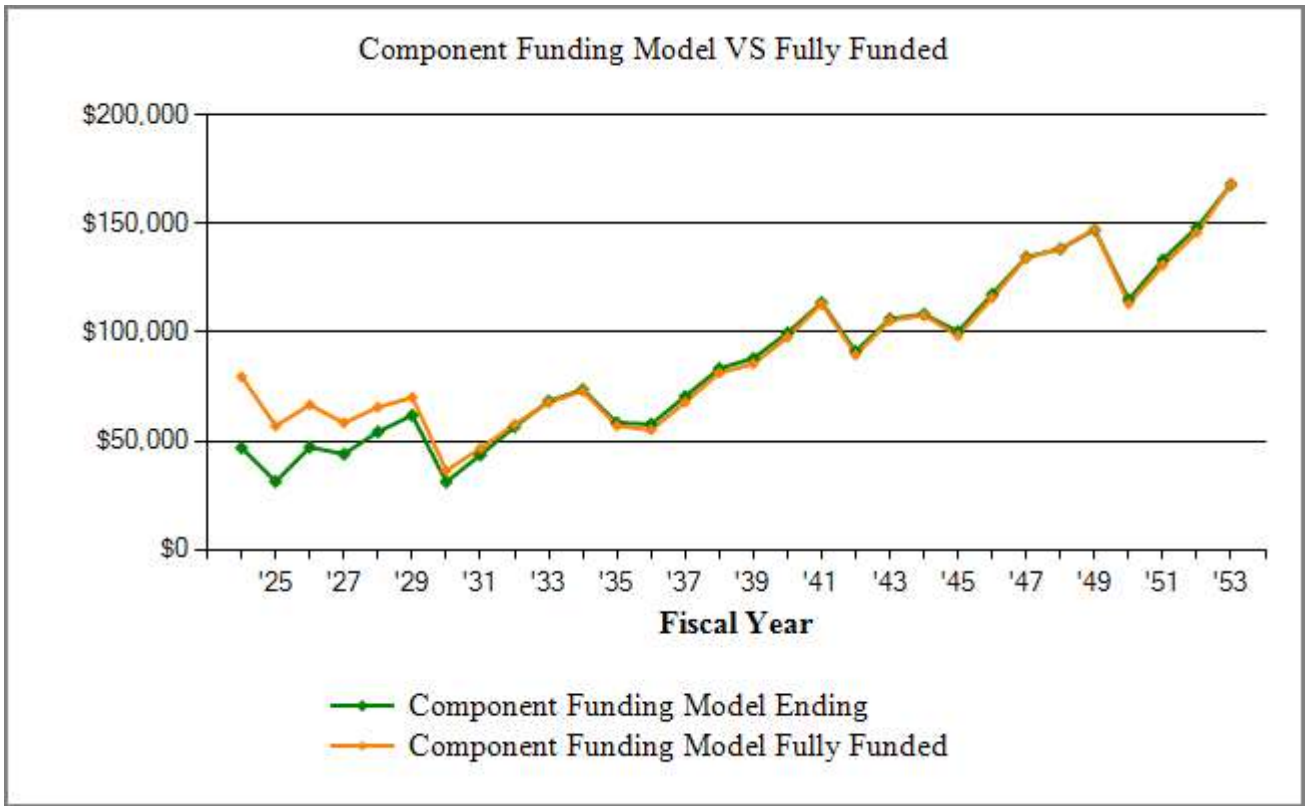
Required Annual Contribution	$34,820.67
$378.49 per unit annually	
Average Net Annual Interest Earned	$242.18
Total Annual Allocation to Reserves	$35,062.86
$381.12 per unit annually	

Aspenglen at Sun Meadow
Component Funding Model Projection

Beginning Balance: $23,777

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	99,440	34,821	242	12,000	46,840	79,614	59%
2025	102,423	15,496	3	30,951	31,387	56,939	55%
2026	105,496	15,484	328		47,199	66,654	71%
2027	108,661	14,118	184	17,484	44,018	58,352	75%
2028	111,921	12,771	357	2,870	54,276	65,552	83%
2029	115,278	12,978	390	5,796	61,848	70,118	88%
2030	118,737	11,692		42,317	31,223	36,339	86%
2031	122,299	12,081	303		43,606	46,711	93%
2032	125,968	12,555	393		56,555	57,672	98%
2033	129,747	12,622	466	1,305	68,338	67,866	101%
2034	133,639	11,580	465	6,720	73,664	72,915	101%
2035	137,648	11,392	219	26,854	58,422	57,060	102%
2036	141,778	12,616	307	13,616	57,728	55,087	105%
2037	146,031	12,274	490		70,493	67,822	104%
2038	150,412	12,308	580		83,380	81,272	103%
2039	154,924	13,465	547	9,348	88,044	85,551	103%
2040	159,572	13,453	677	2,407	99,766	97,675	102%
2041	164,359	13,128	790		113,685	113,079	101%
2042	169,290	14,601	374	37,454	91,205	89,585	102%
2043	174,369	14,263	738		106,206	105,507	101%
2044	179,600	15,117	658	13,636	108,345	107,836	100%
2045	184,988	16,579	523	25,114	100,333	98,467	102%
2046	190,537	16,359	817		117,509	115,882	101%
2047	196,253	16,155	936		134,600	134,253	100%
2048	202,141	17,162	863	14,230	138,395	138,526	100%
2049	208,205	18,281	950	10,469	147,158	147,377	100%
2050	214,451	19,331	439	51,866	115,062	113,049	102%
2051	220,885	19,707	912	2,221	133,460	130,848	102%
2052	227,511	19,650	990	5,834	148,266	145,851	102%
2053	234,337	18,559	1,168		167,993	168,012	100%

Aspenglen at Sun Meadow
Component Funding Model VS Fully Funded Chart



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

Aspenglen at Sun Meadow
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Asphalt Trails							
Asphalt - 2" Mill Edge and Overlay	2030	30	0	6	18,750	0	15,000
Asphalt - Slurry Seal	2024	6	0	0	3,000	3,000	3,000
Asphalt Paths - Crack Fill	2024	6	0	0	2,500	2,500	2,500
Asphalt Trails - Total					$24,250	$5,500	$20,500
Roofing							
Asphalt Roofing - Remove/Replace	2030	30	0	6	3,190	0	2,552
Roofing - Total					$3,190		$2,552
Concrete							
Concrete - Repair/Replace	2024	5	0	0	5,000	5,000	5,000
Concrete - Total					$5,000	$5,000	$5,000
Fencing							
Log Fencing - Repair/Replace	2025	25	0	1	11,050	0	10,608
Fencing - Total					$11,050		$10,608
Grounds Component							
Grill - Replace	2025	10	0	1	1,000	900	900
Picnic Tables - Replace	2035	20	0	11	7,500	0	3,375
Grounds Component - Total					$8,500	$900	$4,275
Irrigation System							
Irrigation System - Replace	2025	25	0	1	5,500	0	5,280
Irrigation System - Total					$5,500		$5,280
Mailboxes							
Mailboxes - Replace	2025	25	0	1	5,000	3,524	4,800
Mailboxes - Total					$5,000	$3,524	$4,800
Wall							
Rock Wall - Repairs	2025	5	0	1	1,500	1,200	1,200
Wall - Total					$1,500	$1,200	$1,200
Grounds Component							
Log Railing - Repair/Replace	2025	25	0	1	1,000	960	960
Log/Wood Pavilion - Repair/ Replace	2030	15	0	6	5,000	0	3,000
Log/Wood Pavilion - Stain/Seal or Paint	2028	8	0	4	2,550	0	1,275
Trash Cans - Replace	2035	20	0	11	4,400	0	1,980
Grounds Component - Total					$12,950	$960	$7,215

Aspenglen at Sun Meadow
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Water/Sewer							
Water/Sewer - Repair Allowance	2027	15	0	3	10,000	0	8,000
Water/Sewer - Total					$10,000		$8,000
Engineering							
Water/Sewer - Engineering	2027	15	0	3	5,000	0	4,000
Engineering - Total					$5,000		$4,000
Erosion							
Erosion - Repairs	2025	10	0	1	5,000	4,500	4,500
Erosion - Total					$5,000	$4,500	$4,500
Reserve Study							
Reserve Study - Full	2024	6	0	0	1,500	1,500	1,500
Reserve Study - Update	2027	6	0	3	1,000	0	500
Reserve Study - Total					$2,500	$1,500	$2,000
Total Asset Summary					$99,440	$23,084	$79,930
Contingency at 3.00%						$693	$2,398
Summary Total						$23,777	$82,328

Percent Fully Funded	29%
Current Average Liability per Unit (Total Units: 92)	-$636

Aspenglen at Sun Meadow
Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Reserve Study - Full	0	2024	1,500	1,500
Asphalt Paths - Crack Fill	0	2024	2,500	2,500
Asphalt - Slurry Seal	0	2024	3,000	3,000
Concrete - Repair/Replace	0	2024	5,000	5,000
Grill - Replace	1	2025	900	900
Rock Wall - Repairs	1	2025	1,200	1,200
Trash Cans - Replace	11	2035		1,980
Erosion - Repairs	1	2025	4,500	4,500
Picnic Tables - Replace	11	2035		3,375
Reserve Study - Update	3	2027		500
Water/Sewer - Engineering	3	2027		4,000
Water/Sewer - Repair Allowance	3	2027		8,000
Log/Wood Pavilion - Stain/Seal or Paint	4	2028		1,275
Asphalt Roofing - Remove/Replace	6	2030		2,552
Log/Wood Pavilion - Repair/ Replace	6	2030		3,000
Asphalt - 2" Mill Edge and Overlay	6	2030		15,000
Log Railing - Repair/Replace	1	2025	960	960
Mailboxes - Replace	1	2025	* 3,524	4,800
Irrigation System - Replace	1	2025		5,280
Log Fencing - Repair/Replace	1	2025		10,608
Total Asset Summary			$23,084	$79,930
Contingency at 3.00%			$693	$2,398
Summary Total			$23,777	$82,328

Percent Fully Funded	29%
Current Average Liability per Unit (Total Units: 92)	-$636

'' Indicates Partially Funded*

Aspenglen at Sun Meadow
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Asphalt - Slurry Seal	3,000
Asphalt Paths - Crack Fill	2,500
Concrete - Repair/Replace	5,000
Reserve Study - Full	1,500
Total for 2024	**$12,000**
Replacement Year 2025	
Erosion - Repairs	5,150
Grill - Replace	1,030
Irrigation System - Replace	5,665
Log Fencing - Repair/Replace	11,381
Log Railing - Repair/Replace	1,030
Mailboxes - Replace	5,150
Rock Wall - Repairs	1,545
Total for 2025	**$30,951**
No Replacement in 2026	
Replacement Year 2027	
Reserve Study - Update	1,093
Water/Sewer - Engineering	5,464
Water/Sewer - Repair Allowance	10,927
Total for 2027	**$17,484**
Replacement Year 2028	
Log/Wood Pavilion - Stain/Seal or Paint	2,870
Total for 2028	**$2,870**
Replacement Year 2029	
Concrete - Repair/Replace	5,796
Total for 2029	**$5,796**
Replacement Year 2030	
Asphalt - 2" Mill Edge and Overlay	22,388
Asphalt - Slurry Seal	3,582
Asphalt Paths - Crack Fill	2,985
Asphalt Roofing - Remove/Replace	3,809

Aspenglen at Sun Meadow
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030 continued...	
Log/Wood Pavilion - Repair/ Replace	5,970
Reserve Study - Full	1,791
Rock Wall - Repairs	1,791
Total for 2030	**$42,317**
No Replacement in 2031	
No Replacement in 2032	
Replacement Year 2033	
Reserve Study - Update	1,305
Total for 2033	**$1,305**
Replacement Year 2034	
Concrete - Repair/Replace	6,720
Total for 2034	**$6,720**
Replacement Year 2035	
Erosion - Repairs	6,921
Grill - Replace	1,384
Picnic Tables - Replace	10,382
Rock Wall - Repairs	2,076
Trash Cans - Replace	6,091
Total for 2035	**$26,854**
Replacement Year 2036	
Asphalt - Slurry Seal	4,277
Asphalt Paths - Crack Fill	3,564
Log/Wood Pavilion - Stain/Seal or Paint	3,636
Reserve Study - Full	2,139
Total for 2036	**$13,616**
No Replacement in 2037	
No Replacement in 2038	
Replacement Year 2039	
Concrete - Repair/Replace	7,790
Reserve Study - Update	1,558
Total for 2039	**$9,348**

Aspenglen at Sun Meadow
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2040	
Rock Wall - Repairs	2,407
Total for 2040	**$2,407**
No Replacement in 2041	
Replacement Year 2042	
Asphalt - Slurry Seal	5,107
Asphalt Paths - Crack Fill	4,256
Reserve Study - Full	2,554
Water/Sewer - Engineering	8,512
Water/Sewer - Repair Allowance	17,024
Total for 2042	**$37,454**
No Replacement in 2043	
Replacement Year 2044	
Concrete - Repair/Replace	9,031
Log/Wood Pavilion - Stain/Seal or Paint	4,606
Total for 2044	**$13,636**
Replacement Year 2045	
Erosion - Repairs	9,301
Grill - Replace	1,860
Log/Wood Pavilion - Repair/ Replace	9,301
Reserve Study - Update	1,860
Rock Wall - Repairs	2,790
Total for 2045	**$25,114**
No Replacement in 2046	
No Replacement in 2047	
Replacement Year 2048	
Asphalt - Slurry Seal	6,098
Asphalt Paths - Crack Fill	5,082
Reserve Study - Full	3,049
Total for 2048	**$14,230**

Aspenglen at Sun Meadow
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2049	
Concrete - Repair/Replace	10,469
Total for 2049	**$10,469**
Replacement Year 2050	
Irrigation System - Replace	11,861
Log Fencing - Repair/Replace	23,830
Log Railing - Repair/Replace	2,157
Mailboxes - Replace	10,783
Rock Wall - Repairs	3,235
Total for 2050	**$51,866**
Replacement Year 2051	
Reserve Study - Update	2,221
Total for 2051	**$2,221**
Replacement Year 2052	
Log/Wood Pavilion - Stain/Seal or Paint	5,834
Total for 2052	**$5,834**

No Replacement in 2053

Asphalt - 2" Mill Edge and Overlay - 2030

		7,500 SQ FT	@ $2.50
Asset ID	1003	Asset Actual Cost	$18,750.00
		Percent Replacement	100%
	Asphalt Trails	Future Cost	$22,388.48
Placed in Service	January 2000	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2030	Annual Assessment	$3,192.25
Remaining Life	6	Interest Contribution	$22.35
		Reserve Allocation	$3,214.59

This component provides funding to do a 2-inch mill edge and overlay. Poor conditions observed. This is recommended every 30 years.

Asphalt - Slurry Seal - 2024

		7,500 SQ FT	@ $0.40
Asset ID	1002	Asset Actual Cost	$3,000.00
		Percent Replacement	100%
	Asphalt Trails	Future Cost	$3,000.00
Placed in Service	January 2000	Assigned Reserves	$3,000.00
Useful Life	6		
Replacement Year	2024	Annual Assessment	$509.76
Remaining Life	0	Interest Contribution	$3.57
		Reserve Allocation	$513.33

Asphalt - Slurry Seal continued...

This component provides funding to do a slurry seal on the asphalt. Poor conditions observed. At a minimum, this needs to be done every 6 years.

Asphalt Paths - Crack Fill - 2024

		1 QTY	@ $2,500.00
Asset ID	1001	Asset Actual Cost	$2,500.00
		Percent Replacement	100%
	Asphalt Trails	Future Cost	$2,500.00
Placed in Service	January 2000	Assigned Reserves	$2,500.00
Useful Life	6		
Replacement Year	2024	Annual Assessment	$424.80
Remaining Life	0	Interest Contribution	$2.97
		Reserve Allocation	$427.78

This component provides funding to do a crack fill on the asphalt in the community. At a minimum, this needs to be done every 6 years. The trail system within the community is in need of some major repairs.

Asphalt Trails - Total Current Cost	**$24,250**
Assigned Reserves	**$5,500**
Fully Funded Reserves	**$20,500**

Asphalt Roofing - Remove/Replace - 2030

		580 SQ FT	@ $5.50
Asset ID	1004	Asset Actual Cost	$3,190.00
		Percent Replacement	100%
	Roofing	Future Cost	$3,809.03
Placed in Service	January 2000	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2030	Annual Assessment	$543.11
Remaining Life	6	Interest Contribution	$3.80
		Reserve Allocation	$546.91

The asphalt shingles appear to be original and are in good condition.

Roofing - Total Current Cost	**$3,190**
Assigned Reserves	**$0**
Fully Funded Reserves	**$2,552**

Concrete - Repair/Replace - 2024

		1 SQ FT	@ $5,000.00
Asset ID	1005	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
	Concrete	Future Cost	$5,000.00
Placed in Service	January 2000	Assigned Reserves	$5,000.00
Useful Life	5		
Replacement Year	2024	Annual Assessment	$998.99
Remaining Life	0	Interest Contribution	$6.99
		Reserve Allocation	$1,005.98

This component provides funding for the 4600 SQ FT of concrete within the community to be repaired or replaced as needed. The sidewalks, and pads in the community are in fair condition with some cracking, settling, and surface pealing.

Concrete - Total Current Cost	**$5,000**
Assigned Reserves	**$5,000**
Fully Funded Reserves	**$5,000**

Log Fencing - Repair/Replace - 2025

		442 LF	@ $25.00
Asset ID	1006	Asset Actual Cost	$11,050.00
		Percent Replacement	100%
	Fencing	Future Cost	$11,381.50
Placed in Service	January 2000	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2025	Annual Assessment	$11,302.38
Remaining Life	1	Interest Contribution	$79.12
		Reserve Allocation	$11,381.50

The three-rail log fence around the park area is in good condition.

Fencing - Total Current Cost	**$11,050**
Assigned Reserves	**$0**
Fully Funded Reserves	**$10,608**

Grill - Replace - 2025

		1 QTY	@ $1,000.00
Asset ID	1007	Asset Actual Cost	$1,000.00
		Percent Replacement	100%
	Grounds Component	Future Cost	$1,030.00
Placed in Service	January 2015	Assigned Reserves	$900.00
Useful Life	10		
Replacement Year	2025	Annual Assessment	$149.05
Remaining Life	1	Interest Contribution	$7.34
		Reserve Allocation	$156.40

The grill was dirty but in fair condition.

Picnic Tables - Replace - 2035

		6 QTY	@ $1,250.00
Asset ID	1008	Asset Actual Cost	$7,500.00
		Percent Replacement	100%
	Grounds Component	Future Cost	$10,381.75
Placed in Service	January 2015	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2035	Annual Assessment	$782.42
Remaining Life	11	Interest Contribution	$5.48
		Reserve Allocation	$787.90

Picnic Tables - Replace continued...

The 2 Picnic Tables under Cover that are 6'x4' Metal with coating are in good condition. The 4 Picnic Tables in the Lawn Area 4'x4' Metal with coating are in good condition.

Grounds Component - Total Current Cost	**$8,500**
Assigned Reserves	**$900**
Fully Funded Reserves	**$4,275**

Irrigation System - Replace - 2025

		5 QTY	@ $1,100.00
Asset ID	1009	Asset Actual Cost	$5,500.00
		Percent Replacement	100%
	Irrigation System	Future Cost	$5,665.00
Placed in Service	January 2000	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2025	Annual Assessment	$5,625.62
Remaining Life	1	Interest Contribution	$39.38
		Reserve Allocation	$5,665.00

This component provides funding to replace the 5 Backflow systems. 4 of them need to be replaced, per Allyson.

Irrigation System - Total Current Cost	**$5,500**
Assigned Reserves	**$0**
Fully Funded Reserves	**$5,280**

Mailboxes - Replace - 2025

		2 QTY	@ $2,500.00
Asset ID	1010	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
	Mailboxes	Future Cost	$5,150.00
Placed in Service	January 2000	Assigned Reserves	$3,524.47
Useful Life	25		
Replacement Year	2025	Annual Assessment	$1,692.39
Remaining Life	1	Interest Contribution	$36.52
		Reserve Allocation	$1,728.91

This component provides funding to replace the mailboxes. The metal boxes are in fair condition overall.

Mailboxes - Total Current Cost	**$5,000**
Assigned Reserves	**$3,524**
Fully Funded Reserves	**$4,800**

Rock Wall - Repairs - 2025

		1 SQ FT	@ $1,500.00
Asset ID	1011	Asset Actual Cost	$1,500.00
		Percent Replacement	100%
	Wall	Future Cost	$1,545.00
Placed in Service	January 2020	Assigned Reserves	$1,200.00
Useful Life	5		
Replacement Year	2025	Annual Assessment	$369.21
Remaining Life	1	Interest Contribution	$10.98
		Reserve Allocation	$380.20

320 Sq Ft. The 2 Rock Walls at the Entrance are in good condition. This component provides funding to repair the walls as needed.

Wall - Total Current Cost	**$1,500**
Assigned Reserves	**$1,200**
Fully Funded Reserves	**$1,200**

Log Railing - Repair/Replace - 2025

		40 LF	@ $25.00
Asset ID	1015	Asset Actual Cost	$1,000.00
		Percent Replacement	100%
	Grounds Component	Future Cost	$1,030.00
Placed in Service	January 2000	Assigned Reserves	$960.00
Useful Life	25		
Replacement Year	2025	Annual Assessment	$90.80
Remaining Life	1	Interest Contribution	$7.36
		Reserve Allocation	$98.16

The Log Railings around the Covered Picnic Area are in good condition. This component provides funding to repair as needed.

Log/Wood Pavilion - Repair/ Replace - 2030

		1 QTY	@ $5,000.00
Asset ID	1013	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
	Grounds Component	Future Cost	$5,970.26
Placed in Service	January 2015	Assigned Reserves	*none*
Useful Life	15		
Replacement Year	2030	Annual Assessment	$851.27
Remaining Life	6	Interest Contribution	$5.96
		Reserve Allocation	$857.22

Log/Wood Pavilion - Repair/ Replace continued...


The 4 - 2 foot diameter Log Posts 10' high are in good condition with some cracking. This component provides funding to repair or replace as needed.

Log/Wood Pavilion - Stain/Seal or Paint - 2028

		600 SQ FT	@ $4.25
Asset ID	1014	Asset Actual Cost	$2,550.00
		Percent Replacement	100%
	Grounds Component	Future Cost	$2,870.05
Placed in Service	January 2020	Assigned Reserves	*none*
Useful Life	8		
Replacement Year	2028	Annual Assessment	$627.38
Remaining Life	4	Interest Contribution	$4.39
		Reserve Allocation	$631.77


The pavilion is in good condition with no problems observed or reported.

Trash Cans - Replace - 2035

		4 QTY	@ $1,100.00
Asset ID	1012	Asset Actual Cost	$4,400.00
		Percent Replacement	100%
	Grounds Component	Future Cost	$6,090.63
Placed in Service	January 2015	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2035	Annual Assessment	$459.02
Remaining Life	11	Interest Contribution	$3.21
		Reserve Allocation	$462.23

The 4 coated metal trash cans by each picnic table are in good condition.

Grounds Component - Total Current Cost	**$12,950**
Assigned Reserves	**$960**
Fully Funded Reserves	**$7,215**

Water/Sewer - Repair Allowance - 2027

		1 QTY	@ $10,000.00
Asset ID	1016	Asset Actual Cost	$10,000.00
		Percent Replacement	100%
	Water/Sewer	Future Cost	$10,927.27
Placed in Service	January 2027	Assigned Reserves	*none*
Useful Life	15		
Replacement Year	2027	Annual Assessment	$3,242.42
Remaining Life	3	Interest Contribution	$22.70
		Reserve Allocation	$3,265.12

This component provides a repair allowance for your water/sewer infrastructure to be repaired after the inspection.

Water/Sewer - Total Current Cost	**$10,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$8,000**

Water/Sewer - Engineering - 2027

		1 QTY	@ $5,000.00
Asset ID	1017	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
	Engineering	Future Cost	$5,463.63
Placed in Service	January 2027	Assigned Reserves	*none*
Useful Life	15		
Replacement Year	2027	Annual Assessment	$1,621.21
Remaining Life	3	Interest Contribution	$11.35
		Reserve Allocation	$1,632.56

This component provides an allowance for your water/sewer infrastructure to be routinely inspected.

Engineering - Total Current Cost	**$5,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$4,000**

Erosion - Repairs - 2025

		1 QTY	@ $5,000.00
Asset ID	1018	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
	Erosion	Future Cost	$5,150.00
Placed in Service	January 2025	Assigned Reserves	$4,500.00
Useful Life	10		
Replacement Year	2025	Annual Assessment	$745.27
Remaining Life	1	Interest Contribution	$36.72
		Reserve Allocation	$781.99

This component provides funding to repair any erosion damage within the community.

Erosion - Total Current Cost	**$5,000**
Assigned Reserves	**$4,500**
Fully Funded Reserves	**$4,500**

Reserve Study - Full - 2024

		1 QTY	@ $1,500.00
Asset ID	1019	Asset Actual Cost	$1,500.00
		Percent Replacement	100%
	Reserve Study	Future Cost	$1,500.00
Placed in Service	January 2024	Assigned Reserves	$1,500.00
Useful Life	6		
Replacement Year	2024	Annual Assessment	$254.88
Remaining Life	0	Interest Contribution	$1.78
		Reserve Allocation	$256.66

Please visit wasatchreservestudies.com to schedule your study.

Reserve Study - Update - 2027

		1 QTY	@ $1,000.00
Asset ID	1020	Asset Actual Cost	$1,000.00
		Percent Replacement	100%
	Reserve Study	Future Cost	$1,092.73
Placed in Service	January 2027	Assigned Reserves	*none*
Useful Life	6		
Replacement Year	2027	Annual Assessment	$324.24
Remaining Life	3	Interest Contribution	$2.27
		Reserve Allocation	$326.51

Reserve Study - Update continued...

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Reserve Studies

Please visit wasatchreservestudies.com to schedule your study.

Reserve Study - Total Current Cost	**$2,500**
Assigned Reserves	**$1,500**
Fully Funded Reserves	**$2,000**

Detail Report Summary

Total of All Assets

Assigned Reserves	$23,084.47
Annual Contribution	$33,806.48
Annual Interest	$235.13
Annual Allocation	$34,041.61

Contingency at 3.00%

Assigned Reserves	$692.53
Annual Contribution	$1,014.19
Annual Interest	$7.05
Annual Allocation	$1,021.25

Grand Total

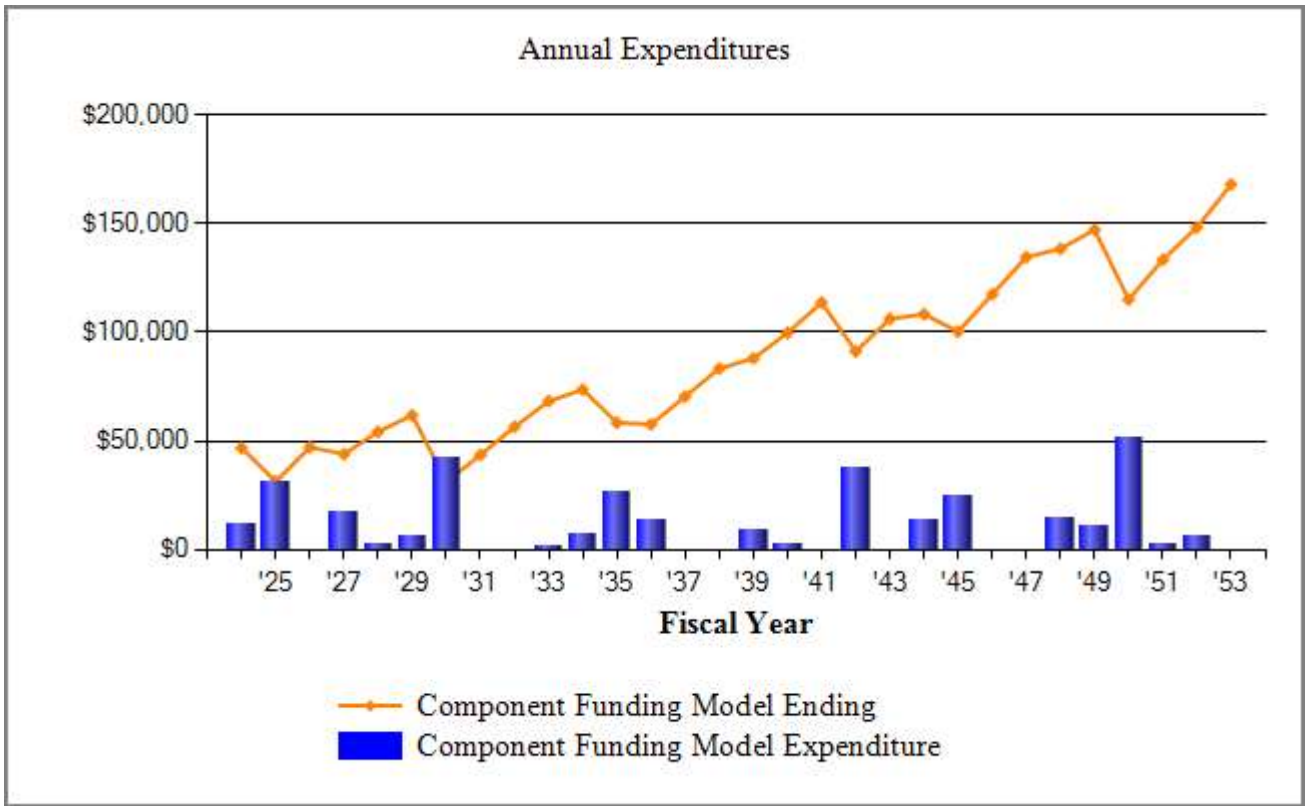
Assigned Reserves	$23,777.00
Annual Contribution	$34,820.67
Annual Interest	$242.18
Annual Allocation	$35,062.86

Aspenglen at Sun Meadow
Category Detail Index

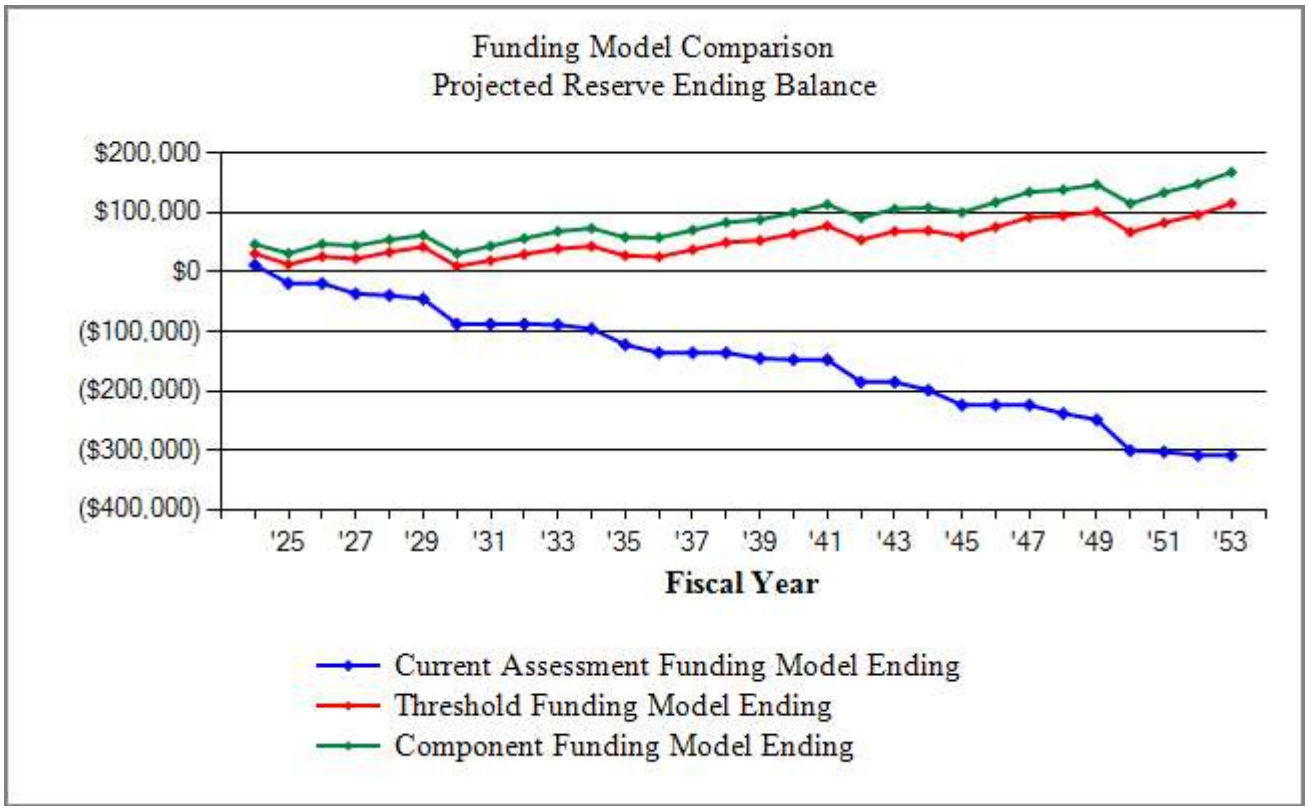
Asset ID	Description	Replacement	Page
1003	Asphalt - 2" Mill Edge and Overlay	2030	2-11
1002	Asphalt - Slurry Seal	2024	2-11
1001	Asphalt Paths - Crack Fill	2024	2-12
1004	Asphalt Roofing - Remove/Replace	2030	2-14
1005	Concrete - Repair/Replace	2024	2-15
1018	Erosion - Repairs	2025	2-27
1007	Grill - Replace	2025	2-17
1009	Irrigation System - Replace	2025	2-19
1006	Log Fencing - Repair/Replace	2025	2-16
1015	Log Railing - Repair/Replace	2025	2-22
1013	Log/Wood Pavilion - Repair/ Replace	2030	2-22
1014	Log/Wood Pavilion - Stain/Seal or Paint	2028	2-23
1010	Mailboxes - Replace	2025	2-20
1008	Picnic Tables - Replace	2035	2-17
1019	Reserve Study - Full	2024	2-28
1020	Reserve Study - Update	2027	2-28
1011	Rock Wall - Repairs	2025	2-21
1012	Trash Cans - Replace	2035	2-24
1017	Water/Sewer - Engineering	2027	2-26
1016	Water/Sewer - Repair Allowance	2027	2-25

Total Funded Assets	20
Total Unfunded Assets	0
Total Assets	20

Aspenglen at Sun Meadow
Annual Expenditure Chart

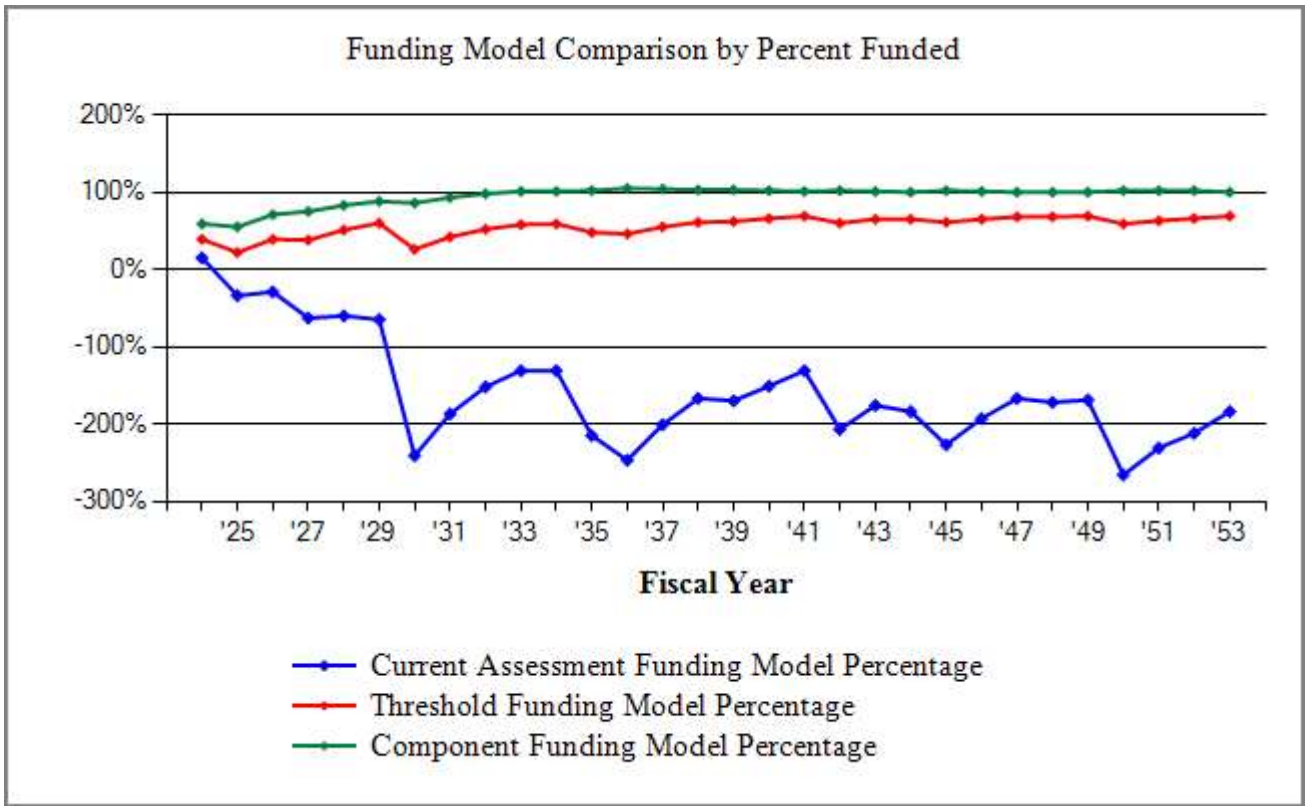


Aspenglen at Sun Meadow
Funding Model Reserve Ending Balance Comparison Chart



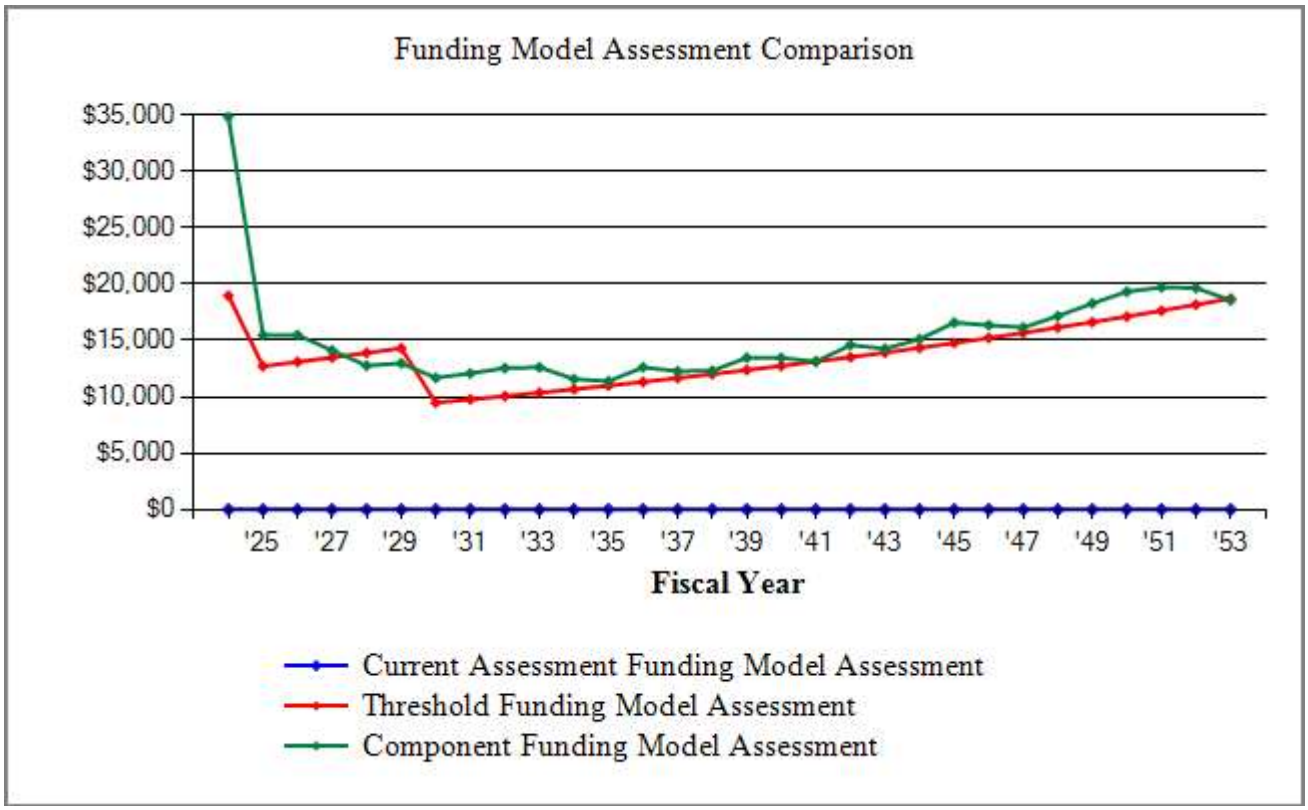
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Aspenglen at Sun Meadow
Funding Model Comparison by Percent Funded



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Aspenglen at Sun Meadow
Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Aspenglen at Sun Meadow
Spread Sheet

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Asphalt - 2" Mill Edge and Overlay							22,388			
Asphalt - Slurry Seal	3,000						3,582			
Asphalt Paths - Crack Fill	2,500						2,985			
Asphalt Roofing - Remove/Replace							3,809			
Concrete - Repair/Replace	5,000					5,796				
Erosion - Repairs		5,150								
Grill - Replace		1,030								
Irrigation System - Replace		5,665								
Log Fencing - Repair/Replace		11,381								
Log Railing - Repair/Replace		1,030								
Log/Wood Pavilion - Repair/ Replace							5,970			
Log/Wood Pavilion - Stain/Seal or Paint					2,870					
Mailboxes - Replace		5,150								
Picnic Tables - Replace										
Reserve Study - Full	1,500						1,791			
Reserve Study - Update				1,093						1,305
Rock Wall - Repairs		1,545					1,791			
Trash Cans - Replace										
Water/Sewer - Engineering				5,464						
Water/Sewer - Repair Allowance				10,927						
Year Total:	**12,000**	**30,951**		**17,484**	**2,870**	**5,796**	**42,317**			**1,305**

Aspenglen at Sun Meadow
Spread Sheet

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Asphalt - 2" Mill Edge and Overlay										
Asphalt - Slurry Seal			4,277						5,107	
Asphalt Paths - Crack Fill			3,564						4,256	
Asphalt Roofing - Remove/Replace										
Concrete - Repair/Replace	6,720					7,790				
Erosion - Repairs		6,921								
Grill - Replace		1,384								
Irrigation System - Replace										
Log Fencing - Repair/Replace										
Log Railing - Repair/Replace										
Log/Wood Pavilion - Repair/ Replace										
Log/Wood Pavilion - Stain/Seal or Paint			3,636							
Mailboxes - Replace										
Picnic Tables - Replace		10,382								
Reserve Study - Full			2,139						2,554	
Reserve Study - Update						1,558				
Rock Wall - Repairs		2,076					2,407			
Trash Cans - Replace		6,091								
Water/Sewer - Engineering									8,512	
Water/Sewer - Repair Allowance									17,024	
Year Total:	**6,720**	**26,854**	**13,616**			**9,348**	**2,407**		**37,454**	

Aspenglen at Sun Meadow
Spread Sheet

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Asphalt - 2" Mill Edge and Overlay										
Asphalt - Slurry Seal					6,098					
Asphalt Paths - Crack Fill					5,082					
Asphalt Roofing - Remove/Replace										
Concrete - Repair/Replace	9,031					10,469				
Erosion - Repairs		9,301								
Grill - Replace		1,860								
Irrigation System - Replace							11,861			
Log Fencing - Repair/Replace							23,830			
Log Railing - Repair/Replace							2,157			
Log/Wood Pavilion - Repair/ Replace		9,301								
Log/Wood Pavilion - Stain/Seal or Paint	4,606								5,834	
Mailboxes - Replace							10,783			
Picnic Tables - Replace										
Reserve Study - Full					3,049					
Reserve Study - Update		1,860						2,221		
Rock Wall - Repairs		2,790					3,235			
Trash Cans - Replace										
Water/Sewer - Engineering										
Water/Sewer - Repair Allowance										
Year Total:	**13,636**	**25,114**			**14,230**	**10,469**	**51,866**	**2,221**	**5,834**	

Executive Summary - Aspenglen at Sun Meadow

Information to complete this Reserve Study was gathered by performing an on-site inspection of the common area components. In addition, we also obtained information by contacting contractors as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate so far as the information obtained from these sources.

Projected Beginning Balance as of January, 1 2024	$ 23,777
Ideal Reserve Balance as of January, 1 2024	$ 79,930
Percent Funded as of January, 1 2024	29%
Recommended Reserve Contribution (Per Annual)	$ 34,821
Recommended Special Assessment	$ 0

Aspen Glen at Sun Meadow HOA is a 92-unit community. This community offers landscaped areas and amenities in beautiful Park City. Construction on the property was completed in 2000.

Reserve Funding

In comparing the projected starting reserve balance of $23,777 versus the ideal reserve balance of $79,930 we find the association's reserve fund to be 29% funded. This indicates a weak reserve fund position. We suggest adopting a yearly reserve contribution of $2,902 ($32/unit). If the reserve fund contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.