

# Smuggler Home Owners Association

## Supplementary Schedules Reserve Management Plan

### Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Smuggler Home Owners Association



January 1, 2020

Smuggler Home Owners Association

Supplementary Schedules

Reserve Management Plan

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**Facilities Advisors Front Range**  
P.O. Box 2592  
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Preparer's Report on Supplemental Information  
Reserve Management Plan  
Type I Reserve Study with On-Site Analysis  
For 30-Year Projection Period Beginning January 1, 2020

Board of Directors  
Smuggler Home Owners Association  
Aspen, Colorado

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Smuggler Home Owners Association's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other 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 Front Range  
Robbie Pepper RS, RSS, CMCA, CCIM, GRI  
August 13, 2021

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Current Cost
1/20 - 12/20	\$ 198,535	\$ 85,440	0.00 %	\$ 3,265	\$ 56,420	\$ 230,819	23.31 %	\$ 990,146
1/21 - 12/21	230,819	87,643	2.58	3,755	58,113	264,105	26.47	997,657
1/22 - 12/22	264,105	103,200	17.75	3,405	125,935	244,775	26.00	941,273
1/23 - 12/23	244,775	103,200	0.00	3,544	135,761	215,758	24.56	878,638
1/24 - 12/24	215,758	103,200	0.00	3,580	64,965	257,574	29.28	879,820
1/25 - 12/25	257,574	103,200	0.00	3,814	93,287	271,301	31.67	856,526
1/26 - 12/26	271,301	103,200	0.00	4,403	67,727	311,177	36.38	855,279
1/27 - 12/27	311,177	103,200	0.00	4,994	69,390	349,982	41.05	852,512
1/28 - 12/28	349,982	103,200	0.00	5,481	77,172	381,491	45.25	842,986
1/29 - 12/29	381,491	103,200	0.00	6,012	74,268	416,436	49.80	836,155
1/30 - 12/30	416,436	103,200	0.00	6,526	76,227	449,935	54.37	827,599
1/31 - 12/31	449,935	103,200	0.00	6,954	82,598	477,491	58.69	813,625
1/32 - 12/32	477,491	103,200	0.00	7,366	83,878	504,180	63.08	799,307
1/33 - 12/33	504,180	103,200	0.00	7,800	82,855	532,325	67.75	785,773
1/34 - 12/34	532,325	103,200	0.00	8,077	94,114	549,489	71.99	763,320
1/35 - 12/35	549,489	103,200	0.00	8,443	87,901	573,231	76.81	746,307
1/36 - 12/36	573,231	103,200	0.00	8,773	91,019	594,184	81.73	726,997
1/37 - 12/37	594,184	103,200	0.00	8,931	103,173	603,142	86.31	698,820
1/38 - 12/38	603,142	103,200	0.00	9,167	97,414	618,096	91.51	675,409
1/39 - 12/39	618,096	103,200	0.00	8,076	189,677	539,694	89.79	601,085
1/40 - 12/40	539,694	103,200	0.00	7,999	114,454	536,440	94.48	567,755
1/41 - 12/41	536,440	103,200	0.00	8,107	104,958	542,788	100.19	541,782
1/42 - 12/42	542,788	103,200	0.00	6,732	207,984	444,736	97.13	457,872
1/43 - 12/43	444,736	103,200	0.00	6,584	117,271	437,248	102.83	425,216
1/44 - 12/44	437,248	103,200	0.00	6,491	117,334	429,606	109.01	394,103
1/45 - 12/45	429,606	103,200	0.00	6,386	118,132	421,060	115.92	363,220
1/46 - 12/46	421,060	103,200	0.00	6,078	132,027	398,311	123.71	321,962
1/47 - 12/47	398,311	103,200	0.00	5,084	178,548	328,047	124.72	263,023
1/48 - 12/48	328,047	103,200	0.00	3,643	287,685	147,205	95.97	153,393
1/49 - 12/49	147,205	103,200	0.00	1,889	140,617	111,677	93.39	111,298

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2020						
Utilities						
06/01/2020	Electrical - Major Repair	920-001-0023		30:00	\$ 20,750.00	\$ 21,007.14
06/01/2020	Potable Water Lines	920-001-0025		30:00	15,000.00	15,185.88
06/01/2020	Sewer Lateral Lines Replace	920-001-0024		30:00	19,980.00	20,227.60
					55,730.00	56,420.62
Year : 2021						
Utilities						
06/01/2021	Electrical - Major Repair	920-002-0023		30:00	\$ 20,750.00	\$ 21,637.35
06/01/2021	Potable Water Lines	920-002-0025		30:00	15,000.00	15,641.46
06/01/2021	Sewer Lateral Lines Replace	920-002-0024		30:00	19,980.00	20,834.43
					55,730.00	58,113.24
Year : 2022						
Building Exterior						
01/01/2022	Wood Siding - Exterior Common Buildin	910-000-0021	01/01/2002	20:00	\$ 1,700.00	\$ 1,803.53
					1,700.00	1,803.53
Concrete						
01/01/2022	Concrete - Curb and Gutters	910-000-0011	01/01/2019	3:00	\$ 1,500.00	\$ 1,591.35
01/01/2022	Sidewalks - Partial Replace	910-000-0007	01/01/2019	3:00	1,500.00	1,591.35
					3,000.00	3,182.70
Decking						
01/01/2022	Deck - Wood - Replace	910-000-0022	01/01/1997	25:00	\$ 960.00	\$ 1,018.46
					960.00	1,018.46
Grounds						
01/01/2022	General Lanscape - Replace	910-000-0016	01/01/2002	20:00	\$ 25,000.00	\$ 26,522.50
01/01/2022	Park - Funky Park - Ski Lift Chairs	910-000-0015	01/01/2007	15:00	1.00	1.06
01/01/2022	Parking Areas - Bollards	910-000-0014	01/01/2012	10:00	600.00	636.54
01/01/2022	Pet Stations - Replace	910-000-0010	01/01/2020	2:00	300.00	318.27
01/01/2022	Planter Boxes - Replace	910-000-0008	01/01/2007	15:00	3,000.00	3,182.70
01/01/2022	Signs-Group Signage	910-000-0006	01/01/1997	25:00	900.00	954.81
01/01/2022	Wood Railroad Ties - Replace	910-000-0017	01/01/2002	20:00	1,965.00	2,084.67
					31,766.00	33,700.55
Lighting						
01/01/2022	Light - Bollard	910-000-0009	01/01/2012	10:00	\$ 810.00	\$ 859.33
01/01/2022	Street Lights 25" Poles - Replace	910-000-0019	01/01/1997	25:00	21,600.00	22,915.44
					22,410.00	23,774.77
Paint						
01/01/2022	Exterior Surface - Common Building	910-000-0002	01/01/2010	12:00	\$ 1,500.00	\$ 1,591.35
01/01/2022	Paint - Common Building - Wood	910-000-0020	01/01/2013	9:00	250.00	265.23
					1,750.00	1,856.58

# Smuggler Home Owners Association

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## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Recreation						
01/01/2022	Picnic Table -Metal - Replace	910-000-0012	01/01/2012	10:00	\$ 700.00	\$ 742.63
					700.00	742.63
Utilities						
06/01/2022	Electrical - Major Repair	920-003-0023		30:00	\$ 20,750.00	\$ 22,286.48
06/01/2022	Potable Water Lines	920-003-0025		30:00	15,000.00	16,110.71
06/01/2022	Sewer Lateral Lines Replace	920-003-0024		30:00	19,980.00	21,459.46
					55,730.00	59,856.65
Year : 2023						
Concrete						
07/01/2023	Concrete - Overlay	910-000-0001	07/01/1998	25:00	\$ 66,825.00	\$ 74,108.71
					66,825.00	74,108.71
Utilities						
06/01/2023	Electrical - Major Repair	920-004-0023		30:00	\$ 20,750.00	\$ 22,955.07
06/01/2023	Potable Water Lines	920-004-0025		30:00	15,000.00	16,594.03
06/01/2023	Sewer Lateral Lines Replace	920-004-0024		30:00	19,980.00	22,103.24
					55,730.00	61,652.34
Year : 2024						
Grounds						
01/01/2024	Pet Stations - Replace	910-000-0010	01/01/2022	2:00	\$ 300.00	\$ 337.65
					300.00	337.65
Recreation						
01/01/2024	Park Benches - Replace	910-000-0005	01/01/2014	10:00	\$ 1,000.00	\$ 1,125.51
					1,000.00	1,125.51
Utilities						
06/01/2024	Electrical - Major Repair	920-005-0023		30:00	\$ 20,750.00	\$ 23,643.72
06/01/2024	Potable Water Lines	920-005-0025		30:00	15,000.00	17,091.85
06/01/2024	Sewer Lateral Lines Replace	920-005-0024		30:00	19,980.00	22,766.34
					55,730.00	63,501.91
Year : 2025						
Concrete						
01/01/2025	Concrete - Curb and Gutters	910-000-0011	01/01/2022	3:00	\$ 1,500.00	\$ 1,738.91
01/01/2025	Sidewalks - Partial Replace	910-000-0007	01/01/2022	3:00	1,500.00	1,738.91
					3,000.00	3,477.82
Grounds						
01/01/2025	Mail Kiosks - Replace	910-000-0004	01/01/2008	17:00	\$ 21,050.00	\$ 24,402.72
					21,050.00	24,402.72
Utilities						
06/01/2025	Electrical - Major Repair	920-006-0023		30:00	\$ 20,750.00	\$ 24,353.03
06/01/2025	Potable Water Lines	920-006-0025		30:00	15,000.00	17,604.60

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## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
06/01/2025	Sewer Lateral Lines Replace	920-006-0024		30:00	\$ 19,980.00	\$ 23,449.33
					55,730.00	65,406.96
Year : 2026						
Grounds						
01/01/2026	Pet Stations - Replace	910-000-0010	01/01/2024	2:00	\$ 300.00	\$ 358.22
					300.00	358.22
Utilities						
06/01/2026	Electrical - Major Repair	920-007-0023		30:00	\$ 20,750.00	\$ 25,083.62
06/01/2026	Potable Water Lines	920-007-0025		30:00	15,000.00	18,132.74
06/01/2026	Sewer Lateral Lines Replace	920-007-0024		30:00	19,980.00	24,152.81
					55,730.00	67,369.17
Year : 2027						
Utilities						
06/01/2027	Electrical - Major Repair	920-008-0023		30:00	\$ 20,750.00	\$ 25,836.13
06/01/2027	Potable Water Lines	920-008-0025		30:00	15,000.00	18,676.72
06/01/2027	Sewer Lateral Lines Replace	920-008-0024		30:00	19,980.00	24,877.39
					55,730.00	69,390.24
Year : 2028						
Concrete						
01/01/2028	Concrete - Curb and Gutters	910-000-0011	01/01/2025	3:00	\$ 1,500.00	\$ 1,900.16
01/01/2028	Sidewalks - Partial Replace	910-000-0007	01/01/2025	3:00	1,500.00	1,900.16
					3,000.00	3,800.32
Grounds						
01/01/2028	Irrigation Controls	910-000-0003	01/01/2008	20:00	\$ 1,200.00	\$ 1,520.12
01/01/2028	Pet Stations - Replace	910-000-0010	01/01/2026	2:00	300.00	380.03
					1,500.00	1,900.15
Utilities						
06/01/2028	Electrical - Major Repair	920-009-0023		30:00	\$ 20,750.00	\$ 26,611.22
06/01/2028	Potable Water Lines	920-009-0025		30:00	15,000.00	19,237.02
06/01/2028	Sewer Lateral Lines Replace	920-009-0024		30:00	19,980.00	25,623.72
					55,730.00	71,471.96
Year : 2029						
Paint						
01/01/2029	Paint - Maple Trash Shed	910-000-0030	01/01/2020	9:00	\$ 250.00	\$ 326.19
01/01/2029	Paint - Oak Trash Shed	910-000-0027	01/01/2020	9:00	250.00	326.19
					500.00	652.38
Utilities						
06/01/2029	Electrical - Major Repair	920-010-0023		30:00	\$ 20,750.00	\$ 27,409.55
06/01/2029	Potable Water Lines	920-010-0025		30:00	15,000.00	19,814.14
06/01/2029	Sewer Lateral Lines Replace	920-010-0024		30:00	19,980.00	26,392.43

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					55,730.00	73,616.12
Year : 2030						
Grounds						
01/01/2030	Pet Stations - Replace	910-000-0010	01/01/2028	2:00	\$ 300.00	\$ 403.17
					300.00	403.17
Utilities						
06/01/2030	Electrical - Major Repair	920-011-0023		30:00	\$ 20,750.00	\$ 28,231.84
06/01/2030	Potable Water Lines	920-011-0025		30:00	15,000.00	20,408.56
06/01/2030	Sewer Lateral Lines Replace	920-011-0024		30:00	19,980.00	27,184.20
					55,730.00	75,824.60
Year : 2031						
Concrete						
01/01/2031	Concrete - Curb and Gutters	910-000-0011	01/01/2028	3:00	\$ 1,500.00	\$ 2,076.35
01/01/2031	Sidewalks - Partial Replace	910-000-0007	01/01/2028	3:00	1,500.00	2,076.35
					3,000.00	4,152.70
Paint						
01/01/2031	Paint - Common Building - Wood	910-000-0020	01/01/2022	9:00	\$ 250.00	\$ 346.06
					250.00	346.06
Utilities						
06/01/2031	Electrical - Major Repair	920-012-0023		30:00	\$ 20,750.00	\$ 29,078.80
06/01/2031	Potable Water Lines	920-012-0025		30:00	15,000.00	21,020.82
06/01/2031	Sewer Lateral Lines Replace	920-012-0024		30:00	19,980.00	27,999.73
					55,730.00	78,099.35
Year : 2032						
Grounds						
01/01/2032	Parking Areas - Bollards	910-000-0014	01/01/2022	10:00	\$ 600.00	\$ 855.46
01/01/2032	Pet Stations - Replace	910-000-0010	01/01/2030	2:00	300.00	427.73
					900.00	1,283.19
Lighting						
01/01/2032	Light - Bollard	910-000-0009	01/01/2022	10:00	\$ 810.00	\$ 1,154.87
					810.00	1,154.87
Recreation						
01/01/2032	Picnic Table -Metal - Replace	910-000-0012	01/01/2022	10:00	\$ 700.00	\$ 998.03
					700.00	998.03
Utilities						
06/01/2032	Electrical - Major Repair	920-013-0023		30:00	\$ 20,750.00	\$ 29,951.16
06/01/2032	Potable Water Lines	920-013-0025		30:00	15,000.00	21,651.44
06/01/2032	Sewer Lateral Lines Replace	920-013-0024		30:00	19,980.00	28,839.72
					55,730.00	80,442.32



# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2033						
Utilities						
06/01/2033	Electrical - Major Repair	920-014-0023		30:00	\$ 20,750.00	\$ 30,849.69
06/01/2033	Potable Water Lines	920-014-0025		30:00	15,000.00	22,300.98
06/01/2033	Sewer Lateral Lines Replace	920-014-0024		30:00	19,980.00	29,704.91
					55,730.00	82,855.58
Year : 2034						
Concrete						
01/01/2034	Concrete - Curb and Gutters	910-000-0011	01/01/2031	3:00	\$ 1,500.00	\$ 2,268.88
01/01/2034	Sidewalks - Partial Replace	910-000-0007	01/01/2031	3:00	1,500.00	2,268.88
					3,000.00	4,537.76
Grounds						
01/01/2034	Pet Stations - Replace	910-000-0010	01/01/2032	2:00	\$ 300.00	\$ 453.78
					300.00	453.78
Paint						
01/01/2034	Exterior Surface - Common Building	910-000-0002	01/01/2022	12:00	\$ 1,500.00	\$ 2,268.88
					1,500.00	2,268.88
Recreation						
01/01/2034	Park Benches - Replace	910-000-0005	01/01/2024	10:00	\$ 1,000.00	\$ 1,512.59
					1,000.00	1,512.59
Utilities						
06/01/2034	Electrical - Major Repair	920-015-0023		30:00	\$ 20,750.00	\$ 31,775.19
06/01/2034	Potable Water Lines	920-015-0025		30:00	15,000.00	22,970.01
06/01/2034	Sewer Lateral Lines Replace	920-015-0024		30:00	19,980.00	30,596.06
					55,730.00	85,341.26
Year : 2035						
Utilities						
06/01/2035	Electrical - Major Repair	920-016-0023		30:00	\$ 20,750.00	\$ 32,728.44
06/01/2035	Potable Water Lines	920-016-0025		30:00	15,000.00	23,659.11
06/01/2035	Sewer Lateral Lines Replace	920-016-0024		30:00	19,980.00	31,513.94
					55,730.00	87,901.49
Year : 2036						
Grounds						
01/01/2036	Pet Stations - Replace	910-000-0010	01/01/2034	2:00	\$ 300.00	\$ 481.41
					300.00	481.41
Utilities						
06/01/2036	Electrical - Major Repair	920-017-0023		30:00	\$ 20,750.00	\$ 33,710.29
06/01/2036	Potable Water Lines	920-017-0025		30:00	15,000.00	24,368.89
06/01/2036	Sewer Lateral Lines Replace	920-017-0024		30:00	19,980.00	32,459.36

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					55,730.00	90,538.54
Year : 2037						
Concrete						
01/01/2037	Concrete - Curb and Gutters	910-000-0011	01/01/2034	3:00	\$ 1,500.00	\$ 2,479.27
01/01/2037	Sidewalks - Partial Replace	910-000-0007	01/01/2034	3:00	1,500.00	2,479.27
					3,000.00	4,958.54
Grounds						
01/01/2037	Park - Funky Park - Ski Lift Chairs	910-000-0015	01/01/2022	15:00	\$ 1.00	\$ 1.65
01/01/2037	Planter Boxes - Replace	910-000-0008	01/01/2022	15:00	3,000.00	4,958.54
					3,001.00	4,960.19
Utilities						
06/01/2037	Electrical - Major Repair	920-018-0023		30:00	\$ 20,750.00	\$ 34,721.60
06/01/2037	Potable Water Lines	920-018-0025		30:00	15,000.00	25,099.95
06/01/2037	Sewer Lateral Lines Replace	920-018-0024		30:00	19,980.00	33,433.14
					55,730.00	93,254.69
Year : 2038						
Grounds						
01/01/2038	Pet Stations - Replace	910-000-0010	01/01/2036	2:00	\$ 300.00	\$ 510.73
					300.00	510.73
Paint						
01/01/2038	Paint - Maple Trash Shed	910-000-0030	01/01/2029	9:00	\$ 250.00	\$ 425.61
01/01/2038	Paint - Oak Trash Shed	910-000-0027	01/01/2029	9:00	250.00	425.61
					500.00	851.22
Utilities						
06/01/2038	Electrical - Major Repair	920-019-0023		30:00	\$ 20,750.00	\$ 35,763.25
06/01/2038	Potable Water Lines	920-019-0025		30:00	15,000.00	25,852.95
06/01/2038	Sewer Lateral Lines Replace	920-019-0024		30:00	19,980.00	34,436.13
					55,730.00	96,052.33
Year : 2039						
Building Exterior						
01/01/2039	Roof - Comp Shingle - Replace	910-000-0018	01/01/2014	25:00	\$ 51,750.00	\$ 90,743.94
					51,750.00	90,743.94
Utilities						
06/01/2039	Electrical - Major Repair	920-020-0023		30:00	\$ 20,750.00	\$ 36,836.15
06/01/2039	Potable Water Lines	920-020-0025		30:00	15,000.00	26,628.54
06/01/2039	Sewer Lateral Lines Replace	920-020-0024		30:00	19,980.00	35,469.22
					55,730.00	98,933.91

# Smuggler Home Owners Association

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## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2040						
Building Exterior						
01/01/2040	Wood siding - Maple Trash Shed	910-000-0029	01/01/2020	20:00	\$ 1,700.00	\$ 3,070.39
01/01/2040	Wood Siding - Oak Trash Shed	910-000-0028	01/01/2020	20:00	1,700.00	3,070.39
					3,400.00	6,140.78
Concrete						
01/01/2040	Concrete - Curb and Gutters	910-000-0011	01/01/2037	3:00	\$ 1,500.00	\$ 2,709.17
01/01/2040	Sidewalks - Partial Replace	910-000-0007	01/01/2037	3:00	1,500.00	2,709.17
					3,000.00	5,418.34
Grounds						
01/01/2040	Pet Stations - Replace	910-000-0010	01/01/2038	2:00	\$ 300.00	\$ 541.83
					300.00	541.83
Paint						
01/01/2040	Paint - Common Building - Wood	910-000-0020	01/01/2031	9:00	\$ 250.00	\$ 451.53
					250.00	451.53
Utilities						
06/01/2040	Electrical - Major Repair	920-021-0023		30:00	\$ 20,750.00	\$ 37,941.23
06/01/2040	Potable Water Lines	920-021-0025		30:00	15,000.00	27,427.40
06/01/2040	Sewer Lateral Lines Replace	920-021-0024		30:00	19,980.00	36,533.29
					55,730.00	101,901.92
Year : 2041						
Utilities						
06/01/2041	Electrical - Major Repair	920-022-0023		30:00	\$ 20,750.00	\$ 39,079.47
06/01/2041	Potable Water Lines	920-022-0025		30:00	15,000.00	28,250.22
06/01/2041	Sewer Lateral Lines Replace	920-022-0024		30:00	19,980.00	37,629.29
					55,730.00	104,958.98
Year : 2042						
Building Exterior						
01/01/2042	Wood Siding - Exterior Common Buildin	910-000-0021	01/01/2022	20:00	\$ 1,700.00	\$ 3,257.38
					1,700.00	3,257.38
Grounds						
01/01/2042	General Lanscape - Replace	910-000-0016	01/01/2022	20:00	\$ 25,000.00	\$ 47,902.59
01/01/2042	Mail Kiosks - Replace	910-000-0004	01/01/2025	17:00	21,050.00	40,333.98
01/01/2042	Parking Areas - Bollards	910-000-0014	01/01/2032	10:00	600.00	1,149.66
01/01/2042	Pet Stations - Replace	910-000-0010	01/01/2040	2:00	300.00	574.83
01/01/2042	Wood Railroad Ties - Replace	910-000-0017	01/01/2022	20:00	1,965.00	3,765.14
					48,915.00	93,726.20
Lighting						
01/01/2042	Light - Bollard	910-000-0009	01/01/2032	10:00	\$ 810.00	\$ 1,552.04
					810.00	1,552.04

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Recreation						
01/01/2042	Picnic Table -Metal - Replace	910-000-0012	01/01/2032	10:00	\$ 700.00	\$ 1,341.27
					700.00	1,341.27
Utilities						
06/01/2042	Electrical - Major Repair	920-023-0023		30:00	\$ 20,750.00	\$ 40,251.85
06/01/2042	Potable Water Lines	920-023-0025		30:00	15,000.00	29,097.73
06/01/2042	Sewer Lateral Lines Replace	920-023-0024		30:00	19,980.00	38,758.17
					55,730.00	108,107.75
Year : 2043						
Concrete						
01/01/2043	Concrete - Curb and Gutters	910-000-0011	01/01/2040	3:00	\$ 1,500.00	\$ 2,960.38
01/01/2043	Sidewalks - Partial Replace	910-000-0007	01/01/2040	3:00	1,500.00	2,960.38
					3,000.00	5,920.76
Utilities						
06/01/2043	Electrical - Major Repair	920-024-0023		30:00	\$ 20,750.00	\$ 41,459.41
06/01/2043	Potable Water Lines	920-024-0025		30:00	15,000.00	29,970.66
06/01/2043	Sewer Lateral Lines Replace	920-024-0024		30:00	19,980.00	39,920.92
					55,730.00	111,350.99
Year : 2044						
Grounds						
01/01/2044	Pet Stations - Replace	910-000-0010	01/01/2042	2:00	\$ 300.00	\$ 609.84
					300.00	609.84
Recreation						
01/01/2044	Park Benches - Replace	910-000-0005	01/01/2034	10:00	\$ 1,000.00	\$ 2,032.79
					1,000.00	2,032.79
Utilities						
06/01/2044	Electrical - Major Repair	920-025-0023		30:00	\$ 20,750.00	\$ 42,703.19
06/01/2044	Potable Water Lines	920-025-0025		30:00	15,000.00	30,869.78
06/01/2044	Sewer Lateral Lines Replace	920-025-0024		30:00	19,980.00	41,118.54
					55,730.00	114,691.51
Year : 2045						
Utilities						
06/01/2045	Electrical - Major Repair	920-026-0023		30:00	\$ 20,750.00	\$ 43,984.29
06/01/2045	Potable Water Lines	920-026-0025		30:00	15,000.00	31,795.87
06/01/2045	Sewer Lateral Lines Replace	920-026-0024		30:00	19,980.00	42,352.10
					55,730.00	118,132.26
Year : 2046						
Concrete						
01/01/2046	Concrete - Curb and Gutters	910-000-0011	01/01/2043	3:00	\$ 1,500.00	\$ 3,234.89
01/01/2046	Sidewalks - Partial Replace	910-000-0007	01/01/2043	3:00	1,500.00	3,234.89

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					3,000.00	6,469.78
Grounds						
01/01/2046	Pet Stations - Replace	910-000-0010	01/01/2044	2:00	\$ 300.00	\$ 646.98
					300.00	646.98
Paint						
01/01/2046	Exterior Surface - Common Building	910-000-0002	01/01/2034	12:00	\$ 1,500.00	\$ 3,234.89
					1,500.00	3,234.89
Utilities						
06/01/2046	Electrical - Major Repair	920-027-0023		30:00	\$ 20,750.00	\$ 45,303.82
06/01/2046	Potable Water Lines	920-027-0025		30:00	15,000.00	32,749.75
06/01/2046	Sewer Lateral Lines Replace	920-027-0024		30:00	19,980.00	43,622.66
					55,730.00	121,676.23
Year : 2047						
Decking						
01/01/2047	Deck - Wood - Replace	910-000-0022	01/01/2022	25:00	\$ 960.00	\$ 2,132.44
					960.00	2,132.44
Grounds						
01/01/2047	Signs-Group Signage	910-000-0006	01/01/2022	25:00	\$ 900.00	\$ 1,999.16
					900.00	1,999.16
Lighting						
01/01/2047	Street Lights 25" Poles - Replace	910-000-0019	01/01/2022	25:00	\$ 21,600.00	\$ 47,979.84
					21,600.00	47,979.84
Paint						
01/01/2047	Paint - Maple Trash Shed	910-000-0030	01/01/2038	9:00	\$ 250.00	\$ 555.32
01/01/2047	Paint - Oak Trash Shed	910-000-0027	01/01/2038	9:00	250.00	555.32
					500.00	1,110.64
Utilities						
06/01/2047	Electrical - Major Repair	920-028-0023		30:00	\$ 20,750.00	\$ 46,662.93
06/01/2047	Potable Water Lines	920-028-0025		30:00	15,000.00	33,732.24
06/01/2047	Sewer Lateral Lines Replace	920-028-0024		30:00	19,980.00	44,931.34
					55,730.00	125,326.51
Year : 2048						
Concrete						
07/01/2048	Concrete - Overlay	910-000-0001	07/01/2023	25:00	\$ 66,825.00	\$ 155,167.18
					66,825.00	155,167.18
Grounds						
01/01/2048	Irrigation Controls	910-000-0003	01/01/2028	20:00	\$ 1,200.00	\$ 2,745.51
01/01/2048	Pet Stations - Replace	910-000-0010	01/01/2046	2:00	300.00	686.38
					1,500.00	3,431.89

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Utilities						
06/01/2048	Electrical - Major Repair	920-029-0023		30:00	\$ 20,750.00	\$ 48,062.82
06/01/2048	Potable Water Lines	920-029-0025		30:00	15,000.00	34,744.21
06/01/2048	Sewer Lateral Lines Replace	920-029-0024		30:00	19,980.00	46,279.28
					55,730.00	129,086.31
Year : 2049						
Concrete						
01/01/2049	Concrete - Curb and Gutters	910-000-0011	01/01/2046	3:00	\$ 1,500.00	\$ 3,534.85
01/01/2049	Sidewalks - Partial Replace	910-000-0007	01/01/2046	3:00	1,500.00	3,534.85
					3,000.00	7,069.70
Paint						
01/01/2049	Paint - Common Building - Wood	910-000-0020	01/01/2040	9:00	\$ 250.00	\$ 589.14
					250.00	589.14
Utilities						
06/01/2049	Electrical - Major Repair	920-030-0023		30:00	\$ 20,750.00	\$ 49,504.70
06/01/2049	Potable Water Lines	920-030-0025		30:00	15,000.00	35,786.53
06/01/2049	Sewer Lateral Lines Replace	920-030-0024		30:00	19,980.00	47,667.66
					55,730.00	132,958.89

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof - Comp Shingle - Replace

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Item Number	18
Type	Common Area
Category	Building Exterior
Measurement Basis	Square
Estimated Useful Life	25 Years
Basis Cost	\$ 450.00
Tracking	Logistical
Method	Fixed

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Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018		New	01/01/2014	01/01/2039	19:00	25:00	115	51,750.00	90,743.94
								51,750.00	90,743.94

### Comments

Under proper conditions and with proper maintenance, expect to replace comp. shingle roof every 20 years. Some minor replacements and repairs are expected

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Wood Siding - Exterior Common Building

Item Number	21
Type	Common Area
Category	Building Exterior
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 1,700.00
Tracking	Logistical
Method	Fixed

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0021		Good	01/01/2002	01/01/2022	2:00	20:00	1	1,700.00	1,803.53
								1,700.00	1,803.53

### Comments

The paint looked in fair condition the time of Observation.



# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Wood siding - Maple Trash Shed

Item Number	29
Type	Common Area
Category	Building Exterior
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 1,700.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029			01/01/2020	01/01/2040	20:00	20:00	1	1,700.00	3,070.39
								1,700.00	3,070.39

Comments

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Wood Siding - Oak Trash Shed

Item Number	28
Type	Common Area
Category	Building Exterior
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 1,700.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028			01/01/2020	01/01/2040	20:00	20:00	1	1,700.00	3,070.39
								1,700.00	3,070.39

Comments

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Concrete - Curb and Gutters

Item Number	11
Type	Common Area
Category	Concrete
Measurement Basis	Job
Estimated Useful Life	3 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011		Good	01/01/2019	01/01/2022	2:00	3:00	1	1,500.00	1,591.35
								1,500.00	1,591.35

### Comments

Allowance to Repair or Replace as Necessary

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Concrete - Overlay

Item Number	1
Type	Common Area
Category	Concrete
Measurement Basis	SF
Estimated Useful Life	25 Years
Basis Cost	\$ 1.35
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001		Fair-Poor	07/01/1998	07/01/2023	3:06	25:00	49,500	66,825.00	74,108.71
								66,825.00	74,108.71

### Comments

Asphalt appeared in good condition at time of observation. Reserve to mill and overlay the parking areas and drives every 20 - 25 years depending on levels of maintenance. If current levels of maintenance continue, expect a maximum use fill life of 25 years.

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Sidewalks - Partial Replace

Item Number	7
Type	Common Area
Category	Concrete
Measurement Basis	Job
Estimated Useful Life	3 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007		Fair	01/01/2019	01/01/2022	2:00	3:00	1	1,500.00	1,591.35
								1,500.00	1,591.35

### Comments

Side walks were in fair shape at time of observation. Allowance of \$1,500 dollars to replace as necessary.

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Deck - Wood - Replace

Item Number	22
Type	Common Area
Category	Decking
Measurement Basis	SF
Estimated Useful Life	25 Years
Basis Cost	\$ 15.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022		Fair	01/01/1997	01/01/2022	2:00	25:00	64	960.00	1,018.46
								960.00	1,018.46

### Comments

Replace as Necessary

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### General Lanscape - Replace

Item Number	16
Type	Common Area
Category	Grounds
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016		Good	01/01/2002	01/01/2022	2:00	20:00	5	25,000.00	26,522.50
								25,000.00	26,522.50

### Comments

Replace as necessary

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Irrigation Controls

Item Number	3
Type	Common Area
Category	Grounds
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 1,200.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003		Good	01/01/2008	01/01/2028	8:00	20:00	1	1,200.00	1,520.12
								1,200.00	1,520.12

### Comments

These standard controllers replacement should be expected every 10-12 years or properly maintained.



# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Mail Kiosks - Replace

Item Number	4
Type	Common Area
Category	Grounds
Measurement Basis	Job
Estimated Useful Life	17 Years
Basis Cost	\$ 10,525.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004		Good	01/01/2008	01/01/2025	5:00	17:00	2	21,050.00	24,402.72
								21,050.00	24,402.72

### Comments

Mail Kiosks look in fair shape and replace as necessary.

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Park - Funky Park - Ski Lift Chairs

Item Number	15
Type	Common Area
Category	Grounds
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 1.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015		Bad	01/01/2007	01/01/2022	2:00	15:00	1	1.00	1.06
								1.00	1.06

#### Comments

Ski Lift Chairs are in poor condition and should be replaced.

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Parking Areas - Bollards

Item Number	14
Type	Common Area
Category	Grounds
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 100.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014		Good	01/01/2012	01/01/2022	2:00	10:00	6	600.00	636.54
								600.00	636.54

### Comments

Parking bollards looked in good shape the day observation. Replace as Necessary

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Pet Stations - Replace

Item Number	10
Type	Common Area
Category	Grounds
Measurement Basis	Equipmen
Estimated Useful Life	2 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010		Fair	01/01/2020	01/01/2022	2:00	2:00	2	300.00	318.27
								300.00	318.27

### Comments

Pet waste stations were in good condition when inspected. Replace as necessary.

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Planter Boxes - Replace

Item Number	8
Type	Common Area
Category	Grounds
Measurement Basis	LF
Estimated Useful Life	15 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008		Fair	01/01/2007	01/01/2022	2:00	15:00	2	3,000.00	3,182.70
								3,000.00	3,182.70

### Comments

Planter boxes looked fair shape at time of observation. Replace as necessary.

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Signs-Group Signage

Item Number	6
Type	Common Area
Category	Grounds
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006		Fair	01/01/1997	01/01/2022	2:00	25:00	6	900.00	954.81
								900.00	954.81

### Comments

Replace as Necessary

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Wood Railroad Ties - Replace

Item Number	17
Type	Common Area
Category	Grounds
Measurement Basis	LF
Estimated Useful Life	20 Years
Basis Cost	\$ 15.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017		Fair	01/01/2002	01/01/2022	2:00	20:00	131	1,965.00	2,084.67
								1,965.00	2,084.67

### Comments

A few railroad ties were being replaced of the time of the observation. Replace as necessary

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Light - Bollard

Item Number	9
Type	Common Area
Category	Lighting
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 135.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009		Fair	01/01/2012	01/01/2022	2:00	10:00	6	810.00	859.33
								810.00	859.33

### Comments

Cost includes installation and replacing the fixture.



# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Street Lights 25" Poles - Replace

Item Number	19
Type	Common Area
Category	Lighting
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 1,200.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019		Fair	01/01/1997	01/01/2022	2:00	25:00	18	21,600.00	22,915.44
								21,600.00	22,915.44

#### Comments

Landscaping lighting appeared in fair condition at time of observation. Reserve to replace landscape lighting every 15-16 years

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Exterior Surface - Common Building

Item Number	2
Type	Common Area
Category	Paint
Measurement Basis	Unit
Estimated Useful Life	12 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002		Fair	01/01/2010	01/01/2022	2:00	12:00	1	1,500.00	1,591.35
								1,500.00	1,591.35

### Comments

Expect to repaint the exterior of the building every 5-6 years

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Paint - Common Building - Wood

Item Number 20  
 Type Common Area  
 Category Paint  
 Measurement Basis Job  
 Estimated Useful Life 9 Years  
 Basis Cost \$ 250.00  
 Tracking Logistical  
 Method Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020		Fair	01/01/2013	01/01/2022	2:00	9:00	1	250.00	265.23
								250.00	265.23

### Comments

Expect to paint every 5-6 years

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

Paint - Maple Trash Shed

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Item Number	30
Type	Common Area
Category	Paint
Measurement Basis	Job
Estimated Useful Life	9 Years
Basis Cost	\$ 250.00
Tracking	Logistical
Method	Fixed

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Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030			01/01/2020	01/01/2029	9:00	9:00	1	250.00	326.19
								250.00	326.19

Comments

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# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

Paint - Oak Trash Shed

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Item Number	27
Type	Common Area
Category	Paint
Measurement Basis	job
Estimated Useful Life	9 Years
Basis Cost	\$ 250.00
Tracking	Logistical
Method	Fixed

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Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027			01/01/2020	01/01/2029	9:00	9:00	1	250.00	326.19
								250.00	326.19

Comments

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# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Park Benches - Replace

Item Number	5
Type	Common Area
Category	Recreation
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005		Bad	01/01/2014	01/01/2024	4:00	10:00	2	1,000.00	1,125.51
								1,000.00	1,125.51

### Comments

Park benches are in fair condition, we recommend replacing these at the same time as the play structure. Reserve to replace park benches every 5 - 17 years.

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Picnic Table -Metal - Replace

Item Number 12  
 Type Common Area  
 Category Recreation  
 Measurement Basis Each  
 Estimated Useful Life 10 Years  
 Basis Cost \$ 700.00  
 Tracking Logistical  
 Method Fixed



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012		Fair	01/01/2012	01/01/2022	2:00	10:00	1	700.00	742.63
								700.00	742.63

### Comments

Replace as Necessary

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Electrical - Major Repair

Item Number	23
Type	Common Area
Category	Utilities
Measurement Basis	Job
Estimated Useful Life	30 Years
Basis Cost	\$ 8,300.00
Tracking	Logistical
Method	One Time

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0023				06/01/2020	0:05	30:00	2.5	20,750.00	21,007.14
920-002-0023				06/01/2021	1:05	30:00	2.5	20,750.00	21,637.35
920-003-0023				06/01/2022	2:05	30:00	2.5	20,750.00	22,286.48
920-004-0023				06/01/2023	3:05	30:00	2.5	20,750.00	22,955.07
920-005-0023				06/01/2024	4:05	30:00	2.5	20,750.00	23,643.72
920-006-0023				06/01/2025	5:05	30:00	2.5	20,750.00	24,353.03
920-007-0023				06/01/2026	6:05	30:00	2.5	20,750.00	25,083.62
920-008-0023				06/01/2027	7:05	30:00	2.5	20,750.00	25,836.13
920-009-0023				06/01/2028	8:05	30:00	2.5	20,750.00	26,611.22
920-010-0023				06/01/2029	9:05	30:00	2.5	20,750.00	27,409.55
920-011-0023				06/01/2030	10:05	30:00	2.5	20,750.00	28,231.84
920-012-0023				06/01/2031	11:05	30:00	2.5	20,750.00	29,078.80
920-013-0023				06/01/2032	12:05	30:00	2.5	20,750.00	29,951.16
920-014-0023				06/01/2033	13:05	30:00	2.5	20,750.00	30,849.69
920-015-0023				06/01/2034	14:05	30:00	2.5	20,750.00	31,775.19
920-016-0023				06/01/2035	15:05	30:00	2.5	20,750.00	32,728.44
920-017-0023				06/01/2036	16:05	30:00	2.5	20,750.00	33,710.29



# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 1.50% Contribution Factor: 0.00% Calc: Future

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-018-0023				06/01/2037	17:05	30:00	2.5	20,750.00	34,721.60
920-019-0023				06/01/2038	18:05	30:00	2.5	20,750.00	35,763.25
920-020-0023				06/01/2039	19:05	30:00	2.5	20,750.00	36,836.15
920-021-0023				06/01/2040	20:05	30:00	2.5	20,750.00	37,941.23
920-022-0023				06/01/2041	21:05	30:00	2.5	20,750.00	39,079.47
920-023-0023				06/01/2042	22:05	30:00	2.5	20,750.00	40,251.85
920-024-0023				06/01/2043	23:05	30:00	2.5	20,750.00	41,459.41
920-025-0023				06/01/2044	24:05	30:00	2.5	20,750.00	42,703.19
920-026-0023				06/01/2045	25:05	30:00	2.5	20,750.00	43,984.29
920-027-0023				06/01/2046	26:05	30:00	2.5	20,750.00	45,303.82
920-028-0023				06/01/2047	27:05	30:00	2.5	20,750.00	46,662.93
920-029-0023				06/01/2048	28:05	30:00	2.5	20,750.00	48,062.82
920-030-0023				06/01/2049	29:05	30:00	2.5	20,750.00	49,504.70
								622,500.00	999,423.43

**Comments**

Annual Electrical Major Repairs/Renovation scheduled annually every year from 2020 through 2049

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Potable Water Lines

Item Number	25
Type	Common Area
Category	Utilities
Measurement Basis	Job
Estimated Useful Life	30 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	One Time

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0025				06/01/2020	0:05	30:00	3	15,000.00	15,185.88
920-002-0025				06/01/2021	1:05	30:00	3	15,000.00	15,641.46
920-003-0025				06/01/2022	2:05	30:00	3	15,000.00	16,110.71
920-004-0025				06/01/2023	3:05	30:00	3	15,000.00	16,594.03
920-005-0025				06/01/2024	4:05	30:00	3	15,000.00	17,091.85
920-006-0025				06/01/2025	5:05	30:00	3	15,000.00	17,604.60
920-007-0025				06/01/2026	6:05	30:00	3	15,000.00	18,132.74
920-008-0025				06/01/2027	7:05	30:00	3	15,000.00	18,676.72
920-009-0025				06/01/2028	8:05	30:00	3	15,000.00	19,237.02
920-010-0025				06/01/2029	9:05	30:00	3	15,000.00	19,814.14
920-011-0025				06/01/2030	10:05	30:00	3	15,000.00	20,408.56
920-012-0025				06/01/2031	11:05	30:00	3	15,000.00	21,020.82
920-013-0025				06/01/2032	12:05	30:00	3	15,000.00	21,651.44
920-014-0025				06/01/2033	13:05	30:00	3	15,000.00	22,300.98
920-015-0025				06/01/2034	14:05	30:00	3	15,000.00	22,970.01
920-016-0025				06/01/2035	15:05	30:00	3	15,000.00	23,659.11
920-017-0025				06/01/2036	16:05	30:00	3	15,000.00	24,368.89

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 1.50% Contribution Factor: 0.00% Calc: Future

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-018-0025				06/01/2037	17:05	30:00	3	15,000.00	25,099.95
920-019-0025				06/01/2038	18:05	30:00	3	15,000.00	25,852.95
920-020-0025				06/01/2039	19:05	30:00	3	15,000.00	26,628.54
920-021-0025				06/01/2040	20:05	30:00	3	15,000.00	27,427.40
920-022-0025				06/01/2041	21:05	30:00	3	15,000.00	28,250.22
920-023-0025				06/01/2042	22:05	30:00	3	15,000.00	29,097.73
920-024-0025				06/01/2043	23:05	30:00	3	15,000.00	29,970.66
920-025-0025				06/01/2044	24:05	30:00	3	15,000.00	30,869.78
920-026-0025				06/01/2045	25:05	30:00	3	15,000.00	31,795.87
920-027-0025				06/01/2046	26:05	30:00	3	15,000.00	32,749.75
920-028-0025				06/01/2047	27:05	30:00	3	15,000.00	33,732.24
920-029-0025				06/01/2048	28:05	30:00	3	15,000.00	34,744.21
920-030-0025				06/01/2049	29:05	30:00	3	15,000.00	35,786.53
								450,000.00	722,474.79
Comments									

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Sewer Lateral Lines Replace

Item Number	24
Type	Common Area
Category	Utilities
Measurement Basis	Job
Estimated Useful Life	30 Years
Basis Cost	\$ 7,400.00
Tracking	Logistical
Method	One Time

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0024				06/01/2020	0:05	30:00	2.7	19,980.00	20,227.60
920-002-0024				06/01/2021	1:05	30:00	2.7	19,980.00	20,834.43
920-003-0024				06/01/2022	2:05	30:00	2.7	19,980.00	21,459.46
920-004-0024				06/01/2023	3:05	30:00	2.7	19,980.00	22,103.24
920-005-0024				06/01/2024	4:05	30:00	2.7	19,980.00	22,766.34
920-006-0024				06/01/2025	5:05	30:00	2.7	19,980.00	23,449.33
920-007-0024				06/01/2026	6:05	30:00	2.7	19,980.00	24,152.81
920-008-0024				06/01/2027	7:05	30:00	2.7	19,980.00	24,877.39
920-009-0024				06/01/2028	8:05	30:00	2.7	19,980.00	25,623.72
920-010-0024				06/01/2029	9:05	30:00	2.7	19,980.00	26,392.43
920-011-0024				06/01/2030	10:05	30:00	2.7	19,980.00	27,184.20
920-012-0024				06/01/2031	11:05	30:00	2.7	19,980.00	27,999.73
920-013-0024				06/01/2032	12:05	30:00	2.7	19,980.00	28,839.72
920-014-0024				06/01/2033	13:05	30:00	2.7	19,980.00	29,704.91
920-015-0024				06/01/2034	14:05	30:00	2.7	19,980.00	30,596.06
920-016-0024				06/01/2035	15:05	30:00	2.7	19,980.00	31,513.94
920-017-0024				06/01/2036	16:05	30:00	2.7	19,980.00	32,459.36

# Smuggler Home Owners Association

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 1.50% Contribution Factor: 0.00% Calc: Future

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-018-0024				06/01/2037	17:05	30:00	2.7	19,980.00	33,433.14
920-019-0024				06/01/2038	18:05	30:00	2.7	19,980.00	34,436.13
920-020-0024				06/01/2039	19:05	30:00	2.7	19,980.00	35,469.22
920-021-0024				06/01/2040	20:05	30:00	2.7	19,980.00	36,533.29
920-022-0024				06/01/2041	21:05	30:00	2.7	19,980.00	37,629.29
920-023-0024				06/01/2042	22:05	30:00	2.7	19,980.00	38,758.17
920-024-0024				06/01/2043	23:05	30:00	2.7	19,980.00	39,920.92
920-025-0024				06/01/2044	24:05	30:00	2.7	19,980.00	41,118.54
920-026-0024				06/01/2045	25:05	30:00	2.7	19,980.00	42,352.10
920-027-0024				06/01/2046	26:05	30:00	2.7	19,980.00	43,622.66
920-028-0024				06/01/2047	27:05	30:00	2.7	19,980.00	44,931.34
920-029-0024				06/01/2048	28:05	30:00	2.7	19,980.00	46,279.28
920-030-0024				06/01/2049	29:05	30:00	2.7	19,980.00	47,667.66
								599,400.00	962,336.41

Comments