

# Powder Wood at Landmark Condominium Association

## Reserve Management Plan

### Type 1

### Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019



Powder Wood at Landmark Condominium Association  
Reserve Management Plan

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## Preparer's Report on Reserve Study Reserve Management Plan

### Type I Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2019

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#### Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Powder Wood at Landmark Condominium Association by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Powder Wood at Landmark Condominium Association upon which this reserve management plan is based was performed by Robbie Pepper, CMCA, CCIM, GRI of Facilities Advisors International LLC on March 7, 2019.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Powder Wood at Landmark Condominium Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2019, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2019, and related disclosures that provide important information regarding the basic financial exhibits.

#### Management's Responsibility for Reserve Study

Gary Baker Vice President of Powder Wood at Landmark Condominium Association is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

#### Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

#### Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Powder Wood at Landmark Condominium Association, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Powder Wood at Landmark Condominium Association, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

#### Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Powder Wood at Landmark Condominium Association's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

#### Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Powder Wood at Landmark Condominium Association's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the 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 Rocky Mountains  
Robbie Pepper, CMCA, CCIM, GRI  
March 10, 2019

Powder Wood at Landmark Condominium Association  
January 1, 2019

Statement of Position

Projection period: January 1, 2019 to 2047  
Type of Project: Condominium  
Number of Units: 228  
Location: Park City, UT  
Project Construction date: July 1, 1985

On-Site analysis performed by: Robbie Pepper  
Component analysis performed by: Robbie Pepper  
Report prepared by: Robbie Pepper

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 3,107,135
Future Replacement Cost of All Components	\$ 4,904,652
Projected Balance of Reserve Funds at January 1, 2019	\$ 310,698
100% Funded Amount at January 1, 2019	\$ 1,005,974
Percent Funded at January 1, 2019	30.88 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2019	\$ 3,049
Projected Reserve Contribution	\$ 90,000
Average Annual Reserve Contribution Per Unit	\$ 394
Monthly Reserve Contribution First Year of Projection	\$ 7,500
Average Monthly Reserve Contribution Per Unit	\$ 32
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget
Summary of major components is presented on next page	

See Preparers report on Significant Assumption

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Asphalt	0-15	\$ 355,540
Concrete	0- 2	161,614
Doors	11-16	12,558
Fences/Walls/Gates	0- 6	17,131
Fire Safety	0-15	34,611
Fitness Equipment	1- 8	5,064
Flashing	7	1,248
Flooring	0- 8	61,118
Furnishings	11	7,024
HVAC	1-11	3,714
Landscape	0- 2	18,821
Lighting	6	49,625
Major Repairs	19	5,339
Mounuments	29	4,783
Painting	0-11	362,188
Pipes/Valves	5	11,765
Plumbing	1-11	4,115
Pool	3-21	30,198
Pool Equipment	3- 6	7,814
Renovation	11-16	20,976
Rock	2	16,150
Roof	1-23	1,310,544
Security	19	17,796
Siding	16-19	2,323,404
Stairwells	2- 5	13,600
Structural	5	11,765
Tennis Court	6	16,966
Trim	7	3,745
Vehicles	9	7,945
Windows	6- 8	7,491
		<u>\$ 4,904,652</u>

# Powder Wood at Landmark Condominium Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/19 - 12/19	\$ 310,698.10	\$ 90,000.00	\$ 3,117.97	\$ 99,002.45	\$ 304,813.62
01/20 - 12/20	304,813.62	360,000.00	4,381.88	105,735.74	563,459.76
01/21 - 12/21	563,459.76	363,600.00	6,982.48	109,176.98	824,865.26
01/22 - 12/22	824,865.26	367,236.00	9,724.29	87,943.45	1,113,882.10
01/23 - 12/23	1,113,882.10	370,908.36	12,672.07	82,300.31	1,415,162.22
01/24 - 12/24	1,415,162.22	374,617.44	15,057.29	226,036.12	1,578,800.83
01/25 - 12/25	1,578,800.83	378,363.60	16,551.47	262,732.45	1,710,983.45
01/26 - 12/26	1,710,983.45	382,147.20	18,336.41	167,339.58	1,944,127.48
01/27 - 12/27	1,944,127.48	385,968.72	20,416.09	228,670.40	2,121,841.89
01/28 - 12/28	2,121,841.89	389,828.40	22,807.45	100,904.05	2,433,573.69
	<u>\$ 310,698.10</u>	<u>\$ 3,462,669.72</u>	<u>\$ 130,047.40</u>	<u>\$ 1,469,841.53</u>	<u>\$ 2,433,573.69</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/29 - 12/29	\$ 2,433,573.69	\$ 393,726.72	\$ 25,911.22	\$ 111,228.19	\$ 2,741,983.44
01/30 - 12/30	2,741,983.44	401,601.24	27,830.37	376,607.74	2,794,807.31
01/31 - 12/31	2,794,807.31	409,633.20	29,214.81	199,450.10	3,034,205.22
01/32 - 12/32	3,034,205.22	417,825.96	31,317.22	274,290.01	3,209,058.39
01/33 - 12/33	3,209,058.39	426,182.40	33,424.71	206,991.25	3,461,674.25
01/34 - 12/34	3,461,674.25	434,706.12	35,295.31	361,593.25	3,570,082.43
01/35 - 12/35	3,570,082.43	443,400.24	34,835.61	708,363.31	3,339,954.97
01/36 - 12/36	3,339,954.97	452,268.24	31,781.06	879,780.58	2,944,223.69
01/37 - 12/37	2,944,223.69	461,313.60	28,045.53	837,401.38	2,596,181.44
01/38 - 12/38	2,596,181.44	470,539.80	24,419.55	875,692.56	2,215,448.23
	<u>\$ 2,433,573.69</u>	<u>\$ 4,311,197.52</u>	<u>\$ 302,075.39</u>	<u>\$ 4,831,398.37</u>	<u>\$ 2,215,448.23</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/39 - 12/39	\$ 2,215,448.23	\$ 479,950.68	\$ 22,067.66	\$ 565,207.07	\$ 2,152,259.50
01/40 - 12/40	2,152,259.50	489,549.72	21,986.40	455,146.21	2,208,649.41
01/41 - 12/41	2,208,649.41	499,340.64	22,901.30	389,965.19	2,340,926.16
01/42 - 12/42	2,340,926.16	509,327.52	24,117.62	425,379.35	2,448,991.95
01/43 - 12/43	2,448,991.95	519,513.96	26,458.79	163,084.94	2,831,879.76
01/44 - 12/44	2,831,879.76	529,904.28	30,392.97	155,334.01	3,236,843.00
01/45 - 12/45	3,236,843.00	540,502.44	33,535.13	368,577.28	3,442,303.29
01/46 - 12/46	3,442,303.29	551,312.40	36,507.38	182,603.33	3,847,519.74
01/47 - 12/47	3,847,519.74	562,338.72	40,682.41	171,943.56	4,278,597.31
01/48 - 12/48	4,278,597.31	573,585.48	43,792.92	449,918.31	4,446,057.40
	<u>\$ 2,215,448.23</u>	<u>\$ 5,255,325.84</u>	<u>\$ 302,442.58</u>	<u>\$ 3,327,159.25</u>	<u>\$ 4,446,057.40</u>

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures-Matrix

Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Asphalt	\$ 5,074	\$ 5,226	\$ 5,383	\$ 5,544	\$ 5,711	\$ 5,882	\$ 6,059	\$ 6,240	\$ 6,428	\$ 6,621
Concrete	63,430	47,040	51,143	58,222	51,402	64,709	63,621	59,288	57,853	69,520
Fences/Walls/Gates	1,014	10,192	1,076	1,109	1,142	1,176	6,059	1,248	5,142	1,324
Fire Safety	8,169	2,090	8,667		9,195		12,178		10,349	
Fitness Equipment		3,136					3,635		1,928	
Flashing								1,248		
Flooring	10,148	10,453	10,766	2,217			1,817		25,712	
HVAC		1,358		1,441						
Landscape	6,089	6,272	6,460	6,653	6,853	7,059	7,270	7,489	7,713	7,945
Lighting							49,624			
Painting	5,074	6,010	5,383	5,544	5,711	79,788	82,181	85,583	87,186	6,621
Pipes/Valves						11,765				
Plumbing		365	376							926
Pool				2,217		16,240				
Pool Equipment				554			7,258			
Rock			16,150			17,648			19,284	
Roof		13,589		2,772			3,635			
Stairwells			3,768	1,663	2,284	10,000			4,499	
Structural						11,765				
Tennis Court							16,965			
Trim								3,744		
Vehicles										7,945
Windows							2,423	2,496	2,571	
	\$ 99,002	\$ 105,735	\$ 109,176	\$ 87,943	\$ 82,300	\$ 226,036	\$ 262,732	\$ 167,339	\$ 228,670	\$ 100,904



# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures-Matrix

Category	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Asphalt	\$ 6,819	\$ 72,051	\$ 74,213	\$ 76,439	\$ 78,732	\$ 81,094	\$ 8,143	\$ 8,387	\$ 8,638	\$ 8,898
Concrete	75,015	63,217	79,584	67,067	69,079	98,822	73,286	79,679	90,708	80,082
Doors		10,114					2,442			
Fences/Walls/Gates	1,363	1,404	1,446	1,490	1,535	6,324	10,993	1,677	1,727	1,779
Fire Safety	10,979	2,809	11,648		12,357	24,349	16,367		13,908	
Fitness Equipment		4,214					4,885			
Flashing										1,779
Flooring						3,162				
Furnishings		7,024								
HVAC		913					2,117		2,246	
Landscape	8,183	8,429	8,681	8,942	9,210	9,486	9,771	10,064	10,366	10,677
Major Repairs										5,338
Painting	6,819	43,550	7,234	8,569	7,675	7,905	8,143	113,758	117,171	122,021
Pipes/Valves								16,774		
Plumbing		3,371					570	587		
Pool		2,865				3,162		23,155		
Pool Equipment		702								889
Renovation		6,321	6,511				8,143			
Rock		21,072			23,026			25,161		
Roof		123,626		111,779		122,540	4,885			
Security										17,796
Siding							555,356	572,017	589,177	606,852
Stairwells	2,045	4,916	10,128		5,372			8,387		8,898
Structural								16,774		
Trim						4,743				
Vehicles										10,677
Windows							3,257	3,354	3,455	
	\$ 111,228	\$ 376,607	\$ 199,450	\$ 274,290	\$ 206,991	\$ 361,593	\$ 708,363	\$ 879,780	\$ 837,401	\$ 875,692

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures-Matrix

Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Asphalt	\$ 9,165	\$ 9,439	\$ 9,723	\$ 10,014	\$ 10,315	\$ 10,624	\$ 10,943	\$ 11,271	\$ 11,609	\$ 11,958
Concrete	100,815	99,119	92,370	90,133	108,310	116,872	98,491	123,989	104,489	107,624
Fences/Walls/Gates	1,833	9,439	7,778	2,002	2,063	2,124	2,188	2,254	2,321	9,566
Fire Safety	14,755	3,775	15,654		16,607		21,996		18,692	
Fitness Equipment		5,663		3,004			6,566			
Flooring	36,660	2,831						4,508		
HVAC							1,422			
Landscape	10,998	11,327	11,667	12,017	12,378	12,749	13,132	13,526	13,931	14,349
Lighting							74,853			
Mounuments										4,783
Painting	124,307	9,439	9,723	10,014	10,315	12,218	67,849	11,271	11,609	162,192
Pipes/Valves										23,916
Plumbing				701		743	5,252			
Pool		8,873		4,086				4,508		33,014
Pool Equipment		8,288					3,501	1,127		
Rock	27,495			30,044			32,830			35,874
Roof	229,096	260,513	243,048	250,339			6,566	5,635		
Stairwells	10,081			7,010	3,094		18,603		4,643	8,370
Structural										23,916
Tennis Court		26,431								
Trim				6,008						
Vehicles										14,349
Windows							4,377	4,508	4,643	
	\$ 565,207	\$ 455,146	\$ 389,965	\$ 425,379	\$ 163,084	\$ 155,334	\$ 368,577	\$ 182,603	\$ 171,943	\$ 449,918

# Powder Wood at Landmark Condominium Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
<b>Asphalt</b>							
Asphalt Crack Seal	7/19 - 7/20	\$ 5,000.00	2 Allow	\$ 10,000	2:00	1:00	\$ 10,301
Asphalt Overlay	7/30 - 7/34	1.35	171,437 SF	231,439	30:00	13:06	345,239
				\$ 241,439			\$ 355,540
<b>Concrete</b>							
Concrete Garden Level Patio Retaining	7/2019	\$ 10,000.00	1 Allow	\$ 10,000	5:00	0:06	\$ 10,148
Concrete Patio Hallways-Steps-Repair	7/19 - 7/21	45,000.00	3 Allow	135,000	3:00	1:06	141,161
Concrete Steps	7/2021	2,500.00	1 Allow	2,500	5:00	2:06	2,691
Sidewalks and Curbs	7/2019	7,500.00	1 Allow	7,500	3:00	0:06	7,611
				\$ 155,000			\$ 161,613
<b>Doors</b>							
Engraved Wooden Front Door	7/2035	\$ 1,500.00	1 Each	\$ 1,500	40:00	16:06	\$ 2,442
Glass Door Single	7/2030	1,200.00	6 Each	7,200	20:00	11:06	10,114
				\$ 8,700			\$ 12,557
<b>Fences/Walls/Gates</b>							
Chain Link Fence/Gate- Tennis	7/2025	\$ 4,000.00	1 Allow	\$ 4,000	15:00	6:06	\$ 4,847
Pool Gate	7/2020	750.00	1 Each	750	15:00	1:06	784
Spa Gazebo-Fence-Wood	7/2020	5,000.00	1 Allow	5,000	15:00	1:06	5,226
Trash Enclosure	7/19 - 7/21	1,000.00	3 Allow	3,000	3:00	1:06	3,136
Wood Fence Pool-Paint/Repair	7/2020	3,000.00	1 Allow	3,000	7:00	1:06	3,136
				\$ 15,750			\$ 17,130
<b>Fire Safety</b>							
Dryer Vent Cleaning	7/2019	\$ 35.00	230 Each	\$ 8,050	2:00	0:06	\$ 8,169
Fire Sprinkler System- Honeywell Contr	7/2034	1,100.00	14 Each	15,400	20:00	15:06	24,349
Fire Sprinklers	7/2020	2,000.00	1 Allow	2,000	5:00	1:06	2,090
				\$ 25,450			\$ 34,610
<b>Fitness Equipment</b>							
Fitness /Bikes/Eliptical/Treadmill	7/2020	\$ 3,000.00	1 Allow	\$ 3,000	5:00	1:06	\$ 3,136
Weight Machine	7/2027	1,500.00	1 Each	1,500	15:00	8:06	1,928
				\$ 4,500			\$ 5,064
<b>Flashing</b>							
Window Sill Flashing	7/2026	\$ 1,000.00	1 Allow	\$ 1,000	12:00	7:06	\$ 1,248
				\$ 1,000			\$ 1,248
<b>Flooring</b>							
Carpet	7/2027	\$ 20,000.00	1 Job	\$ 20,000	12:00	8:06	\$ 25,712
Exterior Carpet-Hallways/Landings	7/19 - 7/21	10,000.00	3 Allow	30,000	3:00	1:06	31,369
Steps Carpet	7/2022	2,000.00	1 Job	2,000	12:00	3:06	2,217
Tile Floor	7/2025	1,500.00	1 Allow	1,500	15:00	6:06	1,817
				\$ 53,500			\$ 61,117
<b>Furnishings</b>							
Furniture Clubhouse	7/2030	\$ 5,000.00	1 Allow	\$ 5,000	25:00	11:06	\$ 7,024

# Powder Wood at Landmark Condominium Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
				\$ 5,000			\$ 7,024
<b>HVAC</b>							
Bryant Gas Furnace	7/20 - 7/22	\$ 1,300.00	2 Each	\$ 2,600	15:00	2:06	\$ 2,800
Carrier Gas Furnace	7/2030	650.00	1 Each	650	15:00	11:06	913
				\$ 3,250			\$ 3,713
<b>Landscape</b>							
Landscape Replacement	7/19 - 7/21	\$ 1,000.00	3 Allow	\$ 3,000	3:00	1:06	\$ 3,136
Tree Removal and Major Trimming	7/19 - 7/21	5,000.00	3 Allow	15,000	3:00	1:06	15,684
				\$ 18,000			\$ 18,821
<b>Lighting</b>							
Exterior Lights	7/2025	\$ 150.00	228 Each	\$ 34,200	20:00	6:06	\$ 41,444
Tennis Court Pole Lights	7/2025	750.00	9 Each	6,750	25:00	6:06	8,179
				\$ 40,950			\$ 49,624
<b>Major Repairs</b>							
Mechanical Room Ceiling and Renovati	7/2038	\$ 3,000.00	1 Job	\$ 3,000	20:00	19:06	\$ 5,338
				\$ 3,000			\$ 5,338
<b>Mounuments</b>							
Flagpole	7/2048	\$ 2,000.00	1 Each	\$ 2,000	30:00	29:06	\$ 4,783
				\$ 2,000			\$ 4,783
<b>Painting</b>							
Balcony and Deck Wooden Fence	7/19 - 7/21	\$ 5,000.00	3 Allow	\$ 15,000	3:00	1:06	\$ 15,684
Carport Post/Beam-Paint-Repairs	7/2030	26,000.00	1 Allow	26,000	15:00	11:06	36,525
Exterior Painting	7/24 - 7/27	1.75	143,580 SF	251,265	12:00	7:00	309,193
Parking Re-stripe	7/2020	750.00	1 Allow	750	6:00	1:06	784
				\$ 293,015			\$ 362,187
<b>Pipes/Valves</b>							
Chimney Pipes and Caps	7/2024	\$ 10,000.00	1 Allow	\$ 10,000	12:00	5:06	\$ 11,765
				\$ 10,000			\$ 11,765
<b>Plumbing</b>							
Drain Grates	7/2020	\$ 350.00	1 Allow	\$ 350	8:00	1:06	\$ 365
Rheem Water Heater	7/2030	1,200.00	2 Each	2,400	15:00	11:06	3,371
Sump Pump	7/2021	350.00	1 Job	350	7:00	2:06	376
				\$ 3,100			\$ 4,114
<b>Pool</b>							
Pool Coping	7/2040	\$ 25.00	148 LF	\$ 3,700	35:00	21:06	\$ 6,985
Pool Deck	7/2022	2,000.00	1 Allow	2,000	12:00	3:06	2,217
Pool Resurface	7/2024	7.00	1,972 SF	13,804	12:00	5:06	16,240
Spa Coping	7/2040	25.00	40 LF	1,000	35:00	21:06	1,887
Spa Deck	7/2030	500.00	1 Allow	500	12:00	11:06	702
Spa Resurface	7/2030	7.00	220 SF	1,540	12:00	11:06	2,163

# Powder Wood at Landmark Condominium Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
				\$ 22,544			\$ 30,198
<b>Pool Equipment</b>							
Chlorine Tank	7/2025	\$ 250.00	3 Job	\$ 750	15:00	6:06	\$ 908
Lite Pool Furnace	7/2025	1,295.00	2 Each	2,590	15:00	6:06	3,138
Misc Pipes and Valves-Pool	7/2022	500.00	1 Allow	500	8:00	3:06	554
Pool Filter	7/2025	400.00	2 Each	800	15:00	6:06	969
Pool/Spa Rails-Ladders	7/2025	250.00	5 Each	1,250	20:00	6:06	1,514
Strantrol Filter Controller	7/2025	350.00	1 Each	350	20:00	6:06	424
Water Chlorinator Tank White	7/2025	250.00	1 Job	250	15:00	6:06	302
				\$ 6,490			\$ 7,813
<b>Renovation</b>							
Bathroom/Shower Renovation	7/30 - 7/31	\$ 4,500.00	2 Job	\$ 9,000	25:00	12:00	\$ 12,833
Kitchen Renovation	7/2035	5,000.00	1 Job	5,000	25:00	16:06	8,143
				\$ 14,000			\$ 20,976
<b>Rock</b>							
Exterior Cultured Rock Siding	7/2021	\$ 5,000.00	3 Allow	\$ 15,000	3:00	2:06	\$ 16,150
				\$ 15,000			\$ 16,150
<b>Roof</b>							
Asphalt Shingle Roof	7/39 - 7/42	\$ 4.50	111,097 SF	\$ 499,936	25:00	22:00	\$ 958,453
Carport Fascia/Painting	7/2022	2,500.00	1 Allow	2,500	12:00	3:06	2,772
Carport Roof Metal	7/30 - 7/34	7.50	30,000 SF	225,000	20:00	13:06	335,730
Fascia	7/2020	10,000.00	1 Allow	10,000	10:00	1:06	10,453
Gutters-Downspouts	7/2020	3,000.00	1 Allow	3,000	5:00	1:06	3,136
				\$ 740,436			\$ 1,310,545
<b>Security</b>							
Kantech Card Key Entry System	7/2038	\$ 10,000.00	1 Job	\$ 10,000	20:00	19:06	\$ 17,796
				\$ 10,000			\$ 17,796
<b>Siding</b>							
Vinyl Siding	7/35 - 7/38	\$ 9.50	143,580 SF	\$ 1,364,010	25:00	18:00	\$ 2,323,403
				\$ 1,364,010			\$ 2,323,403
<b>Stairwells</b>							
Concrete Post and Rails	7/2022	\$ 1,500.00	1 Allow	\$ 1,500	7:00	3:06	\$ 1,663
Concrete Stairs/Steps	7/2024	5,000.00	1 Allow	5,000	7:00	5:06	5,882
Stairway Rails-Wood/Metal	7/2023	2,000.00	1 Allow	2,000	8:00	4:06	2,284
Wooden Bannister/Baluster Exterior St	7/2021	3,500.00	1 Allow	3,500	3:00	2:06	3,768
				\$ 12,000			\$ 13,599
<b>Structural</b>							
Chimney Structure	7/2024	\$ 10,000.00	1 Allow	\$ 10,000	12:00	5:06	\$ 11,765
				\$ 10,000			\$ 11,765
<b>Tennis Court</b>							
Tennis Court Resurface	7/2025	\$ 7,000.00	2 Job	\$ 14,000	15:00	6:06	\$ 16,965

# Powder Wood at Landmark Condominium Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
				<u>\$ 14,000</u>			<u>\$ 16,965</u>
<b>Trim</b>							
Wooden Window Shutter Trim	7/2026	\$ 3,000.00	1 Allow	<u>\$ 3,000</u>	8:00	7:06	<u>\$ 3,744</u>
				<u>\$ 3,000</u>			<u>\$ 3,744</u>
<b>Vehicles</b>							
Golf Cart	7/2028	\$ 6,000.00	1 Each	<u>\$ 6,000</u>	10:00	9:06	<u>\$ 7,945</u>
				<u>\$ 6,000</u>			<u>\$ 7,945</u>
<b>Windows</b>							
Window Repair	7/25 - 7/27	\$ 2,000.00	3 Allow	<u>\$ 6,000</u>	10:00	7:06	<u>\$ 7,491</u>
				<u>\$ 6,000</u>			<u>\$ 7,491</u>
				<u>\$ 3,107,135</u>			<u>\$ 4,904,652</u>

Draft

## Disclosures

### Site Analysis

Powder Wood at Landmark Condominium Association is a Condominium Homeowners Association located in Park City, UT. The building was constructed as a single phase in July 1, 1985. The project consists of 13, 3-4 story buildings with a clubhouse, pool, spa and tennis courts.

The site analysis was performed on March 7, 2019 by Robbie Pepper, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain. Kathie Savage, Manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

### Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report  
See Summary of Significant Assumptions

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

\* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

### Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 30.88% as of January 1, 2019 using the inflation adjusted method of calculating percent funded.

See Preparer's Report  
See Summary of Significant Assumptions



### Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report  
See Summary of Significant Assumptions

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Asphalt	2:00 -30:00	0:06 -15:06	\$ 355,540
Concrete	3:00 - 5:00	0:06 - 2:06	161,614
Doors	20:00 -40:00	11:06 -16:06	12,558
Fences/Walls/Gates	3:00 -15:00	0:06 - 6:06	17,131
Fire Safety	2:00 -20:00	0:06 -15:06	34,611
Fitness Equipment	5:00 -15:00	1:06 - 8:06	5,064
Flashing	12:00	7:06	1,248
Flooring	3:00 -15:00	0:06 - 8:06	61,118
Furnishings	25:00	11:06	7,024
HVAC	15:00	1:06 -11:06	3,714
Landscape	3:00	0:06 - 2:06	18,821
Lighting	20:00 -25:00	6:06	49,625
Major Repairs	20:00	19:06	5,339
Mounuments	30:00	29:06	4,783
Painting	3:00 -15:00	0:06 -11:06	362,188
Pipes/Valves	12:00	5:06	11,765
Plumbing	7:00 -15:00	1:06 -11:06	4,115
Pool	12:00 -35:00	3:06 -21:06	30,198
Pool Equipment	8:00 -20:00	3:06 - 6:06	7,814
Renovation	25:00	11:06 -16:06	20,976
Rock	3:00	2:06	16,150
Roof	5:00 -25:00	1:06 -23:06	1,310,544
Security	20:00	19:06	17,796
Siding	25:00	16:06 -19:06	2,323,404
Stairwells	3:00 - 8:00	2:06 - 5:06	13,600
Structural	12:00	5:06	11,765
Tennis Court	15:00	6:06	16,966
Trim	8:00	7:06	3,745
Vehicles	10:00	9:06	7,945
Windows	10:00	6:06 - 8:06	7,491
			<u>\$ 4,904,652</u>

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Asphalt</b>								
Asphalt Crack Seal	07/01/2019	\$ 5,000.00	1 Allow	\$ 5,000.00	2:00	2:00	0:06	\$ 5,074.45
Asphalt Crack Seal	07/01/2020	5,000.00	1 Allow	5,000.00	2:00	2:00	1:06	5,226.68
Asphalt Overlay	07/01/2030	1.35	34,287.4 SF	46,287.99	30:00	30:00	11:06	65,027.40
Asphalt Overlay	07/01/2031	1.35	34,287.4 SF	46,287.99	30:00	30:00	12:06	66,978.22
Asphalt Overlay	07/01/2032	1.35	34,287.4 SF	46,287.99	30:00	30:00	13:06	68,987.57
Asphalt Overlay	07/01/2033	1.35	34,287.4 SF	46,287.99	30:00	30:00	14:06	71,057.20
Asphalt Overlay	07/01/2034	1.35	34,287.4 SF	46,287.99	30:00	30:00	15:06	73,188.91
				<u>\$ 241,439.95</u>				<u>\$ 355,540.43</u>
<b>Concrete</b>								
Concrete Garden Level Patio Retaining Walls	07/01/2019	\$ 10,000.00	1 Allow	\$ 10,000.00	5:00	5:00	0:06	\$ 10,148.89
Concrete Patio Hallways-Steps-Repair	07/01/2019	45,000.00	1 Allow	45,000.00	3:00	3:00	0:06	45,670.01
Concrete Patio Hallways-Steps-Repair	07/01/2020	45,000.00	1 Allow	45,000.00	3:00	3:00	1:06	47,040.11
Concrete Patio Hallways-Steps-Repair	07/01/2021	45,000.00	1 Allow	45,000.00	3:00	3:00	2:06	48,451.32
Concrete Steps	07/01/2021	2,500.00	1 Allow	2,500.00	5:00	5:00	2:06	2,691.74
Sidewalks and Curbs	07/01/2019	7,500.00	1 Allow	7,500.00	3:00	3:00	0:06	7,611.67
				<u>\$ 155,000.00</u>				<u>\$ 161,613.74</u>
<b>Doors</b>								
Engraved Wooden Front Door	07/01/2035	\$ 1,500.00	1 Each	\$ 1,500.00	40:00	40:00	16:06	\$ 2,442.90
Glass Door Single	07/01/2030	1,200.00	6 Each	7,200.00	20:00	20:00	11:06	10,114.88
				<u>\$ 8,700.00</u>				<u>\$ 12,557.78</u>
<b>Fences/Walls/Gates</b>								
Chain Link Fence/Gate- Tennis	07/01/2025	\$ 4,000.00	1 Allow	\$ 4,000.00	15:00	15:00	6:06	\$ 4,847.32
Pool Gate	07/01/2020	750.00	1 Each	750.00	15:00	15:00	1:06	784.00
Spa Gazebo-Fence-Wood	07/01/2020	5,000.00	1 Allow	5,000.00	15:00	15:00	1:06	5,226.68
Trash Enclosure	07/01/2019	1,000.00	1 Allow	1,000.00	3:00	3:00	0:06	1,014.89
Trash Enclosure	07/01/2020	1,000.00	1 Allow	1,000.00	3:00	3:00	1:06	1,045.34

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Fences/Walls/Gates								
Trash Enclosure	07/01/2021	\$ 1,000.00	1 Allow	\$ 1,000.00	3:00	3:00	2:06	\$ 1,076.70
Wood Fence Pool-Paint/Repair	07/01/2020	3,000.00	1 Allow	3,000.00	7:00	7:00	1:06	3,136.01
				<u>\$ 15,750.00</u>				<u>\$ 17,130.94</u>
Fire Safety								
Dryer Vent Cleaning	07/01/2019	\$ 35.00	230 Each	\$ 8,050.00	2:00	2:00	0:06	\$ 8,169.86
Fire Sprinkler System- Honeywell Controller	07/01/2034	1,100.00	14 Each	15,400.00	20:00	20:00	15:06	24,349.93
Fire Sprinklers	07/01/2020	2,000.00	1 Allow	2,000.00	5:00	5:00	1:06	2,090.67
				<u>\$ 25,450.00</u>				<u>\$ 34,610.46</u>
Fitness Equipment								
Fitness /Bikes/Eliptical/Treadmill	07/01/2020	\$ 3,000.00	1 Allow	\$ 3,000.00	5:00	5:00	1:06	\$ 3,136.01
Weight Machine	07/01/2027	1,500.00	1 Each	1,500.00	15:00	15:00	8:06	1,928.45
				<u>\$ 4,500.00</u>				<u>\$ 5,064.46</u>
Flashing								
Window Sill Flashing	07/01/2026	\$ 1,000.00	1 Allow	\$ 1,000.00	12:00	12:00	7:06	\$ 1,248.19
				<u>\$ 1,000.00</u>				<u>\$ 1,248.19</u>
Flooring								
Carpet	07/01/2027	\$ 20,000.00	1 Job	\$ 20,000.00	12:00	12:00	8:06	\$ 25,712.62
Exterior Carpet-Hallways/Landings	07/01/2019	10,000.00	1 Allow	10,000.00	3:00	3:00	0:06	10,148.89
Exterior Carpet-Hallways/Landings	07/01/2020	10,000.00	1 Allow	10,000.00	3:00	3:00	1:06	10,453.36
Exterior Carpet-Hallways/Landings	07/01/2021	10,000.00	1 Allow	10,000.00	3:00	3:00	2:06	10,766.96
Steps Carpet	07/01/2022	2,000.00	1 Job	2,000.00	12:00	12:00	3:06	2,217.99
Tile Floor	07/01/2025	1,500.00	1 Allow	1,500.00	15:00	15:00	6:06	1,817.75
				<u>\$ 53,500.00</u>				<u>\$ 61,117.57</u>

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Furnishings								
Furniture Clubhouse	07/01/2030	\$ 5,000.00	1 Allow	\$ 5,000.00	25:00	25:00	11:06	\$ 7,024.22
				\$ 5,000.00				\$ 7,024.22
HVAC								
Bryant Gas Furnace	07/01/2020	\$ 1,300.00	1 Each	\$ 1,300.00	15:00	15:00	1:06	\$ 1,358.94
Bryant Gas Furnace	07/01/2022	1,300.00	1 Each	1,300.00	15:00	15:00	3:06	1,441.70
Carrier Gas Furnace	07/01/2030	650.00	1 Each	650.00	15:00	15:00	11:06	913.15
				\$ 3,250.00				\$ 3,713.79
Landscape								
Landscape Replacement	07/01/2019	\$ 1,000.00	1 Allow	\$ 1,000.00	3:00	3:00	0:06	\$ 1,014.89
Landscape Replacement	07/01/2020	1,000.00	1 Allow	1,000.00	3:00	3:00	1:06	1,045.34
Landscape Replacement	07/01/2021	1,000.00	1 Allow	1,000.00	3:00	3:00	2:06	1,076.70
Tree Removal and Major Trimming	07/01/2019	5,000.00	1 Allow	5,000.00	3:00	3:00	0:06	5,074.45
Tree Removal and Major Trimming	07/01/2020	5,000.00	1 Allow	5,000.00	3:00	3:00	1:06	5,226.68
Tree Removal and Major Trimming	07/01/2021	5,000.00	1 Allow	5,000.00	3:00	3:00	2:06	5,383.48
				\$ 18,000.00				\$ 18,821.54
Lighting								
Exterior Lights	07/01/2025	\$ 150.00	228 Each	\$ 34,200.00	20:00	20:00	6:06	\$ 41,444.61
Tennis Court Pole Lights	07/01/2025	750.00	9 Each	6,750.00	25:00	25:00	6:06	8,179.86
				\$ 40,950.00				\$ 49,624.47
Major Repairs								
Mechanical Room Ceiling and Renovation	07/01/2038	\$ 3,000.00	1 Job	\$ 3,000.00	20:00	20:00	19:06	\$ 5,338.84
				\$ 3,000.00				\$ 5,338.84

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Mounuments								
Flagpole	07/01/2048	\$ 2,000.00	1 Each	\$ 2,000.00	30:00	30:00	29:06	\$ 4,783.31
				\$ 2,000.00				\$ 4,783.31
Painting								
Balcony and Deck Wooden Fence	07/01/2019	\$ 5,000.00	1 Allow	\$ 5,000.00	3:00	3:00	0:06	\$ 5,074.45
Balcony and Deck Wooden Fence	07/01/2020	5,000.00	1 Allow	5,000.00	3:00	3:00	1:06	5,226.68
Balcony and Deck Wooden Fence	07/01/2021	5,000.00	1 Allow	5,000.00	3:00	3:00	2:06	5,383.48
Carport Post/Beam-Paint-Repairs	07/01/2030	26,000.00	1 Allow	26,000.00	15:00	15:00	11:06	36,525.94
Exterior Painting	07/01/2024	1.75	35,895 SF	62,816.25	12:00	12:00	5:06	73,905.50
Exterior Painting	07/01/2025	1.75	35,895 SF	62,816.25	12:00	12:00	6:06	76,122.66
Exterior Painting	07/01/2026	1.75	35,895 SF	62,816.25	12:00	12:00	7:06	78,406.34
Exterior Painting	07/01/2027	1.75	35,895 SF	62,816.25	12:00	12:00	8:06	80,758.53
Parking Re-stripe	07/01/2020	750.00	1 Allow	750.00	6:00	6:00	1:06	784.00
				\$ 293,015.00				\$ 362,187.58
Pipes/Valves								
Chimney Pipes and Caps	07/01/2024	\$ 10,000.00	1 Allow	\$ 10,000.00	12:00	12:00	5:06	\$ 11,765.35
				\$ 10,000.00				\$ 11,765.35
Plumbing								
Drain Grates	07/01/2020	\$ 350.00	1 Allow	\$ 350.00	8:00	8:00	1:06	\$ 365.87
Rheem Water Heater	07/01/2030	1,200.00	2 Each	2,400.00	15:00	15:00	11:06	3,371.63
Sump Pump	07/01/2021	350.00	1 Job	350.00	7:00	7:00	2:06	376.84
				\$ 3,100.00				\$ 4,114.34
Pool								
Pool Coping	07/01/2040	\$ 25.00	148 LF	\$ 3,700.00	35:00	35:00	21:06	\$ 6,985.57
Pool Deck	07/01/2022	2,000.00	1 Allow	2,000.00	12:00	12:00	3:06	2,217.99
Pool Resurface	07/01/2024	7.00	1,972 SF	13,804.00	12:00	12:00	5:06	16,240.88
Spa Coping	07/01/2040	25.00	40 LF	1,000.00	35:00	35:00	21:06	1,887.99

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool								
Spa Deck	07/01/2030	\$ 500.00	1 Allow	\$ 500.00	12:00	12:00	11:06	\$ 702.42
Spa Resurface	07/01/2030	7.00	220 SF	1,540.00	12:00	12:00	11:06	2,163.46
				<u>\$ 22,544.00</u>				<u>\$ 30,198.31</u>
Pool Equipment								
Chlorine Tank	07/01/2025	\$ 250.00	3 Job	\$ 750.00	15:00	15:00	6:06	\$ 908.87
Lite Pool Furnace	07/01/2025	1,295.00	2 Each	2,590.00	15:00	15:00	6:06	3,138.64
Misc Pipes and Valves-Pool	07/01/2022	500.00	1 Allow	500.00	8:00	8:00	3:06	554.50
Pool Filter	07/01/2025	400.00	2 Each	800.00	15:00	15:00	6:06	969.46
Pool/Spa Rails-Ladders	07/01/2025	250.00	5 Each	1,250.00	20:00	20:00	6:06	1,514.79
Strantrol Filter Controller	07/01/2025	350.00	1 Each	350.00	20:00	20:00	6:06	424.14
Water Chlorinator Tank White	07/01/2025	250.00	1 Job	250.00	15:00	15:00	6:06	302.96
				<u>\$ 6,490.00</u>				<u>\$ 7,813.36</u>
Renovation								
Bathroom/Shower Renovation	07/01/2030	\$ 4,500.00	1 Job	\$ 4,500.00	25:00	25:00	11:06	\$ 6,321.80
Bathroom/Shower Renovation	07/01/2031	4,500.00	1 Job	4,500.00	25:00	25:00	12:06	6,511.45
Kitchen Renovation	07/01/2035	5,000.00	1 Job	5,000.00	25:00	25:00	16:06	8,143.00
				<u>\$ 14,000.00</u>				<u>\$ 20,976.25</u>
Rock								
Exterior Cultured Rock Siding	07/01/2021	\$ 5,000.00	3 Allow	\$ 15,000.00	3:00	3:00	2:06	\$ 16,150.44
				<u>\$ 15,000.00</u>				<u>\$ 16,150.44</u>
Roof								
Asphalt Shingle Roof	07/01/2039	\$ 4.50	27,774.25 SF	\$ 124,984.13	25:00	25:00	20:06	\$ 229,096.25
Asphalt Shingle Roof	07/01/2040	4.50	27,774.25 SF	124,984.13	25:00	25:00	21:06	235,969.14
Asphalt Shingle Roof	07/01/2041	4.50	27,774.25 SF	124,984.13	25:00	25:00	22:06	243,048.21
Asphalt Shingle Roof	07/01/2042	4.50	27,774.25 SF	124,984.13	25:00	25:00	23:06	250,339.66
Carport Fascia/Painting	07/01/2022	2,500.00	1 Allow	2,500.00	12:00	12:00	3:06	2,772.49

# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Roof</b>								
Carport Roof Metal	07/01/2030	\$ 7.50	10,000 SF	\$ 75,000.00	20:00	20:00	11:06	\$ 105,363.30
Carport Roof Metal	07/01/2032	7.50	10,000 SF	75,000.00	20:00	20:00	13:06	111,779.92
Carport Roof Metal	07/01/2034	7.50	10,000 SF	75,000.00	20:00	20:00	15:06	118,587.32
Fascia	07/01/2020	10,000.00	1 Allow	10,000.00	10:00	10:00	1:06	10,453.36
Gutters-Downspouts	07/01/2020	3,000.00	1 Allow	3,000.00	5:00	5:00	1:06	3,136.01
				<u>\$ 740,436.52</u>				<u>\$ 1,310,545.66</u>
<b>Security</b>								
Kantech Card Key Entry System	07/01/2038	\$ 10,000.00	1 Job	\$ 10,000.00	20:00	20:00	19:06	\$ 17,796.14
				<u>\$ 10,000.00</u>				<u>\$ 17,796.14</u>
<b>Siding</b>								
Vinyl Siding	07/01/2035	\$ 9.50	35,895 SF	\$ 341,002.50	25:00	25:00	16:06	\$ 555,356.39
Vinyl Siding	07/01/2036	9.50	35,895 SF	341,002.50	25:00	25:00	17:06	572,017.08
Vinyl Siding	07/01/2037	9.50	35,895 SF	341,002.50	25:00	25:00	18:06	589,177.59
Vinyl Siding	07/01/2038	9.50	35,895 SF	341,002.50	25:00	25:00	19:06	606,852.92
				<u>\$ 1,364,010.00</u>				<u>\$ 2,323,403.98</u>
<b>Stairwells</b>								
Concrete Post and Rails	07/01/2022	\$ 1,500.00	1 Allow	\$ 1,500.00	7:00	7:00	3:06	\$ 1,663.50
Concrete Stairs/Steps	07/01/2024	5,000.00	1 Allow	5,000.00	7:00	7:00	5:06	5,882.67
Stairway Rails-Wood/Metal	07/01/2023	2,000.00	1 Allow	2,000.00	8:00	8:00	4:06	2,284.53
Wooden Bannister/Baluster Exterior Stairs	07/01/2021	3,500.00	1 Allow	3,500.00	3:00	3:00	2:06	3,768.44
				<u>\$ 12,000.00</u>				<u>\$ 13,599.14</u>
<b>Structural</b>								
Chimney Structure	07/01/2024	\$ 10,000.00	1 Allow	\$ 10,000.00	12:00	12:00	5:06	\$ 11,765.35
				<u>\$ 10,000.00</u>				<u>\$ 11,765.35</u>



# Powder Wood at Landmark Condominium

Analysis Date - January 1, 2019

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Tennis Court								
Tennis Court Resurface	07/01/2025	\$ 7,000.00	2 Job	\$ 14,000.00	15:00	15:00	6:06	\$ 16,965.63
				<u>\$ 14,000.00</u>				<u>\$ 16,965.63</u>
Trim								
Wooden Window Shutter Trim	07/01/2026	\$ 3,000.00	1 Allow	\$ 3,000.00	8:00	8:00	7:06	\$ 3,744.56
				<u>\$ 3,000.00</u>				<u>\$ 3,744.56</u>
Vehicles								
Golf Cart	07/01/2028	\$ 6,000.00	1 Each	\$ 6,000.00	10:00	10:00	9:06	\$ 7,945.20
				<u>\$ 6,000.00</u>				<u>\$ 7,945.20</u>
Windows								
Window Repair	07/01/2025	\$ 2,000.00	1 Allow	\$ 2,000.00	10:00	10:00	6:06	\$ 2,423.66
Window Repair	07/01/2026	2,000.00	1 Allow	2,000.00	10:00	10:00	7:06	2,496.37
Window Repair	07/01/2027	2,000.00	1 Allow	2,000.00	10:00	10:00	8:06	2,571.26
				<u>\$ 6,000.00</u>				<u>\$ 7,491.29</u>
				<u>\$ 3,107,135.47</u>				<u>\$ 4,904,652.32</u>