

The Peaks at Redlands Mesa Association

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2023



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.

The Peaks at Redlands Mesa Association
January 1, 2023

Supplementary Schedules

Table of Contents

Cover	1
Table of Contents	2
Preparer's Report on Supplemental Information	3
Percent Funded - Annual - Ending Balance	4
Expenditures-By Year	5
Component List - Full Detail	14



Facilities Advisors Rocky Mountain
1295 Escalante Drive Unit 11
Durango, CO 81303

Robbie Pepper
robbie@faireerves.com
www.coloradoreservestudy.com
(970) 946-2352

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, 2023

Board of Directors
The Peaks at Redlands Mesa Association
Grand Junction, CO

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 The Peaks at Redlands Mesa 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 Rocky Mountain
Robbie Pepper, RS, RSS, CMCA, CCIM, GRI
June 14, 2023

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% 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 Time Value
1/23 - 12/23	\$ 68,344	\$ 14,400	0.00 %	\$ 722	\$ 7,822	\$ 75,644	56.79 %	\$ 133,182
1/24 - 12/24	75,644	43,200	200.00	968	1,648	118,164	64.36	183,592
1/25 - 12/25	118,164	47,520	10.00	1,328	21,069	145,944	66.31	220,061
1/26 - 12/26	145,944	52,272	10.00	1,664	13,812	186,068	69.06	269,398
1/27 - 12/27	186,068	57,499	10.00	2,157	0	245,725	72.40	339,399
1/28 - 12/28	245,725	63,249	10.00	2,720	14,139	297,556	73.87	402,771
1/29 - 12/29	297,556	69,574	10.00	3,285	11,414	359,002	75.30	476,708
1/30 - 12/30	359,002	76,531	10.00	3,508	104,961	334,080	72.32	461,937
1/31 - 12/31	334,080	84,184	10.00	3,778	0	422,042	75.67	557,692
1/32 - 12/32	422,042	92,603	10.00	4,244	100,187	418,702	74.69	560,552
1/33 - 12/33	418,702	101,863	10.00	4,717	0	525,282	78.22	671,539
1/34 - 12/34	525,282	112,049	10.00	5,838	0	643,171	80.94	794,587
1/35 - 12/35	643,171	123,254	10.00	6,312	166,943	605,794	79.86	758,511
1/36 - 12/36	605,794	135,580	10.00	6,658	23,400	724,633	82.93	873,720
1/37 - 12/37	724,633	149,138	10.00	8,027	0	881,798	85.91	1,026,421
1/38 - 12/38	881,798	164,051	10.00	9,546	29,407	1,025,989	88.07	1,164,933
1/39 - 12/39	1,025,989	172,254	5.00	11,170	0	1,209,414	89.62	1,349,435
1/40 - 12/40	1,209,414	172,254	0.00	10,733	496,558	895,843	86.55	1,034,993
1/41 - 12/41	895,843	172,254	0.00	9,751	24,301	1,053,548	88.62	1,188,718
1/42 - 12/42	1,053,548	172,254	0.00	11,447	0	1,237,250	89.34	1,384,763
1/43 - 12/43	1,237,250	172,254	0.00	13,293	0	1,422,798	88.85	1,601,272
1/44 - 12/44	1,422,798	172,254	0.00	14,026	246,227	1,362,851	85.93	1,585,972
1/45 - 12/45	1,362,851	172,254	0.00	8,042	1,418,275	124,873	36.53	341,750
1/46 - 12/46	124,873	172,254	0.00	2,118	0	299,245	65.20	458,950
1/47 - 12/47	299,245	172,254	0.00	3,707	35,459	439,747	79.47	553,348
1/48 - 12/48	439,747	172,254	0.00	5,247	7,473	609,776	88.45	689,340
1/49 - 12/49	609,776	172,254	0.00	6,989	0	789,020	92.94	848,885
1/50 - 12/50	789,020	172,254	0.00	5,761	659,624	307,411	88.96	345,535
1/51 - 12/51	307,411	172,254	0.00	3,952	0	483,618	97.08	498,134
1/52 - 12/52	483,618	172,254	0.00	5,427	64,093	597,207	98.98	588,322

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2023						
Asphalt						
07/01/2023	Asphalt Crack Seal	910-000-0001	07/01/2020	3:00	\$ 2,000.00	\$ 2,063.98
07/01/2023	Asphalt Seal Coat	910-000-0003	07/01/2020	3:00	4,080.00	4,210.51
07/01/2023	Parking Striping-Numbering	910-000-0005	07/01/2020	3:00	1,500.00	1,547.98
					7,580.00	7,822.47
Year : 2024						
Roofing						
07/01/2024	Gutters and Downspouts	910-000-0043	07/01/2020	4:00	\$ 1,500.00	\$ 1,648.60
					1,500.00	1,648.60
Year : 2025						
Concrete						
07/01/2025	Concrete Roads-Driveways	910-000-0012	07/01/2020	5:00	\$ 7,500.00	\$ 8,778.80
07/01/2025	Concrete-Steps-Pads-Metal Flashing	910-000-0010	07/01/2020	5:00	3,500.00	4,096.77
07/01/2025	Curbs-Gutters	910-000-0011	07/01/2020	5:00	2,500.00	2,926.27
					13,500.00	15,801.84
Exterior Surfaces						
07/01/2025	Cultured Rock Siding-Walls-Flashing	910-000-0020	07/01/2020	5:00	\$ 4,500.00	\$ 5,267.28
					4,500.00	5,267.28
Year : 2026						
Asphalt						
07/01/2026	Asphalt Crack Seal	910-000-0001	07/01/2023	3:00	\$ 2,000.00	\$ 2,493.18
07/01/2026	Asphalt Seal Coat	910-000-0003	07/01/2023	3:00	4,080.00	5,086.09
07/01/2026	Parking Striping-Numbering	910-000-0005	07/01/2023	3:00	1,500.00	1,869.88
					7,580.00	9,449.15
Concrete						
07/01/2026	Sidewalks-Concrete	910-000-0013	07/01/2020	6:00	\$ 3,500.00	\$ 4,363.06
					3,500.00	4,363.06
Year : 2028						
Exterior Surfaces						
07/01/2028	Stucco Siding	910-000-0022	07/01/2020	8:00	\$ 7,500.00	\$ 10,604.35
					7,500.00	10,604.35
Lighting						
07/01/2028	Bollard Lighting	910-000-0030	07/01/2020	8:00	\$ 1,000.00	\$ 1,413.91
					1,000.00	1,413.91
Roofing						
07/01/2028	Gutters and Downspouts	910-000-0043	07/01/2024	4:00	\$ 1,500.00	\$ 2,120.87
					1,500.00	2,120.87

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2029						
Asphalt						
07/01/2029	Asphalt Crack Seal	910-000-0001	07/01/2026	3:00	\$ 2,000.00	\$ 3,011.64
07/01/2029	Asphalt Seal Coat	910-000-0003	07/01/2026	3:00	4,080.00	6,143.74
07/01/2029	Parking Striping-Numbering	910-000-0005	07/01/2026	3:00	1,500.00	2,258.73
					7,580.00	11,414.11
Year : 2030						
Asphalt						
07/01/2030	Asphalt Slurry Seal	920-001-0004		10:00	\$ 10,200.00	\$ 16,357.70
					10,200.00	16,357.70
Balconies-Decks						
07/01/2030	Balcony Decks Surface	910-000-0006	07/01/2020	10:00	\$ 15,000.00	\$ 24,055.44
					15,000.00	24,055.44
Concrete						
07/01/2030	Concrete Roads-Driveways	910-000-0012	07/01/2025	5:00	\$ 7,500.00	\$ 12,027.72
07/01/2030	Concrete-Steps-Pads-Metal Flashing	910-000-0010	07/01/2025	5:00	3,500.00	5,612.94
07/01/2030	Curbs-Gutters	910-000-0011	07/01/2025	5:00	2,500.00	4,009.24
					13,500.00	21,649.90
Equipment						
07/01/2030	Mailbox Cluster- 12 Unit on Pedestal	910-000-0017	07/01/2020	10:00	\$ 3,000.00	\$ 4,811.09
					3,000.00	4,811.09
Exterior Surfaces						
07/01/2030	Cultured Rock Siding-Walls-Flashing	910-000-0020	07/01/2025	5:00	\$ 4,500.00	\$ 7,216.63
					4,500.00	7,216.63
Fire Safety						
07/01/2030	Fire Hydrant	910-000-0024	07/01/2020	10:00	\$ 2,500.00	\$ 4,009.24
					2,500.00	4,009.24
Painting						
07/01/2030	Flashing-Fascia-Soffits Paint	910-000-0037	07/01/2020	10:00	\$ 10,000.00	\$ 16,036.96
07/01/2030	Stairways-Balcony Railing Paint	910-000-0039	07/01/2020	10:00	5,000.00	8,018.48
					15,000.00	24,055.44
Parking						
07/01/2030	Parking Stops-Rubberized	910-000-0041	07/01/2020	10:00	\$ 1,000.00	\$ 1,603.70
					1,000.00	1,603.70
Signage						
07/01/2030	Misc Signs-Unit Numbers Repair-Replac	910-000-0047	07/01/2020	10:00	\$ 750.00	\$ 1,202.77
					750.00	1,202.77

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2032						
Asphalt						
07/01/2032	Asphalt Crack Seal	910-000-0001	07/01/2029	3:00	\$ 2,000.00	\$ 3,637.90
07/01/2032	Asphalt Seal Coat	910-000-0003	07/01/2029	3:00	4,080.00	7,421.32
07/01/2032	Parking Striping-Numbering	910-000-0005	07/01/2029	3:00	1,500.00	2,728.43
					<u>7,580.00</u>	<u>13,787.65</u>
Concrete						
07/01/2032	Sidewalks-Concrete	910-000-0013	07/01/2026	6:00	\$ 3,500.00	\$ 6,366.33
					<u>3,500.00</u>	<u>6,366.33</u>
Painting						
07/01/2032	Stucco Siding Paint	910-000-0040	07/01/2020	12:00	\$ 35,000.00	\$ 63,663.33
					<u>35,000.00</u>	<u>63,663.33</u>
Roofing						
07/01/2032	Flashing-Facia-Soffits Repair	910-000-0042	07/01/2020	12:00	\$ 7,500.00	\$ 13,642.14
07/01/2032	Gutters and Downspouts	910-000-0043	07/01/2028	4:00	1,500.00	2,728.43
					<u>9,000.00</u>	<u>16,370.57</u>
Year : 2035						
Asphalt						
07/01/2035	Asphalt Crack Seal	910-000-0001	07/01/2032	3:00	\$ 2,000.00	\$ 4,394.41
07/01/2035	Asphalt Seal Coat	910-000-0003	07/01/2032	3:00	4,080.00	8,964.59
07/01/2035	Parking Striping-Numbering	910-000-0005	07/01/2032	3:00	1,500.00	3,295.80
					<u>7,580.00</u>	<u>16,654.80</u>
Balconies-Decks						
07/01/2035	Balcony Railings	910-000-0007	07/01/2020	15:00	\$ 10,000.00	\$ 21,972.03
07/01/2035	Balcony Wood Siding	910-000-0009	07/01/2020	15:00	10,000.00	21,972.03
07/01/2035	Balcony/Decks Structural-Supports-Pos	910-000-0008	07/01/2020	15:00	10,000.00	21,972.03
					<u>30,000.00</u>	<u>65,916.09</u>
Concrete						
07/01/2035	Concrete Roads-Driveways	910-000-0012	07/01/2030	5:00	\$ 7,500.00	\$ 16,479.02
07/01/2035	Concrete-Steps-Pads-Metal Flashing	910-000-0010	07/01/2030	5:00	3,500.00	7,690.21
07/01/2035	Curbs-Gutters	910-000-0011	07/01/2030	5:00	2,500.00	5,493.01
					<u>13,500.00</u>	<u>29,662.24</u>
Exterior Surfaces						
07/01/2035	Cultured Rock Siding-Walls-Flashing	910-000-0020	07/01/2030	5:00	\$ 4,500.00	\$ 9,887.41
					<u>4,500.00</u>	<u>9,887.41</u>
Landscape						
07/01/2035	Rock Retaining Wall	910-000-0029	07/01/2020	15:00	\$ 3,000.00	\$ 6,591.61
					<u>3,000.00</u>	<u>6,591.61</u>

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Lighting						
07/01/2035	Exterior Metal Sconces	910-000-0033	07/01/2020	15:00	\$ 8,400.00	\$ 18,456.50
07/01/2035	Recessed Can Lights	910-000-0032	07/01/2020	15:00	2,000.00	4,394.41
					10,400.00	22,850.91
Ventilation						
07/01/2035	Dryer Vent Replacement	910-000-0049	07/01/2020	15:00	\$ 3,000.00	\$ 6,591.61
07/01/2035	Gas Fireplace Vents	910-000-0050	07/01/2020	15:00	4,000.00	8,788.81
					7,000.00	15,380.42
Year : 2036						
Exterior Surfaces						
07/01/2036	Stucco Siding	910-000-0022	07/01/2028	8:00	\$ 7,500.00	\$ 17,550.16
					7,500.00	17,550.16
Lighting						
07/01/2036	Bollard Lighting	910-000-0030	07/01/2028	8:00	\$ 1,000.00	\$ 2,340.02
					1,000.00	2,340.02
Roofing						
07/01/2036	Gutters and Downspouts	910-000-0043	07/01/2032	4:00	\$ 1,500.00	\$ 3,510.03
					1,500.00	3,510.03
Year : 2038						
Asphalt						
07/01/2038	Asphalt Crack Seal	910-000-0001	07/01/2035	3:00	\$ 2,000.00	\$ 5,308.22
07/01/2038	Asphalt Seal Coat	910-000-0003	07/01/2035	3:00	4,080.00	10,828.77
07/01/2038	Parking Striping-Numbering	910-000-0005	07/01/2035	3:00	1,500.00	3,981.17
					7,580.00	20,118.16
Concrete						
07/01/2038	Sidewalks-Concrete	910-000-0013	07/01/2032	6:00	\$ 3,500.00	\$ 9,289.39
					3,500.00	9,289.39
Year : 2040						
Asphalt						
07/01/2040	Asphalt Slurry Seal	920-002-0004		17:06	\$ 10,200.00	\$ 30,705.65
					10,200.00	30,705.65
Balconies-Decks						
07/01/2040	Balcony Decks Surface	910-000-0006	07/01/2030	10:00	\$ 15,000.00	\$ 45,155.37
					15,000.00	45,155.37
Concrete						
07/01/2040	Concrete Roads-Driveways	910-000-0012	07/01/2035	5:00	\$ 7,500.00	\$ 22,577.68
07/01/2040	Concrete-Steps-Pads-Metal Flashing	910-000-0010	07/01/2035	5:00	3,500.00	10,536.25
07/01/2040	Curbs-Gutters	910-000-0011	07/01/2035	5:00	2,500.00	7,525.89
					13,500.00	40,639.82

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Doors						
07/01/2040	Garage Doors	910-000-0014	07/01/2020	20:00	\$ 35,000.00	\$ 105,362.53
07/01/2040	Sliding Glass Doors	910-000-0016		20:00	30,000.00	90,310.74
07/01/2040	Unit Front Doors	910-000-0015		20:00	30,000.00	90,310.74
					<u>95,000.00</u>	<u>285,984.01</u>
Equipment						
07/01/2040	Mailbox Cluster- 12 Unit on Pedestal	910-000-0017	07/01/2030	10:00	\$ 3,000.00	\$ 9,031.07
07/01/2040	Storm Drains	910-000-0019	07/01/2020	20:00	1,500.00	4,515.54
					<u>4,500.00</u>	<u>13,546.61</u>
Exterior Surfaces						
07/01/2040	Cultured Rock Siding-Walls-Flashing	910-000-0020	07/01/2035	5:00	\$ 4,500.00	\$ 13,546.61
					<u>4,500.00</u>	<u>13,546.61</u>
Fire Safety						
07/01/2040	Fire Hydrant	910-000-0024	07/01/2030	10:00	\$ 2,500.00	\$ 7,525.89
					<u>2,500.00</u>	<u>7,525.89</u>
Painting						
07/01/2040	Flashing-Fascia-Soffits Paint	910-000-0037	07/01/2030	10:00	\$ 10,000.00	\$ 30,103.58
07/01/2040	Stairways-Balcony Railing Paint	910-000-0039	07/01/2030	10:00	5,000.00	15,051.79
					<u>15,000.00</u>	<u>45,155.37</u>
Parking						
07/01/2040	Parking Stops-Rubberized	910-000-0041	07/01/2030	10:00	\$ 1,000.00	\$ 3,010.36
					<u>1,000.00</u>	<u>3,010.36</u>
Roofing						
07/01/2040	Gutters and Downspouts	910-000-0043	07/01/2036	4:00	\$ 1,500.00	\$ 4,515.54
					<u>1,500.00</u>	<u>4,515.54</u>
Signage						
07/01/2040	Misc Signs-Unit Numbers Repair-Replac	910-000-0047	07/01/2030	10:00	\$ 750.00	\$ 2,257.77
07/01/2040	Monument Sign	910-000-0048	07/01/2020	20:00	1,500.00	4,515.54
					<u>2,250.00</u>	<u>6,773.31</u>
Year : 2041						
Asphalt						
07/01/2041	Asphalt Crack Seal	910-000-0001	07/01/2038	3:00	\$ 2,000.00	\$ 6,412.06
07/01/2041	Asphalt Seal Coat	910-000-0003	07/01/2038	3:00	4,080.00	13,080.61
07/01/2041	Parking Striping-Numbering	910-000-0005	07/01/2038	3:00	1,500.00	4,809.05
					<u>7,580.00</u>	<u>24,301.72</u>
Year : 2044						
Asphalt						
07/01/2044	Asphalt Crack Seal	910-000-0001	07/01/2041	3:00	\$ 2,000.00	\$ 7,745.45
07/01/2044	Asphalt Seal Coat	910-000-0003	07/01/2041	3:00	4,080.00	15,800.71
07/01/2044	Parking Striping-Numbering	910-000-0005	07/01/2041	3:00	1,500.00	5,809.09

The Peaks at Redlands Mesa Association

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The Peaks at Redlands Mesa Association

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Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					7,580.00	29,355.25
Concrete						
07/01/2044	Sidewalks-Concrete	910-000-0013	07/01/2038	6:00	\$ 3,500.00	\$ 13,554.53
					3,500.00	13,554.53
Exterior Surfaces						
07/01/2044	Stucco Siding	910-000-0022	07/01/2036	8:00	\$ 7,500.00	\$ 29,045.43
					7,500.00	29,045.43
Lighting						
07/01/2044	Bollard Lighting	910-000-0030	07/01/2036	8:00	\$ 1,000.00	\$ 3,872.72
					1,000.00	3,872.72
Painting						
07/01/2044	Stucco Siding Paint	910-000-0040	07/01/2032	12:00	\$ 35,000.00	\$ 135,545.35
					35,000.00	135,545.35
Roofing						
07/01/2044	Flashing-Facia-Soffits Repair	910-000-0042	07/01/2032	12:00	\$ 7,500.00	\$ 29,045.43
07/01/2044	Gutters and Downspouts	910-000-0043	07/01/2040	4:00	1,500.00	5,809.09
					9,000.00	34,854.52
Year : 2045						
Asphalt						
07/01/2045	Asphalt Overlay	910-000-0002		25:00	\$ 18,870.00	\$ 77,828.40
					18,870.00	77,828.40
Concrete						
07/01/2045	Concrete Roads-Driveways	910-000-0012	07/01/2040	5:00	\$ 7,500.00	\$ 30,933.38
07/01/2045	Concrete-Steps-Pads-Metal Flashing	910-000-0010	07/01/2040	5:00	3,500.00	14,435.58
07/01/2045	Curbs-Gutters	910-000-0011	07/01/2040	5:00	2,500.00	10,311.13
					13,500.00	55,680.09
Exterior Surfaces						
07/01/2045	Cultured Rock Siding-Walls-Flashing	910-000-0020	07/01/2040	5:00	\$ 4,500.00	\$ 18,560.03
					4,500.00	18,560.03
Lighting						
07/01/2045	Outdoor Pole Lights-LED	910-000-0034	07/01/2020	25:00	\$ 7,000.00	\$ 28,871.16
					7,000.00	28,871.16
Roofing						
07/01/2045	EDPM Roof	910-000-0044		25:00	\$ 200,000.00	\$ 824,890.25
07/01/2045	Metal Roof	910-000-0045		25:00	100,000.00	412,445.13
					300,000.00	1,237,335.38

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2047						
Asphalt						
07/01/2047	Asphalt Crack Seal	910-000-0001	07/01/2044	3:00	\$ 2,000.00	\$ 9,356.11
07/01/2047	Asphalt Seal Coat	910-000-0003	07/01/2044	3:00	4,080.00	19,086.47
07/01/2047	Parking Striping-Numbering	910-000-0005	07/01/2044	3:00	1,500.00	7,017.08
					<u>7,580.00</u>	<u>35,459.66</u>
Year : 2048						
Roofing						
07/01/2048	Gutters and Downspouts	910-000-0043	07/01/2044	4:00	\$ 1,500.00	\$ 7,473.19
					<u>1,500.00</u>	<u>7,473.19</u>
Year : 2050						
Asphalt						
07/01/2050	Asphalt Crack Seal	910-000-0001	07/01/2047	3:00	\$ 2,000.00	\$ 11,301.71
07/01/2050	Asphalt Seal Coat	910-000-0003	07/01/2047	3:00	4,080.00	23,055.49
07/01/2050	Parking Striping-Numbering	910-000-0005	07/01/2047	3:00	1,500.00	8,476.28
					<u>7,580.00</u>	<u>42,833.48</u>
Balconies-Decks						
07/01/2050	Balcony Decks Surface	910-000-0006	07/01/2040	10:00	\$ 15,000.00	\$ 84,762.83
07/01/2050	Balcony Railings	910-000-0007	07/01/2035	15:00	10,000.00	56,508.56
07/01/2050	Balcony Wood Siding	910-000-0009	07/01/2035	15:00	10,000.00	56,508.56
07/01/2050	Balcony/Decks Structural-Supports-Pos	910-000-0008	07/01/2035	15:00	10,000.00	56,508.56
					<u>45,000.00</u>	<u>254,288.51</u>
Concrete						
07/01/2050	Concrete Roads-Driveways	910-000-0012	07/01/2045	5:00	\$ 7,500.00	\$ 42,381.42
07/01/2050	Concrete-Steps-Pads-Metal Flashing	910-000-0010	07/01/2045	5:00	3,500.00	19,777.99
07/01/2050	Curbs-Gutters	910-000-0011	07/01/2045	5:00	2,500.00	14,127.14
07/01/2050	Sidewalks-Concrete	910-000-0013	07/01/2044	6:00	3,500.00	19,777.99
					<u>17,000.00</u>	<u>96,064.54</u>
Equipment						
07/01/2050	Mailbox Cluster- 12 Unit on Pedestal	910-000-0017	07/01/2040	10:00	\$ 3,000.00	\$ 16,952.57
					<u>3,000.00</u>	<u>16,952.57</u>
Exterior Surfaces						
07/01/2050	Cultured Rock Siding-Walls-Flashing	910-000-0020	07/01/2045	5:00	\$ 4,500.00	\$ 25,428.85
					<u>4,500.00</u>	<u>25,428.85</u>
Fire Safety						
07/01/2050	Fire Hydrant	910-000-0024	07/01/2040	10:00	\$ 2,500.00	\$ 14,127.14
					<u>2,500.00</u>	<u>14,127.14</u>
Landscape						
07/01/2050	Rock Retaining Wall	910-000-0029	07/01/2035	15:00	\$ 3,000.00	\$ 16,952.57
					<u>3,000.00</u>	<u>16,952.57</u>

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Lighting						
07/01/2050	Exterior Metal Sconces	910-000-0033	07/01/2035	15:00	\$ 8,400.00	\$ 47,467.19
07/01/2050	Recessed Can Lights	910-000-0032	07/01/2035	15:00	2,000.00	11,301.71
					10,400.00	58,768.90
Painting						
07/01/2050	Flashing-Fascia-Soffits Paint	910-000-0037	07/01/2040	10:00	\$ 10,000.00	\$ 56,508.56
07/01/2050	Stairways-Balcony Railing Paint	910-000-0039	07/01/2040	10:00	5,000.00	28,254.28
					15,000.00	84,762.84
Parking						
07/01/2050	Parking Stops-Rubberized	910-000-0041	07/01/2040	10:00	\$ 1,000.00	\$ 5,650.86
					1,000.00	5,650.86
Signage						
07/01/2050	Misc Signs-Unit Numbers Repair-Replac	910-000-0047	07/01/2040	10:00	\$ 750.00	\$ 4,238.14
					750.00	4,238.14
Ventilation						
07/01/2050	Dryer Vent Replacement	910-000-0049	07/01/2035	15:00	\$ 3,000.00	\$ 16,952.57
07/01/2050	Gas Fireplace Vents	910-000-0050	07/01/2035	15:00	4,000.00	22,603.42
					7,000.00	39,555.99
Year : 2052						
Exterior Surfaces						
07/01/2052	Stucco Siding	910-000-0022	07/01/2044	8:00	\$ 7,500.00	\$ 48,070.06
					7,500.00	48,070.06
Lighting						
07/01/2052	Bollard Lighting	910-000-0030	07/01/2044	8:00	\$ 1,000.00	\$ 6,409.34
					1,000.00	6,409.34
Roofing						
07/01/2052	Gutters and Downspouts	910-000-0043	07/01/2048	4:00	\$ 1,500.00	\$ 9,614.01
					1,500.00	9,614.01

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Crack Seal

Item Number	1
Type	Common Area
Category	Asphalt
Measurement Basis	Allow
Estimated Useful Life	3 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking		Good	07/01/2020	07/01/2023	0:06	3:00	1	2,000.00	2,063.98
								2,000.00	2,063.98

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Overlay

Item Number	2
Type	Common Area
Category	Asphalt
Measurement Basis	SF
Estimated Useful Life	25 Years
Basis Cost	\$ 1.85
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking		Good		07/01/2045	22:06	25:00	10,200	18,870.00	77,828.40
								18,870.00	77,828.40

Comments

Replace as as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Seal Coat

Item Number	3
Type	Common Area
Category	Asphalt
Measurement Basis	SF
Estimated Useful Life	3 Years
Basis Cost	\$ 0.40
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking		Good	07/01/2020	07/01/2023	0:06	3:00	10,200	4,080.00	4,210.51
								4,080.00	4,210.51

Comments

Replace as as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Slurry Seal

Item Number	4
Type	Common Area
Category	Asphalt
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 1.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking-Roads		Good		07/01/2030	7:06	10:00	10,200	10,200.00	16,357.70
				07/01/2040	17:06	17:06	10,200	10,200.00	30,705.65
								<u>20,400.00</u>	<u>47,063.35</u>

Comments

Replace as as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Parking Striping-Numbering

Item Number	5
Type	Common Area
Category	Asphalt
Measurement Basis	Job
Estimated Useful Life	3 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking		Good	07/01/2020	07/01/2023	0:06	3:00	1	1,500.00	1,547.98
								1,500.00	1,547.98

Comments

Re-stripe as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Decks Surface

Item Number	6
Type	Common Area
Category	Balconies-Decks
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2030	7:06	10:00	1	15,000.00	24,055.44
								15,000.00	24,055.44

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Railings

Item Number	7
Type	Common Area
Category	Balconies-Decks
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2035	12:06	15:00	1	10,000.00	21,972.03
								10,000.00	21,972.03

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Wood Siding

Item Number	9
Type	Common Area
Category	Balconies-Decks
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 10,000.00
Tracking Method	Logistical Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2035	12:06	15:00	1	10,000.00	21,972.03
								10,000.00	21,972.03

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony/Decks Structural-Supports-Posts

Item Number	8
Type	Common Area
Category	Balconies-Decks
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2035	12:06	15:00	1	10,000.00	21,972.03
								10,000.00	21,972.03

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Roads-Driveways

Item Number	12
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 7,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roads-Parking		Good	07/01/2020	07/01/2025	2:06	5:00	1	7,500.00	8,778.80
								7,500.00	8,778.80

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete-Steps-Pads-Metal Flashing

Item Number	10
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2025	2:06	5:00	1	3,500.00	4,096.77
								3,500.00	4,096.77

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Curbs-Gutters

Item Number	11
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roads-Parking		Good	07/01/2020	07/01/2025	2:06	5:00	1	2,500.00	2,926.27
								2,500.00	2,926.27

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sidewalks-Concrete

Item Number	13
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	6 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds/Building		Good	07/01/2020	07/01/2026	3:06	6:00	1	3,500.00	4,363.06
								<u>3,500.00</u>	<u>4,363.06</u>

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Garage Doors

Item Number	14
Type	Common Area
Category	Doors
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 1,750.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2040	17:06	20:00	20	35,000.00	105,362.53
								<u>35,000.00</u>	<u>105,362.53</u>

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sliding Glass Doors

Item Number	16
Type	Common Area
Category	Doors
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Patio		Good		07/01/2040	17:06	20:00	20	30,000.00	90,310.74
								30,000.00	90,310.74

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Unit Front Doors

Item Number	15
Type	Common Area
Category	Doors
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good		07/01/2040	17:06	20:00	20	30,000.00	90,310.74
								30,000.00	90,310.74

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mailbox Cluster- 12 Unit on Pedestal

Item Number	17
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2030	7:06	10:00	2	3,000.00	4,811.09
								3,000.00	4,811.09

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Storm Drains

Item Number	19
Type	Common Area
Category	Equipment
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2040	17:06	20:00	1	1,500.00	4,515.54
								1,500.00	4,515.54

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Cultured Rock Siding-Walls-Flashing

Item Number	20
Type	Common Area
Category	Exterior Surfaces
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 4,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2025	2:06	5:00	1	4,500.00	5,267.28
								4,500.00	5,267.28

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stucco Siding

Item Number	22
Type	Common Area
Category	Exterior Surfaces
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 7,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2028	5:06	8:00	1	7,500.00	10,604.35
								7,500.00	10,604.35

Comments

Allowance to Repair or Resurface

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Hydrant

Item Number	24
Type	Common Area
Category	Fire Safety
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2030	7:06	10:00	1	2,500.00	4,009.24
								<u>2,500.00</u>	<u>4,009.24</u>

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Rock Retaining Wall

Item Number	29
Type	Common Area
Category	Landscape
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2035	12:06	15:00	1	3,000.00	6,591.61
								3,000.00	6,591.61

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bollard Lighting

Item Number	30
Type	Common Area
Category	Lighting
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2028	5:06	8:00	1	1,000.00	1,413.91
								1,000.00	1,413.91

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Exterior Metal Sconces

Item Number	33
Type	Common Area
Category	Lighting
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 175.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2020	07/01/2035	12:06	15:00	48	8,400.00	18,456.50
								8,400.00	18,456.50

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Outdoor Pole Lights-LED

Item Number 34
 Type Common Area
 Category Lighting
 Measurement Basis Each
 Estimated Useful Life 25 Years
 Basis Cost \$ 3,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2045	22:06	25:00	2	7,000.00	28,871.16
								7,000.00	28,871.16

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Recessed Can Lights

Item Number	32
Type	Common Area
Category	Lighting
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2035	12:06	15:00	1	2,000.00	4,394.41
								2,000.00	4,394.41

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Flashing-Fascia-Soffits Paint

Item Number 37
 Type Common Area
 Category Painting
 Measurement Basis Job
 Estimated Useful Life 10 Years
 Basis Cost \$ 10,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2030	7:06	10:00	1	10,000.00	16,036.96
								10,000.00	16,036.96

Comments

Repaint as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stairways-Balcony Railing Paint

Item Number	39
Type	Common Area
Category	Painting
Measurement Basis	Job
Estimated Useful Life	10 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2030	7:06	10:00	1	5,000.00	8,018.48
								5,000.00	8,018.48

Comments

Repaint as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stucco Siding Paint

Item Number	40
Type	Common Area
Category	Painting
Measurement Basis	Job
Estimated Useful Life	12 Years
Basis Cost	\$ 35,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2032	9:06	12:00	1	35,000.00	63,663.33
								35,000.00	63,663.33

Comments

Repaint as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Parking Stops-Rubberized

Item Number	41
Type	Common Area
Category	Parking
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Streets and Parkin		Good	07/01/2020	07/01/2030	7:06	10:00	1	1,000.00	1,603.70
								1,000.00	1,603.70

Comments

Allowance to Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

EDPM Roof

Item Number	44
Type	Common Area
Category	Roofing
Measurement Basis	SF
Estimated Useful Life	25 Years
Basis Cost	\$ 10.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good		07/01/2045	22:06	25:00	20,000	200,000.00	824,890.25
								200,000.00	824,890.25

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Flashing-Facia-Soffits Repair

Item Number	42
Type	Common Area
Category	Roofing
Measurement Basis	Allow
Estimated Useful Life	12 Years
Basis Cost	\$ 7,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2032	9:06	12:00	1	7,500.00	13,642.14
								7,500.00	13,642.14

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gutters and Downspouts

Item Number	43
Type	Common Area
Category	Roofing
Measurement Basis	Allow
Estimated Useful Life	4 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2024	1:06	4:00	1	1,500.00	1,648.60
								1,500.00	1,648.60

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Metal Roof

Item Number 45
 Type Common Area
 Category Roofing
 Measurement Basis SF
 Estimated Useful Life 25 Years
 Basis Cost \$ 10.00
 Tracking Logistical
 Method One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good		07/01/2045	22:06	25:00	10,000	100,000.00	412,445.13
								100,000.00	412,445.13

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Misc Signs-Unit Numbers Repair-Replacement

Item Number	47
Type	Common Area
Category	Signage
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 750.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2030	7:06	10:00	1	750.00	1,202.77
								750.00	1,202.77

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monument Sign

Item Number	48
Type	Common Area
Category	Signage
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2020	07/01/2040	17:06	20:00	1	1,500.00	4,515.54
								1,500.00	4,515.54

Comments

Allowance to Repair or Replace

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Dryer Vent Replacement

Item Number	49
Type	Common Area
Category	Ventilation
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2035	12:06	15:00	20	3,000.00	6,591.61
								3,000.00	6,591.61

Comments

Replace as Necessary

The Peaks at Redlands Mesa Association

Analysis Date - January 1, 2023

Inflation:6.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gas Fireplace Vents

Item Number	50
Type	Common Area
Category	Ventilation
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 200.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Good	07/01/2020	07/01/2035	12:06	15:00	20	4,000.00	8,788.81
								4,000.00	8,788.81

Comments

Replace as Necessary