

Reserve Analysis Report

Aspen Timberline II

4343 E Soliere Ave
Flagstaff, AZ 86004

For Fiscal Year End:
December 31, 2006



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Executive Summary

Aspen Timberline II

This is a former apartment complex that is being converted to condominiums

The common are components include: clubhouse, fitness area and pool.

A Full Study with an on-site inspection was performed on July 13th, 2006

Number of Units	204
Year Built	2000
Fiscal Year End	December 31, 2006

After Tax Interest Rate	2%
Annual Inflation Rate	3%
Annual Dues Increase	3%

Reserve Fund Balance December 31, 2006

Fully Funded Reserve Balance	\$ 280,782
Projected Balance	\$ -
Under Funded	\$ 280,782
Percent Funded	0.0%

	Annually	Monthly	Per Unit Monthly
Current Budgeted Reserve Assessment	\$ -	\$ -	\$ -
Depreciation of Components in 2006	\$ 91,486	\$ 7,624	\$ 37.37
Threshold Reserve Contribution	NA	NA	NA
Recommended Reserve Contribution for 2007	NA	NA	NA

Component Summary

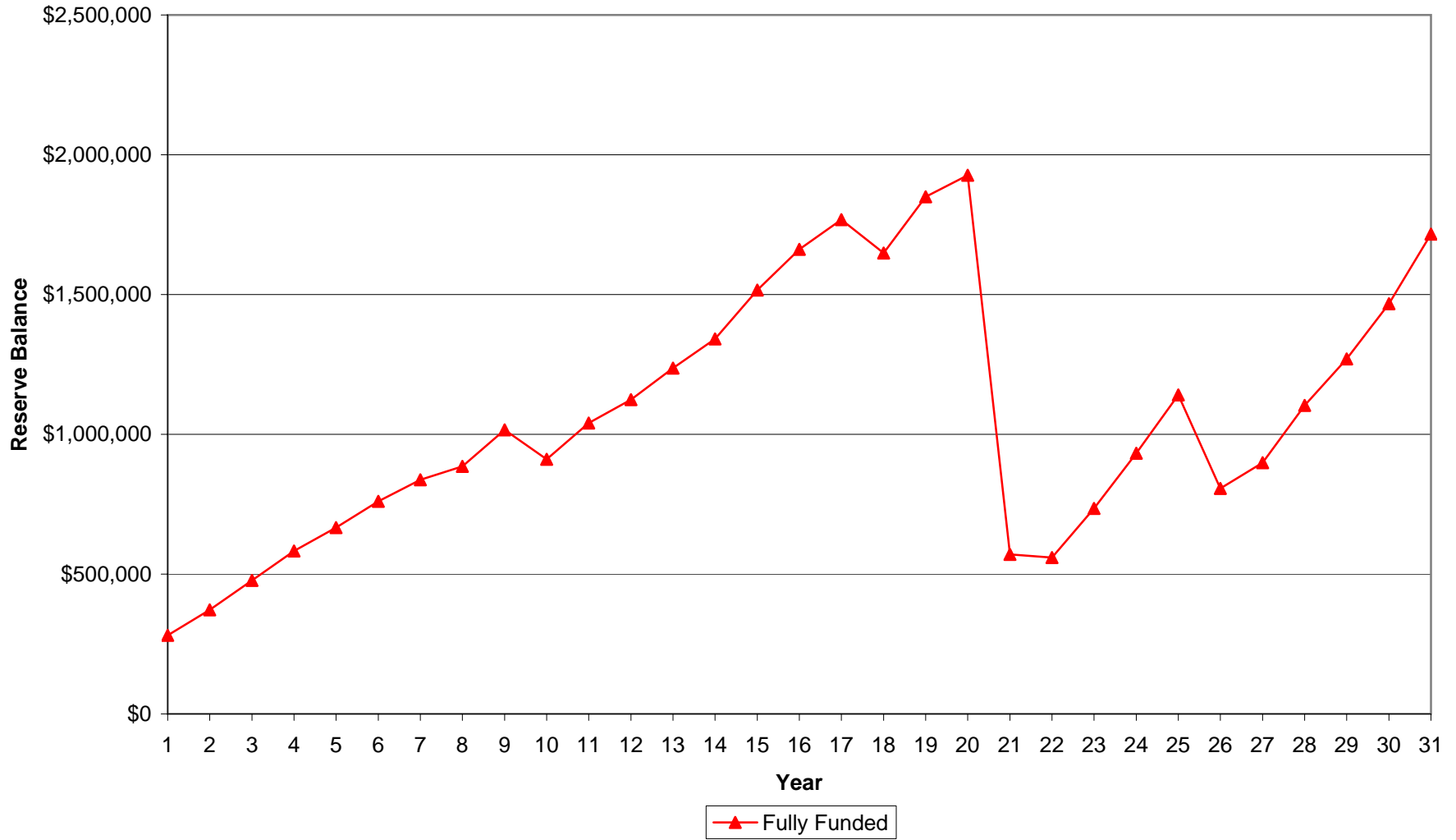
Aspen Timberline II

Category	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Depreciation This Year	Fully Funded Balance	Cost Source
Component									
Roofing									
Composite Shingles	164000	SF	25	19	\$ 3.10	\$ 508,400	\$ 20,336	\$ 122,016	1
Gutters & Downspouts	3400	LF	25	19	\$ 6.00	\$ 20,400	\$ 816	\$ 4,896	1
Carpport Metal	35000	SF	25	19	\$ 2.25	\$ 78,750	\$ 3,150	\$ 18,900	1
						\$ 607,550	\$ 24,302	\$ 145,812	
Painting									
Building Exterior	143190	SF	8	8	\$ 0.65	\$ 93,074	\$ 11,634	\$ -	1,3
Building Trim	71595	SF	8	8	\$ 0.65	\$ 46,537	\$ 5,817	\$ -	1,3
Metal Railings	17	Bldg.	5	5	\$ 1,800	\$ 30,600	\$ 6,120	\$ -	1,3
Carpport Posts & Beams	1	Allowance	6	6	\$ 14,000	\$ 14,000	\$ 2,333	\$ -	1
						\$ 184,210	\$ 25,905	\$ -	
Building Repairs									
Rail/Stair Repairs	1	Allowance	30	24	\$ 25,000	\$ 25,000	\$ 833	\$ 5,000	1
Siding & Deck Repairs	1	Allowance	8	3	\$ 30,000	\$ 30,000	\$ 3,750	\$ 18,750	1
						\$ 55,000	\$ 4,583	\$ 23,750	
Asphalt									
Slurry Seal & Repair	150000	SF	4	4	\$ 0.10	\$ 15,000	\$ 3,750	\$ -	1
Overlay & Replace	150000	SF	25	19	\$ 1.00	\$ 150,000	\$ 6,000	\$ 36,000	1
Concrete Repairs	1	Allowance	15	9	\$ 7,500	\$ 7,500	\$ 500	\$ 3,000	1
						\$ 172,500	\$ 10,250	\$ 39,000	
Pool Area									
Pool Resurface	1	Allowance	12	6	\$ 6,250	\$ 6,250	\$ 521	\$ 3,125	1
Pool Equipment	1	Allowance	10	5	\$ 5,000	\$ 5,000	\$ 500	\$ 2,500	1
Pool Cover	1	Allowance	8	2	\$ 2,500	\$ 2,500	\$ 313	\$ 1,875	1
Spa Resurface	1	Each	8	2	\$ 3,000	\$ 3,000	\$ 375	\$ 2,250	1
Spa Equipment	1	Each	10	5	\$ 5,000	\$ 5,000	\$ 500	\$ 2,500	1
Pool Furniture	1	Each	8	8	\$ 15,000	\$ 15,000	\$ 1,875	\$ -	3
Pool Fence	300	LF	25	19	\$ 32.00	\$ 9,600	\$ 384	\$ 2,304	1
Pool Fence Paint	300	LF	5	5	\$ 6.00	\$ 1,800	\$ 360	\$ -	1
						\$ 48,150	\$ 4,827	\$ 14,554	
Lighting									
Pole Lights	225	Each	25	19	\$ 150	\$ 33,750	\$ 1,350	\$ 8,100	1
Wall Mount Exterior	300	Each	20	20	\$ 65	\$ 19,500	\$ 975	\$ -	1
Clubhouse/Gym	1	Allowance	25	19	\$ 8,000	\$ 8,000	\$ 320	\$ 1,920	1
						\$ 61,250	\$ 2,645	\$ 10,020	

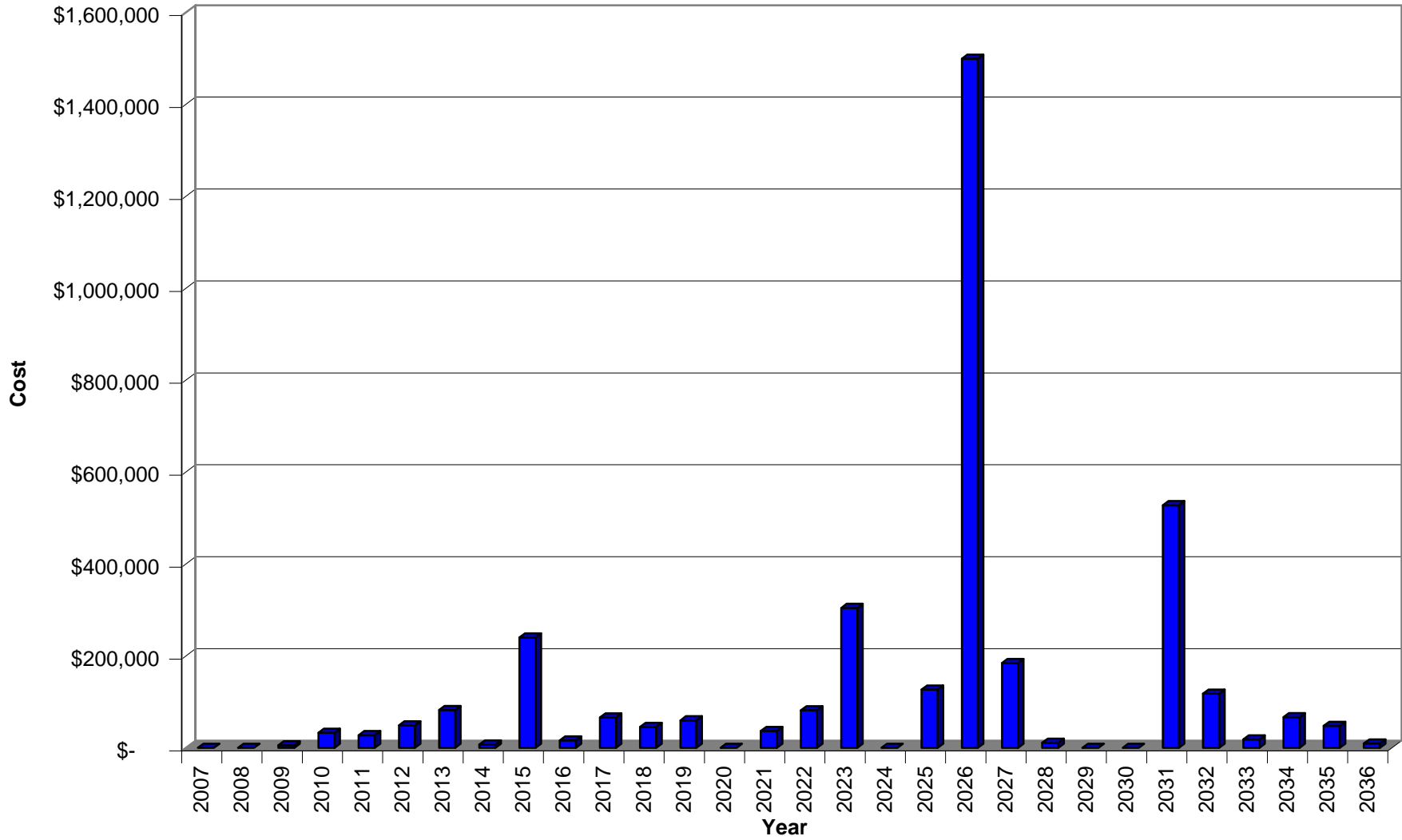
Category	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Depreciation This Year	Fully Funded Balance	Cost Source
Gym Area									
Gym Flooring	4050	SF	12	6	\$ 6.50	\$ 26,325	\$ 2,194	\$ 13,163	1,3
Gym Wall Padding	270	LF	7	7	\$ 22.00	\$ 5,940	\$ 849	\$ -	1
Restroom Refurbish	4	Each	25	25	\$ 3,500	\$ 14,000	\$ 560	\$ -	1
Gym Equipment Exist.	1	Allowance	12	6	\$ 15,000	\$ 15,000	\$ 1,250	\$ 7,500	1
Gym Equipment New	1	Allowance	8	8	\$ 6,000	\$ 6,000	\$ 750	\$ -	1
Gym Televisions	3	Each	6	6	\$ 1,000	\$ 3,000	\$ 500	\$ -	1
Sauna Heater	1	Each	12	6	\$ 1,500	\$ 1,500	\$ 125	\$ 750	1
Carpet	130	SY	8	8	\$ 35	\$ 4,550	\$ 569	\$ -	1
Hallway Tile	880	SF	20	20	\$ 10.00	\$ 8,800	\$ 440	\$ -	1,3
Interior Paint	1	Allowance	10	10	\$ 6,500	\$ 6,500	\$ 650	\$ -	1
Air Handlers	2	Each	15	11	\$ 1,500	\$ 3,000	\$ 200	\$ 800	1
AC Unit	1	Each	10	9	\$ 4,000	\$ 4,000	\$ 400	\$ 400	1
AC Unit	1	Each	10	4	\$ 4,000	\$ 4,000	\$ 400	\$ 2,400	1
Water Heater	1	Each	10	4	\$ 3,000	\$ 3,000	\$ 300	\$ 1,800	1
						\$ 105,615	\$ 9,186	\$ 26,813	
Clubhouse									
Kitchen Remodel	1	Allowance	20	20	\$ 12,000	\$ 12,000	\$ 600	\$ -	1
Appliances	1	Allowance	8	8	\$ 3,000	\$ 3,000	\$ 375	\$ -	1
Furniture	1	Allowance	15	15	\$ 10,000	\$ 10,000	\$ 667	\$ -	1
Interior Paint	1	Allowance	10	10	\$ 1,500	\$ 1,500	\$ 150	\$ -	1
Flooring	1	Allowance	8	8	\$ 5,000	\$ 5,000	\$ 625	\$ -	1
Television	1	Each	6	6	\$ 3,000	\$ 3,000	\$ 500	\$ -	1
Air Handler	1	Each	15	9	\$ 1,000	\$ 1,000	\$ 67	\$ 400	1
AC Unit	1	Each	10	4	\$ 2,500	\$ 2,500	\$ 250	\$ 1,500	1
						\$ 38,000	\$ 3,233	\$ 1,900	
Miscellaneous									
Mailboxes	204	Each	25	19	\$ 60	\$ 12,240	\$ 490	\$ 2,938	1
Grills	1	Allowance	8	8	\$ 1,500	\$ 1,500	\$ 188	\$ -	1
Tot Lot	1	Allowance	12	12	\$ 7,000	\$ 7,000	\$ 583	\$ -	1
Trash Gates	7	Each	20	14	\$ 1,250	\$ 8,750	\$ 438	\$ 2,625	1
Fountain	1	Allowance	10	10	\$ 3,500	\$ 3,500	\$ 350	\$ -	1
Entry Monument	1	Allowance	20	20	\$ 3,000	\$ 3,000	\$ 150	\$ -	1
						\$ 35,990	\$ 2,198	\$ 5,563	
Contingency									
5%							\$ 4,356	\$ 13,371	
TOTALS						\$ 1,308,265	\$ 91,486	\$ 280,782	

Notes: Any other items not listed are included in operating budget.

30 Year Reserve Balance Projection



Projected Annual Expenditures



Category Cost %

