



VALLEY PINES CONDOMINIUM ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

1588 S. Clarkson St., Denver, CO 80210

2015 VERSION: 6-18-15

Phone: 303-232-0252 Fax: 303-232-3243

	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024	YEAR 2025
INVENTORY LIST	1	2	3	4	5	6	7	8	9	10	11
COMMON AREA:											
Irrigation system	17,576	24,306	31,037	37,768	44,499	51,229	57,960	64,691	71,422	78,152	84,883
Landscape refurbish & repair	2,425	3,940	5,455	6,970	8,485	10,000	1,000	2,000	3,000	4,000	5,000
Drainage repairs	4,938	7,449	9,959	12,469	14,979	17,490	20,000	1,333	2,667	4,000	5,333
Asphalt: mill and overlay	19,492	28,344	37,195	46,047	54,898	63,749	72,601	81,452	90,304	99,155	108,007
Asphalt: seal coat & crack fill	4,124	7,294	10,465	2,093	4,186	6,279	8,372	10,465	2,093	4,186	6,279
Concrete repairs: project budget	7,104	13,069	19,035	25,000	5,000	10,000	15,000	20,000	25,000	5,000	10,000
Utility line & ext. pipe maintenance	4,994	6,573	8,152	9,732	11,311	12,890	14,470	16,049	17,628	19,207	20,787
Pole lights	1,727	2,388	3,049	3,710	4,371	5,033	5,694	6,355	7,016	7,678	8,339
Mailboxes	1,132	1,536	1,940	2,344	2,748	3,152	3,556	3,960	4,364	4,768	5,172
BUILDINGS											
Exterior:											
Roof: asphalt shingles Phase 1	104,355	153,734	203,114	252,493	301,872	12,075	24,150	36,225	48,300	60,374	72,449
Roof: asphalt shingles Phases 2 & 3	38,668	53,476	68,284	83,092	97,901	112,709	127,517	142,325	157,133	171,942	186,750
Roof: TPO/Vinyl membrane	15,725	23,473	31,221	38,970	46,718	2,336	4,672	7,008	9,344	11,680	14,015
Roof: metal panels	4,623	6,203	7,783	9,363	10,942	12,522	14,102	15,682	17,261	18,841	20,421
Gutters and downspouts	1,921	2,671	3,422	4,173	4,924	5,674	6,425	7,176	7,927	8,677	9,428
Balcony surfaces: waterproof	6,689	9,027	11,365	13,703	16,041	18,380	20,718	23,056	25,394	27,732	30,071
Exterior paint & staining	7,093	12,000	1,200	2,400	3,600	4,800	6,000	7,200	8,400	9,600	10,800
Stucco: elastomeric coating	23,975	36,264	48,554	60,843	73,132	85,421	97,711	110,000	7,333	14,667	22,000
Com. doors/windows: repair/replace	7,078	9,603	12,127	14,652	17,177	19,702	22,227	24,752	27,276	29,801	32,326
Interior:											
Exercise room equipment	1,341	2,304	3,266	4,228	5,190	6,152	7,114	8,076	9,038	10,000	833
Clubhouse furnishings	2,088	3,083	4,078	5,073	6,068	7,063	8,059	9,054	10,049	11,044	12,039
Hallways & Clubhouse: paint/repair	3,923	6,138	8,354	10,569	12,785	15,000	1,250	2,500	3,750	5,000	6,250
Carpet: Clubhouse replace	11,321	18,109	24,896	1,660	3,319	4,979	6,639	8,299	9,958	11,618	13,278
Carpet: Phase 1 halls (older)	30,962	51,720	3,448	6,896	10,344	13,792	17,240	20,688	24,136	27,584	31,032
Carpet: Phase 2 halls (newer)	2,868	4,339	5,809	7,279	8,749	10,220	11,690	13,160	877	1,755	2,632
Hardwood floors: replace	3,032	4,206	5,380	6,555	7,729	8,903	10,077	11,252	12,426	13,600	544
Tile floor: replace	2,912	4,075	5,239	6,402	7,566	8,729	9,892	11,056	12,219	13,383	14,546
Clubhouse bathrooms: remodel	1,215	1,746	2,278	2,810	3,341	3,873	4,405	4,937	5,468	6,000	300
Mechanical/Plumb/Electrical:											
Elevator cab & door operators	1,334	1,940	2,546	3,152	3,758	4,364	4,970	5,576	6,182	6,788	7,394
Elevator modernization	4,994	6,573	8,152	9,732	11,311	12,890	14,470	16,049	17,628	19,207	20,787

(continued next page)

BPC, Inc., 8/2015

Valley Pines
Reserve Analysis, 8-19-15
Section 2

INVENTORY LIST	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024	YEAR 2025
Mechanical/Plumb/Electrical											
Radiant heat boilers (2)	2,075	2,784	3,493	4,202	4,911	5,620	6,328	7,037	7,746	8,455	9,164
Miscellaneous pumps	970	1,576	2,182	2,788	3,394	4,000	400	800	1,200	1,600	2,000
Expansion tanks	752	1,106	1,460	1,814	2,168	2,522	2,876	3,230	3,584	3,938	4,292
Hot water heater (75 gallon)	489	705	921	1,137	1,352	1,568	1,784	2,000	100	200	300
Interior plumbing pipe repairs	2,854	3,756	4,659	5,561	6,463	7,366	8,268	9,171	10,073	10,976	11,878
Back flow devices: main water	607	849	1,091	1,334	1,576	1,819	2,061	2,303	2,546	2,788	3,030
Main water shut off valves	631	839	1,047	1,255	1,463	1,671	1,879	2,087	2,295	2,503	2,711
Lighting	2,894	4,194	5,495	6,795	8,095	9,396	10,696	11,996	13,297	14,597	15,897
Security system	599	1,091	1,583	2,076	2,568	3,061	3,553	4,046	4,538	5,030	5,523
Entry system	654	989	1,324	1,659	1,995	2,330	2,665	3,000	200	400	600
Fire protection: pumps & valves	2,275	3,184	4,093	5,002	5,911	6,820	7,728	8,637	9,546	10,455	11,364
Fire protection: control panels & alarm	1,121	1,767	2,414	3,060	3,707	4,353	5,000	417	833	1,250	1,667
BASE RESERVES	355,548	528,426	616,566	726,860	846,550	599,933	671,219	745,099	699,554	767,634	830,123
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(63,720)	(35,361)	(25,000)	(348,590)	(29,000)	(25,000)	(138,625)	(25,000)	(29,600)	0
ANNUAL DEPOSIT	172,877	172,877	151,860	145,655	144,690	101,973	100,286	98,880	93,080	93,080	92,089
TOTAL RESERVES	355,548	464,706	581,205	701,860	497,960	570,933	646,219	606,474	674,554	738,034	830,123

BPC, Inc., 8/2015

VALLEY PINES CONDOMINIUM ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

1588 S. Clarkson St., Denver, CO 80210

2015 VERSION: 6-18-15

Phone: 303-232-0252 Fax: 303-232-3243

	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034	YEAR 2035	YEAR 2036
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22
COMMON AREA:											
Irrigation system	91,614	3,665	7,329	10,994	14,658	18,323	21,987	25,652	29,316	32,981	36,646
Landscape refurbish & repair	6,000	7,000	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000
Drainage repairs	6,667	8,000	9,333	10,667	12,000	13,333	14,667	16,000	17,333	18,667	20,000
Asphalt: mill and overlay	116,858	5,843	11,686	17,529	23,372	29,215	35,057	40,900	46,743	52,586	58,429
Asphalt: seal coat & crack fill	8,372	10,465	2,093	4,186	6,279	8,372	10,465	2,093	4,186	6,279	8,372
Concrete repairs: project budget	15,000	20,000	25,000	5,000	10,000	15,000	20,000	25,000	5,000	10,000	15,000
Utility line & ext. pipe maintenance	22,366	23,945	25,524	27,104	28,683	30,262	31,841	33,421	35,000	1,000	2,000
Pole lights	9,000	360	720	1,080	1,440	1,800	2,160	2,520	2,880	3,240	3,600
Mailboxes	5,576	5,980	6,384	6,788	7,192	7,596	8,000	267	533	800	1,067
BUILDINGS											
Exterior:											
Roof: asphalt shingles Phase 1	84,524	96,599	108,674	120,749	132,824	144,899	156,973	169,048	181,123	193,198	205,273
Roof: asphalt shingles Phases 2 & 3	201,558	8,062	16,125	24,187	32,249	40,312	48,374	56,436	64,499	72,561	80,623
Roof: TPO/Vinyl membrane	16,351	18,687	21,023	23,359	25,695	28,031	30,367	32,703	35,039	37,374	39,710
Roof: metal panels	22,001	23,580	25,160	26,740	891	1,783	2,674	3,565	4,457	5,348	6,239
Gutters and downspouts	10,179	10,930	11,680	467	934	1,402	1,869	2,336	2,803	3,271	3,738
Balcony surfaces: waterproof	32,409	34,747	37,085	39,424	41,762	44,100	1,470	2,940	4,410	5,880	7,350
Exterior paint & staining	12,000	1,200	2,400	3,600	4,800	6,000	7,200	8,400	9,600	10,800	12,000
Stucco: elastomeric coating	29,333	36,667	44,000	51,333	58,667	66,000	73,333	80,667	88,000	95,333	102,667
Com. doors/windows: repair/replace	34,851	37,376	39,901	42,425	44,950	47,475	50,000	1,667	3,333	5,000	6,667
Interior:											
Exercise room equipment	1,667	2,500	3,333	4,167	5,000	5,833	6,667	7,500	8,333	9,167	10,000
Clubhouse furnishings	13,034	14,029	15,024	16,020	17,015	18,010	19,005	20,000	800	1,600	2,400
Hallways & Clubhouse: paint/repair	7,500	8,750	10,000	11,250	12,500	13,750	15,000	1,250	2,500	3,750	5,000
Carpet: Clubhouse replace	14,938	16,597	18,257	19,917	21,577	23,236	24,896	1,660	3,319	4,979	6,639
Carpet: Phase 1 halls (older)	34,480	37,928	41,376	44,824	48,272	51,720	3,448	6,896	10,344	13,792	17,240
Carpet: Phase 2 halls (newer)	3,509	4,387	5,264	6,141	7,019	7,896	8,773	9,651	10,528	11,405	12,283
Hardwood floors: replace	1,088	1,632	2,176	2,720	3,264	3,808	4,352	4,896	5,440	5,984	6,528
Tile floor: replace	15,710	16,873	18,037	19,200	768	1,536	2,304	3,072	3,840	4,608	5,376
Clubhouse bathrooms: remodel	600	900	1,200	1,500	1,800	2,100	2,400	2,700	3,000	3,300	3,600
Mechanical/Plumb/Electrical:											
Elevator cab & door operators	8,000	400	800	1,200	1,600	2,000	2,400	2,800	3,200	3,600	4,000
Elevator modernization	22,366	23,945	25,524	27,104	28,683	30,262	31,841	33,421	35,000	1,000	2,000

(continued next page)

Valley Pines
Reserve Analysis, 8-19-15
Section 2

INVENTORY LIST	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034	YEAR 2035	YEAR 2036
Mechanical/Plumb/Electrical											
Radiant heat boilers (2)	9,873	10,582	11,291	12,000	400	800	1,200	1,600	2,000	2,400	2,800
Miscellaneous pumps	2,400	2,800	3,200	3,600	4,000	400	800	1,200	1,600	2,000	2,400
Expansion tanks	4,646	5,000	250	500	750	1,000	1,250	1,500	1,750	2,000	2,250
Hot water heater (75 gallon)	400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400
Interior plumbing pipe repairs	12,781	13,683	14,585	15,488	16,390	17,293	18,195	19,098	20,000	571	1,143
Back flow devices: main water	3,273	3,515	3,758	4,000	160	320	480	640	800	960	1,120
Main water shut off valves	2,919	3,127	3,336	3,544	3,752	3,960	4,168	4,376	4,584	4,792	5,000
Lighting	17,198	18,498	19,799	21,099	22,399	23,700	25,000	1,000	2,000	3,000	4,000
Security system	6,015	6,508	7,000	467	933	1,400	1,867	2,333	2,800	3,267	3,733
Entry system	800	1,000	1,200	1,400	1,600	1,800	2,000	2,200	2,400	2,600	2,800
Fire protection: pumps & valves	12,273	13,182	14,091	15,000	600	1,200	1,800	2,400	3,000	3,600	4,200
Fire protection: control panels & alarm	2,083	2,500	2,917	3,333	3,750	4,167	4,583	5,000	417	833	1,250
BASE RESERVES	922,212	561,943	625,136	659,803	659,428	721,992	701,867	642,906	667,111	649,827	722,542
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(439,030)	(15,465)	(43,680)	(76,940)	(14,000)	(95,820)	(133,361)	(50,000)	(90,000)	0	(47,000)
ANNUAL DEPOSIT	92,089	78,761	78,657	78,348	76,564	76,564	75,696	74,400	74,205	72,715	72,715
TOTAL RESERVES	483,182	546,478	581,455	582,863	645,428	626,172	568,506	592,906	577,111	649,827	675,542

BPC, Inc., 8/2015



VALLEY PINES CONDOMINIUM ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2015 VERSION: 6-18-15

1588 S. Clarkson St., Denver, CO 80210

Phone: 303-232-0252 Fax: 303-232-3243

	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040	YEAR 2041	YEAR 2042	YEAR 2043	YEAR 2044	YEAR 2045	YEAR 2046	YEAR 2047
INVENTORY LIST	23	24	25	26	27	28	29	30	31	32	33

COMMON AREA:

Irrigation system	40,310	43,975	47,639	51,304	54,968	58,633	62,298	65,962	69,627	73,291	76,956
Landscape refurbish & repair	7,000	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000	7,000
Drainage repairs	1,333	2,667	4,000	5,333	6,667	8,000	9,333	10,667	12,000	13,333	14,667
Asphalt: mill and overlay	64,272	70,115	75,958	81,801	87,644	93,486	99,329	105,172	111,015	116,858	5,843
Asphalt: seal coat & crack fill	10,465	2,093	4,186	6,279	8,372	10,465	2,093	4,186	6,279	8,372	10,465
Concrete repairs: project budget	20,000	25,000	5,000	10,000	15,000	20,000	25,000	5,000	10,000	15,000	20,000
Utility line & ext. pipe maintenance	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000
Pole lights	3,960	4,320	4,680	5,040	5,400	5,760	6,120	6,480	6,840	7,200	7,560
Mailboxes	1,333	1,600	1,867	2,133	2,400	2,667	2,933	3,200	3,467	3,733	4,000

BUILDINGS

Exterior:											
Roof: asphalt shingles Phase 1	217,348	229,423	241,498	253,572	265,647	277,722	289,797	301,872	12,075	24,150	36,225
Roof: asphalt shingles Phases 2 & 3	88,686	96,748	104,810	112,872	120,935	128,997	137,059	145,122	153,184	161,246	169,309
Roof: TPO/Vinyl membrane	42,046	44,382	46,718	2,336	4,672	7,008	9,344	11,680	14,015	16,351	18,687
Roof: metal panels	7,131	8,022	8,913	9,805	10,696	11,587	12,479	13,370	14,261	15,153	16,044
Gutters and downspouts	4,205	4,672	5,139	5,607	6,074	6,541	7,008	7,476	7,943	8,410	8,877
Balcony surfaces: waterproof	8,820	10,290	11,760	13,230	14,700	16,170	17,640	19,110	20,580	22,050	23,520
Exterior paint & staining	1,200	2,400	3,600	4,800	6,000	7,200	8,400	9,600	10,800	12,000	1,200
Stucco: elastomeric coating	110,000	7,333	14,667	22,000	29,333	36,667	44,000	51,333	58,667	66,000	73,333
Com. doors/windows: repair/replace	8,333	10,000	11,667	13,333	15,000	16,667	18,333	20,000	21,667	23,333	25,000
Interior:											
Exercise room equipment	833	1,667	2,500	3,333	4,167	5,000	5,833	6,667	7,500	8,333	9,167
Clubhouse furnishings	3,200	4,000	4,800	5,600	6,400	7,200	8,000	8,800	9,600	10,400	11,200
Hallways & Clubhouse: paint/repair	6,250	7,500	8,750	10,000	11,250	12,500	13,750	15,000	1,250	2,500	3,750
Carpet: Clubhouse replace	8,299	9,958	11,618	13,278	14,938	16,597	18,257	19,917	21,577	23,236	24,896
Carpet: Phase 1 halls (older)	20,688	24,136	27,584	31,032	34,480	37,928	41,376	44,824	48,272	51,720	3,448
Carpet: Phase 2 halls (newer)	13,160	877	1,755	2,632	3,509	4,387	5,264	6,141	7,019	7,896	8,773
Hardwood floors: replace	7,072	7,616	8,160	8,704	9,248	9,792	10,336	10,880	11,424	11,968	12,512
Tile floor: replace	6,144	6,912	7,680	8,448	9,216	9,984	10,752	11,520	12,288	13,056	13,824
Clubhouse bathrooms: remodel	3,900	4,200	4,500	4,800	5,100	5,400	5,700	6,000	300	600	900
Mechanical/Plumb/Electrical:											
Elevator cab & door operators	4,400	4,800	5,200	5,600	6,000	6,400	6,800	7,200	7,600	8,000	400
Elevator modernization	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000

(continued next page)

Valley Pines
Reserve Analysis, 8-19-15
Section 2

INVENTORY LIST	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040	YEAR 2041	YEAR 2042	YEAR 2043	YEAR 2044	YEAR 2045	YEAR 2046	YEAR 2047
Mechanical/Plumb/Electrical											
Radiant heat boilers (2)	3,200	3,600	4,000	4,400	4,800	5,200	5,600	6,000	6,400	6,800	7,200
Miscellaneous pumps	2,800	3,200	3,600	4,000	400	800	1,200	1,600	2,000	2,400	2,800
Expansion tanks	2,500	2,750	3,000	3,250	3,500	3,750	4,000	4,250	4,500	4,750	5,000
Hot water heater (75 gallon)	1,500	1,600	1,700	1,800	1,900	2,000	100	200	300	400	500
Interior plumbing pipe repairs	1,714	2,286	2,857	3,429	4,000	4,571	5,143	5,714	6,286	6,857	7,429
Back flow devices: main water	1,280	1,440	1,600	1,760	1,920	2,080	2,240	2,400	2,560	2,720	2,880
Main water shut off valves	143	286	429	571	714	857	1,000	1,143	1,286	1,429	1,571
Lighting	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000
Security system	4,200	4,667	5,133	5,600	6,067	6,533	7,000	467	933	1,400	1,867
Entry system	3,000	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000
Fire protection: pumps & valves	4,800	5,400	6,000	6,600	7,200	7,800	8,400	9,000	9,600	10,200	10,800
Fire protection: control panels & alarm	1,667	2,083	2,500	2,917	3,333	3,750	4,167	4,583	5,000	417	833
BASE RESERVES	748,192	684,217	731,867	757,799	816,450	889,100	949,285	989,935	739,713	807,363	691,435
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(136,625)	(25,000)	(46,718)	(14,000)	0	(12,465)	(32,000)	(322,872)	(5,000)	(188,578)	(40,361)
ANNUAL DEPOSIT	72,650	72,650	72,650	72,650	72,650	72,650	72,650	72,650	72,650	72,650	72,650
TOTAL RESERVES	611,567	659,217	685,149	743,799	816,450	876,635	917,285	667,063	734,713	618,785	651,074

BPC, Inc., 8/2015



1588 S. Clarkson St., Denver, CO 80210

Phone: 303-232-0252 Fax: 303-232-3243

VALLEY PINES CONDOMINIUM ASSOCIATION

RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2015 VERSION: 6-18-15

	YEAR 2048	YEAR 2049	YEAR 2050	YEAR 2051	YEAR 2052	YEAR 2053	YEAR 2054
INVENTORY LIST	34	35	36	37	38	39	40

COMMON AREA:							
Irrigation system	80,620	84,285	87,949	91,614	3,665	7,329	10,994
Landscape refurbish & repair	8,000	9,000	10,000	1,000	2,000	3,000	4,000
Drainage repairs	16,000	17,333	18,667	20,000	1,333	2,667	4,000
Asphalt: mill and overlay	11,686	17,529	23,372	29,215	35,057	40,900	46,743
Asphalt: seal coat & crack fill	2,093	4,186	6,279	8,372	10,465	2,093	4,186
Concrete repairs: project budget	25,000	5,000	10,000	15,000	20,000	25,000	5,000
Utility line & ext. pipe maintenance	14,000	15,000	16,000	17,000	18,000	19,000	20,000
Pole lights	7,920	8,280	8,640	9,000	360	720	1,080
Mailboxes	4,267	4,533	4,800	5,067	5,333	5,600	5,867
BUILDINGS							
Exterior:							
Roof: asphalt shingles Phase 1	48,300	60,374	72,449	84,524	96,599	108,674	120,749
Roof: asphalt shingles Phases 2 & 3	177,371	185,433	193,496	201,558	8,062	16,125	24,187
Roof: TPO/Vinyl membrane	21,023	23,359	25,695	28,031	30,367	32,703	35,039
Roof: metal panels	16,935	17,827	18,718	19,609	20,501	21,392	22,283
Gutters and downspouts	9,344	9,812	10,279	10,746	11,213	11,681	467
Balcony surfaces: waterproof	24,990	26,460	27,930	29,400	30,870	32,340	33,810
Exterior paint & staining	2,400	3,600	4,800	6,000	7,200	8,400	9,600
Stucco: elastomeric coating	80,667	88,000	95,333	102,667	110,000	7,333	14,667
Com. doors/windows: repair/replace	26,667	28,333	30,000	31,667	33,333	35,000	36,667
Interior:							
Exercise room equipment	10,000	833	1,667	2,500	3,333	4,167	5,000
Clubhouse furnishings	12,000	12,800	13,600	14,400	15,200	16,000	16,800
Hallways & Clubhouse: paint/repair	5,000	6,250	7,500	8,750	10,000	11,250	12,500
Carpet: Clubhouse replace	1,660	3,319	4,979	6,639	8,299	9,958	11,618
Carpet: Phase 1 halls (older)	6,896	10,344	13,792	17,240	20,688	24,136	27,584
Carpet: Phase 2 halls (newer)	9,651	10,528	11,405	12,283	13,160	877	1,755
Hardwood floors: replace	13,056	13,600	544	1,088	1,632	2,176	2,720
Tile floor: replace	14,592	15,360	16,128	16,896	17,664	18,432	19,200
Clubhouse bathrooms: remodel	1,200	1,500	1,800	2,100	2,400	2,700	3,000
Mechanical/Plumb/Electrical:							
Elevator cab & door operators	800	1,200	1,600	2,000	2,400	2,800	3,200
Elevator modernization	14,000	15,000	16,000	17,000	18,000	19,000	20,000

(continued next page)

BPC, Inc., 8/2015

Valley Pines
Reserve Analysis, 8-19-15
Section 2

INVENTORY LIST	YEAR 2048	YEAR 2049	YEAR 2050	YEAR 2051	YEAR 2052	YEAR 2053	YEAR 2054
Mechanical/Plumb/Electrical							
Radiant heat boilers (2)	7,600	8,000	8,400	8,800	9,200	9,600	10,000
Miscellaneous pumps	3,200	3,600	4,000	400	800	1,200	1,600
Expansion tanks	250	500	750	1,000	1,250	1,500	1,750
Hot water heater (75 gallon)	600	700	800	900	1,000	1,100	1,200
Interior plumbing pipe repairs	8,000	8,571	9,143	9,714	10,286	10,857	11,429
Back flow devices: main water	3,040	3,200	3,360	3,520	3,680	3,840	4,000
Main water shut off valves	1,714	1,857	2,000	2,143	2,286	2,429	2,571
Lighting	16,000	17,000	18,000	19,000	20,000	21,000	22,000
Security system	2,333	2,800	3,267	3,733	4,200	4,667	5,133
Entry system	2,200	2,400	2,600	2,800	3,000	200	400
Fire protection: pumps & valves	11,400	12,000	12,600	13,200	13,800	14,400	15,000
Fire protection: control panels & alarm	1,250	1,667	2,083	2,500	2,917	3,333	3,750
BASE RESERVES	723,725	761,375	820,425	879,075	629,553	565,578	601,548
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	(35,000)	(13,600)	(14,000)	(322,172)	(136,625)	(36,681)	(38,200)
ANNUAL DEPOSIT	72,650	72,650	72,650	72,650	72,650	72,650	72,650
TOTAL RESERVES	688,725	747,775	806,425	556,903	492,928	528,898	563,348

BPC, Inc., 8/2015