

# RESERVE ANALYSIS REPORT

**Hyatt Mountain Lodge**  
Beaver Creek, Colorado  
Version 1  
September 21, 2005



**ADVANCED RESERVE SOLUTIONS, INC.**

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# Hyatt Mountain Lodge

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## Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format and reserve fund calculation methods. The following sections are included in this preface:

- **Introduction to Reserve Budgeting** page i
- **Understanding the Reserve Analysis** page i
- **Reserve Budget Calculation Methods** page vi
- **Glossary of Key Terms** page x

### ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

### ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

## Preface

There are four key bits of information that a comprehensive reserve analysis should provide. These items include:

- **Budget**

Amount recommended to be transferred into the reserve account each month of the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different calculation models (i.e. Component Method, Minimum Cash Flow Method, etc.). The Board should have a clear understanding of the differences among these funding models prior to implementing one of them in the annual budget.

- **Percent Funded**

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the reserve analysis was prepared. Remember, “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

- **Projections**

Indicate the “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

- **Inventory**

Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section. All reserve analyses may not include all of the summaries or report formats described herein.

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information.

# Preface

- **Executive Summary**

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

**Client Information**  
Provides various client information including fiscal year for which the analysis was prepared, number of units, phasing, etc.

**Global Parameters**  
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

**Community Profile**  
Provides brief description of the community, as well as other "global" type comments.

Sample Community Association Executive Summary Component Calculation Method		
<b>Client Information:</b>		
Account Number	12345	
Version Number	1	
Analysis Date	04/20/1999	
Fiscal Year	1/1/1999 to 12/31/1999	
Number of Units	150	
Phasing	4 of 4	
<b>Global Parameters:</b>		
Inflation Rate	3.00%	
Annual Contribution Increase	3.00%	
Investment Rate	5.50%	
Taxes on Investments	30.00%	
Contingency	3.00%	
<b>Community Profile:</b>		
This community was constructed in four phases between 1985 and 1987. For budgeting purposes, unless otherwise indicated, we have used January 1986 as the average placed-in-service date for aging the original components included in this analysis.		
Last field inspection: April 2, 1999		
<b>Adequacy of Reserves as of January 1, 1999:</b>		
Anticipated Reserve Balance	\$550,000.00	
Theoretically Ideal Reserve Balance	\$642,347.96	
Percent Funded	85.62%	
<b>Recommended Funding for the 1999 Fiscal Year:</b>		
	<b>Monthly</b>	<b>Per Unit</b>
Member Contribution	\$8,922.43	\$59.48
Interest Contribution	\$1,643.05	\$9.91
Total Contribution	\$10,465.48	\$69.39
4.20.1999(1) <span style="margin-left: 200px;">1</span> <span style="float: right;">ADVANCED RESERVE SOLUTIONS, INC.</span>		

**Recommended Funding**  
Provides the results of calculations with regard to the "bottom line." Indicates the monthly reserve funding recommendation from the membership, anticipated interest contribution and the total contribution requirement.

**Adequacy of Reserves**  
Displays the results of calculations with regard to the "health" of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, theoretically ideal reserve balance and the percent funded.

## Preface

- **Distribution of Current Reserve Funds**

Displays all reserve components, shown here in ascending “remaining life” order. Provides the remaining life, age and useful life of each component along with its theoretically ideal reserve balance as of the beginning of the fiscal year for which the reserve analysis was prepared. The far right-hand column displays the amount of money that was actually assigned to each component during the calculation process.

**Theoretically Ideal Reserves**  
Displays the ideal reserve balance for each component.

**Sample Community Association**  
Distribution of Current Reserve Funds  
Sorted by Remaining Life

	Remaining	Adjusted	Theoretically	Assigned	
	Life	Useful	Ideal		
	Age	Life	Balance	Reserves	
Cabana - Ceramic Tile, Exterior	7	13	20	\$1,018.37	\$1,018.37
Fencing - Wrought Iron, Perimeter	7	13	20	\$10,960.30	\$10,960.30
Fencing - Wrought Iron, Pool Area	7	13	20	\$6,833.90	\$6,833.90
Doors - Utility Closets	7	13	20	\$1,592.50	\$1,592.50
Monument Sign	7	13	20	\$4,853.88	\$4,853.88
Pool Area - Wood Patio Cover	7	13	20		
Decks - Resurface	8	2	10	\$19,648.00	\$19,648.00
Doors - Garages & Trash Enclosures	8	13	21	\$44,246.43	\$44,246.43
Lighting - Buildings	8	13	21	\$5,983.10	\$5,983.10
Streets - Asphalt, Overlay	9	13	22	\$30,949.45	\$30,949.45
Access - Gate Operator, Exit	9	1	10	\$206.00	\$206.00
Spa - Replaster & Tile Replace	9	1	10	\$149.23	\$149.23
Roofs - Flat, 1997	12	2	14	\$1,161.84	\$1,161.84
Lighting - Streets	12	13	25	\$7,254.00	\$7,254.00
Railing - Wrought Iron, Units	12	13	25	\$13,155.48	\$13,155.48
Roofs - Composition Shingle	12	13	25	\$107,094.00	\$34,442.50
Walls - Block, Repairs	12	13	25	\$2,663.93	\$2,663.93
Doors - Utility Closets, 1996	15	3	18	\$10,831.33	\$0.00
Cabana - Ceramic Tile, Interior	17	13	30	\$4,240.55	\$0.00
Cabana - Plumbing Fixtures	17	13	30	\$1,934.83	\$0.00
Contingency	n.a.			\$18,709.16	\$16,019.42
<b>Total</b>	<b>0 - 17</b>	<b>1 - 13</b>	<b>2 - 30</b>	<b>\$642,347.96</b>	<b>\$550,000.00</b>
<b>Percent Funded</b>					<b>85.62%</b>

**Reserve Components**  
All components are displayed (shown here in ascending “remaining life” order).

**Assigned Reserves**  
Displays the actual amount assigned to each component.

The total theoretically ideal reserves, assigned reserves and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives, ages and useful lives.

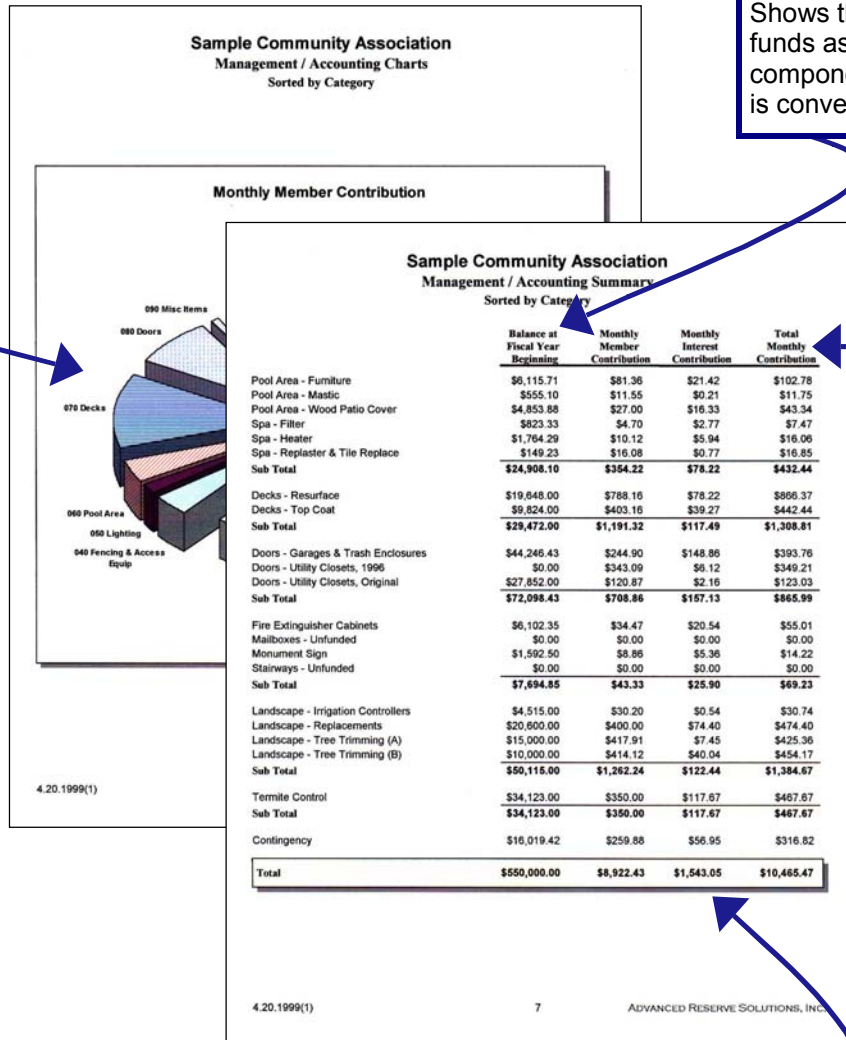
# Preface

- Management / Accounting Summary and Charts**

Summary displays all reserve components, shown here in “category” order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Three pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

**Pie Charts**  
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.

**Balance at FYB**  
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.



**Monthly Funding**  
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

The total assigned reserves and monthly funding are provided at the bottom of this summary.

**Will your Treasurer or accountant ask for anything else?**







## Preface

### ◆ ◆ CALCULATION METHODS ◆ ◆

There are only a few *true* reserve funding calculation methods used by reserve analysis firms. Some articles in trade publications seem to indicate that there are dozens of “unique” and different reserve calculation methods (i.e. component, cash flow, pooling, front-loading, splitting, etc.). Most “unique” calculation methods are actually hybrid derivatives of either the component method or the cash flow method.

The following sections describe the calculation methods utilized most often for our clients.

- **Component Calculation Method**

This calculation method develops a funding plan for each individual reserve component included in the reserve analysis. The sum of the funding plans for each component equal the total funding plan for the association.

This calculation method is typically the most conservative. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be reported. For example, using this calculation method, the reserve analysis can indicate the amount of current reserve funds “in the bank” for the roofs and the amount of money being funded towards the roofs each month. Using other calculation methods, this information cannot be calculated and therefore, cannot be reported.

The following is a detailed description of the Component Calculation Method:

**Step 1:** Calculation of Theoretically Ideal Balance for each component

The theoretically ideal balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Theoretically Ideal Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

**Step 2:** Distribution of current reserve funds

The association’s current reserve funds are assigned to (or distributed amongst) the reserve components based on each component’s remaining life and theoretically ideal balance as follows:

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*Pass 1:* Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its theoretically ideal balance, until reserves are exhausted.

*Pass 2:* If all components are assigned their theoretically ideal balance and additional funds exist, they are assigned in a “second pass.” Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

*Pass 3:* If all components are assigned their current cost and additional funds exist, they are assigned in a “third pass.” Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

### **Step 3:** Developing a funding plan

After step 2, all components have a “starting” balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop “stair stepped” contribution.

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the Inflation Parameter. Matching the Annual Contribution Increase Parameter to the Inflation Parameter indicates, in theory, that Member Contributions should increase at the same rate as the cost of living (Inflation Parameter). Due to the “time value of money,” this creates the most equitable distribution of Member Contributions through time.

Using an Annual Contribution Increase Parameter that is greater than the Inflation Parameter will reduce the burden to the current membership at the expense of the future membership. Using an Annual Contribution Increase Parameter that is less than the Inflation Parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

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	<u>0% Increase</u>	<u>3% Increase</u>	<u>10% Increase</u>
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	<u>\$100,000.00</u>	<u>\$100,000.00</u>	<u>\$100,000.00</u>

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a Total Reserve Contribution increase or decrease from year to year than this parameter.

- **Minimum Cash Flow Method**

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a “window,” typically 30 years.

This calculation method is not as conservative as the Component Method and will typically produce a lower monthly reserve contribution. This method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not concerned with the ideal level of reserves through time. Consequently, this funding method can allow an association to become increasingly underfunded, while never running completely out of money during the “window.”

This calculation method structures a funding plan that is the “bare” minimum required to pay for all reserve expenditures as they come due during the “window.” This method disregards components that do not have an expenditure associated with them during the “window.” This method tests reserve contributions to determine the minimum contribution necessary, based on the association's beginning reserve balance and anticipated expenses through time, so that the reserve balance in any one year does not drop below \$0 (or some other threshold level).

- **Directed Cash Flow Method**

This calculation method is a hybrid of the Minimum Cash Flow Method which enables the development of “custom” or “non-traditional” funding plans which may include deferred contributions or special assessments.

This method is similar to the Minimum Cash Flow Method in the sense that it is making calculations

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based on all reserve expenditures during the “window.” This calculation method can be used to calculate a reserve contribution that enables the association to become “ideally funded” in time.

### ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆

- **Annual Contribution Increase Parameter**

The rate used in the calculation of the funding plan developed by the Component Calculation Method and Minimum Cash Flow Method. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the Inflation Parameter. Matching the Annual Contribution Increase Parameter to the Inflation Parameter indicates, in theory, that Member Contributions should increase at the same rate as the cost of living (Inflation Parameter). Due to the “time value of money,” this creates the most equitable distribution of Member Contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a Total Reserve Contribution increase or decrease from year to year than this parameter.

See the description of “Calculation Methods” in this preface for more detail on this parameter.

- **Anticipated Reserve Balance (or Reserve Funds)**

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of Reserve Components.

This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the Fiscal Year beginning date for which the reserve analysis is prepared.

- **Assigned Funds (and “Fixed” Assigned Funds)**

The amount of money, as of the Fiscal Year beginning date for which the reserve analysis is prepared, that a Reserve Component has been assigned based on the Component Calculation Method.

Assigned Funds do not apply to the Minimum Cash Flow Calculation Method or the Directed Cash Flow Calculation Method.

The Assigned Funds are considered “Fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a Reserve Component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

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The Component Calculation Method assigns funds to each component in the most efficient manner possible; assigning “fixed” reserves in this manner can have a detrimental impact on the association’s overall budget structure in the long run. A more detailed description of the actual calculation process is included in the “Calculation Methods” section of the preface.

- **Component Calculation Method (or Component Method)**

Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the “Calculation Methods” section of the preface.

- **Contingency Parameter**

The rate used as a built-in buffer in the calculation of the funding plan developed by the Component Calculation Method. This rate will assign a percentage of the Reserve Funds, as of the Fiscal Year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

- **Current Replacement Cost**

The amount of money, as of the Fiscal Year beginning date for which the reserve analysis is prepared, that a Reserve Component is expected to cost to replace.

- **Directed Cash Flow Calculation Method (or Directed Cash Flow Method)**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “Calculation Methods” section of the preface.

- **Fiscal Year**

Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

- **Future Replacement Cost**

The amount of money, as of the Fiscal Year during which replacement of a Reserve Component is scheduled, that a Reserve Component is expected to cost to replace. This cost is calculated using the Current Replacement Cost compounded annually by the Inflation Parameter.

- **Global Parameters**

The financial parameters used to calculate the reserve analysis (see Inflation Parameter, Annual Contribution Increase Parameter, Investment Rate Parameter and Taxes on Investments Parameter).

- **Inflation Parameter**

The rate used in the calculation of future costs for Reserve Components. This rate is used on an annual compounding basis. This rate represents the rate the association expects to the cost of goods and services relating to their Reserve Components to increase each year.

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- **Interest Contribution**

The amount of money contributed to the Reserve Fund by the interest earned on the Reserve Fund and Member Contributions.

- **Investment Rate Parameter**

The gross rate used in the calculation of Interest Contribution (interest earned) from the Reserve Balance and Member Contributions. This rate (net of the Taxes on Investments Parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their Reserve Fund investments.

- **Membership Contribution**

The amount of money contributed to the Reserve Fund by the association's membership.

- **Minimum Cash Flow Calculation Method (or Minimum Cash Flow Method)**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "Calculation Methods" section of the preface.

- **Monthly Contribution (and "Fixed" Monthly Contribution)**

The amount of money, for the Fiscal Year which the reserve analysis is prepared, that a Reserve Component will be funded based on the Component Calculation Method.

Monthly Contribution does not apply to the Minimum Cash Flow Calculation Method or the Directed Cash Flow Calculation Method.

The Monthly Contribution is considered "Fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a Reserve Component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

The Component Calculation Method funds each component in the most efficient manner possible; assigning a "fixed" contribution in this manner can have a detrimental impact on the association's overall budget structure in the long run. A more detailed description of the actual calculation process is included in the "Calculation Methods" section of the preface.

- **Number of Units (or other assessment basis)**

Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see Phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for industrial developments.

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- **One-Time Replacement**

Used for components that will be budgeted for only once.

- **Percent Funded**

A measure (expressed as a percentage) of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the Anticipated Reserve Fund Balance to the Theoretically Ideal Reserve Balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Theoretically Ideal Reserve Balance}}$$

An association that is 100% funded does not have all of the Reserve Funds necessary to replace all of its Reserve Components immediately; it has the proportionately appropriate Reserve Funds for the Reserve Components it maintains, based on each component's Current Replacement Cost, age and Useful Life.

- **Percentage of Replacement**

The percentage of the Reserve Component that is expected to be replaced.

For most Reserve Components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

- **Phasing**

Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

- **Placed-In-Service Date**

The date (month and year) that the Reserve Component was originally put into service or last replaced.

- **Remaining Life**

The length of time, in years, until a Reserve Component is scheduled to be replaced.

- **Remaining Life Adjustment**

The length of time, in years, that a Reserve Component is expected to last in excess (or deficiency) of its Useful Life for the current cycle of replacement.



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If the current cycle of replacement for a Reserve Component is expected to be greater than or less than the “normal” life expectancy, the Reserve Component’s life should be adjusted using a Remaining Life Adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the Useful Life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the Useful Life should remain at 4 years and a Remaining Life Adjustment of +1 year should be used.

- **Replacement Year**

The Fiscal Year that a Reserve Component is scheduled to be replaced.

- **Reserve Components**

Line items included in the reserve analysis.

- **Salvage Value**

The amount of money that is expected to be received at the point in time that a Reserve Component is replaced.

For example, the “trade-in allowance” received at the time a security vehicle is replaced should be considered as its Salvage Value.

- **Taxes on Investments Parameter**

The rate used to offset the Investment Rate Parameter in the calculation of the Interest Contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the Reserve Funds and Member Contributions.

- **Theoretically Ideal Reserve Balance (or Ideal Reserves)**

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Ideal reserves are calculated for each Reserve Component based on the Current Replacement Cost, Age and Useful Life:

$$\text{Ideal Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The Theoretically Ideal Reserve Balance is the sum of the Ideal Reserves for each Reserve Component.

An association that has accumulated the Theoretically Ideal Reserve Balance does not have all of the funds necessary to replace all of its Reserve Components immediately; it has the proportionately appropriate Reserve Funds for the Reserve Components it maintains, based on each component’s Current Replacement Cost, Age and Useful Life.

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- **Total Contribution**

The sum of the Membership Contribution and Interest Contribution.

- **Useful Life**

The length of time, in years, that a Reserve Component is expected to last each time it is replaced. See also Remaining Life Adjustment.

# Hyatt Mountain Lodge

## Executive Summary

### Directed Cash Flow Calculation Method

**Client Information:**

Account Number	12420
Version Number	1
Analysis Date	09/21/2005
Fiscal Year	1/1/2006 to 12/31/2006
Number of Units	50
Phasing	1 of 1

**Global Parameters:**

Inflation Rate	3.00 %
Annual Contribution Increase	3.00 %
Investment Rate	3.00 %
Taxes on Investments	30.00 %
Contingency	3.00 %

**Community Profile:**

This resort consists of 50 units as follows:	
19 - Studio Units	
29 - 2 Bedroom Units	
2 - 3 Bedroom Units	
For budgeting purposes, unless otherwise indicated, we have used January 1999 as the average placed-in-service date for aging the original components included in this analysis.	
ARS field inspection: September 7-8, 2005	

**Adequacy of Reserves as of January 1, 2006:**

Anticipated Reserve Balance	<b>\$663,961.00</b>
Theoretically Ideal Reserve Balance	<b>\$1,250,656.61</b>
Percent Funded	<b>53.09%</b>

Recommended Funding for the 2006 Fiscal Year:	Annual	Monthly	Per Unit
			Per Month
Member Contribution	<b>\$200,000</b>	<b>\$16,666.67</b>	<b>\$333.33</b>
Interest Contribution	<b>\$14,217</b>	<b>\$1,184.74</b>	<b>\$23.69</b>
Total Contribution	<b>\$214,217</b>	<b>\$17,851.40</b>	<b>\$357.03</b>

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## Preparer's Disclosure Statement

In July 1998, Steve Jackson was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). Mr. Jackson was the seventh person in the United States to receive this professional designation.

The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

Consultant certifies that:

- 1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.
- 2) Consultant made field inspection of this resort on September 7-8, 2005. Per our contact with the client, component inventories were not developed by consultant. Component conditional assessments were developed by actual field observation and representative sampling. Due to scheduling conflicts, we were unable to access the two 3 bedroom units; information relating to these units has been extrapolated (estimated) based on the 2 bedroom units.
- 3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.
- 4) Consultant is a Reserve Specialist (RS) designee.
- 5) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

# Hyatt Mountain Lodge

## Photo Library



Resort Exterior



Resort Exterior



Resort Exterior



Resort Exterior

# Hyatt Mountain Lodge

## Photo Library



Studio Units



Studio Units



Studio Units



Studio Units



# Hyatt Mountain Lodge

## Photo Library



**2 Bedroom & 3 Bedroom Units**



**2 Bedroom & 3 Bedroom Units**



**2 Bedroom & 3 Bedroom Units**



**2 Bedroom & 3 Bedroom Units**



# Hyatt Mountain Lodge

## Calculation of Percent Funded

### Sorted by Category

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
<b><u>010 Roofing</u></b>				
Roofing - Concrete Tile	23	30	\$122,725.00	\$28,635.83
Roofing - Copper Sections	23	30	\$6,135.00	\$1,431.50
Roofing - Gutters & Downspouts	13	20	\$8,740.00	\$3,059.00
Roofing - Heat Tape	1	5	\$6,555.00	\$5,244.00
<b>Sub Total</b>	<b>1-23</b>	<b>5-30</b>	<b>\$144,155.00</b>	<b>\$38,370.33</b>
<b><u>020 Exterior Surfaces &amp; Painting</u></b>				
Exterior Surfaces - Stonework	13	20	\$12,275.00	\$4,296.25
Exterior Surfaces - Wood Siding	13	20	\$61,365.00	\$21,477.75
Painting - Interior Areas, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Stucco	5	12	\$16,390.00	\$9,560.83
Painting - Tubular Steel Railings	0	3	\$15,000.00	\$15,000.00
Painting - Wood Siding & Trim	0	5	\$60,000.00	\$60,000.00
<b>Sub Total</b>	<b>0-13</b>	<b>3-20</b>	<b>\$165,030.00</b>	<b>\$110,334.83</b>
<b><u>030 Railing</u></b>				
Railing - Tubular Steel	15	20	\$54,635.00	\$13,658.75
<b>Sub Total</b>	<b>15</b>	<b>20</b>	<b>\$54,635.00</b>	<b>\$13,658.75</b>
<b><u>040 Units</u></b>				
Units - Appliance, Dishwashers	3	10	\$22,785.00	\$15,949.50
Units - Appliance, Microwave Ovens	3	10	\$18,500.00	\$12,950.00
Units - Appliance, Ovens/Ranges	13	20	\$59,660.00	\$20,881.00
Units - Appliance, Refrigerators	3	10	\$36,715.00	\$25,700.50
Units - Appliance, Washer/Dryers	3	10	\$34,255.00	\$23,978.50
Units - Audio/Video Equipment	0	1	\$6,500.00	\$6,500.00
Units - Baker's Racks	13	20	\$6,650.00	\$2,327.50
Units - Bed Frames	13	20	\$10,105.00	\$3,536.75
Units - Bed Sets	3	10	\$29,885.00	\$20,919.50
Units - Bedding	3	6	\$133,630.00	\$66,815.00
Units - Breakfast Bar Wainscot	13	20	\$30,535.00	\$10,687.25
Units - Carpeting	3	5	\$189,115.00	\$58,189.23
Units - Ceramic Tile	13	20	\$229,670.00	\$80,384.50
Units - Dish Racks	13	20	\$22,785.00	\$7,974.75
Units - Furniture, Artwork/Mirrors	13	20	\$27,840.00	\$9,744.00
Units - Furniture, Case Goods (Armoires)	13	20	\$122,160.00	\$42,756.00
Units - Furniture, Case Goods (Chairs/Bar Stools)	3	10	\$135,225.00	\$94,657.50
Units - Furniture, Case Goods (Chests)	13	20	\$14,260.00	\$4,991.00

# Hyatt Mountain Lodge

## Calculation of Percent Funded

### Sorted by Category

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Units - Furniture, Case Goods (Dining Tables)	13	20	\$24,545.00	\$8,590.75
Units - Furniture, Case Goods (Dressers/Nightstand)	13	20	\$65,120.00	\$22,792.00
Units - Furniture, Case Goods (Headboards)	13	20	\$29,775.00	\$10,421.25
Units - Furniture, Case Goods (Small Tables)	13	20	\$24,090.00	\$8,431.50
Units - Furniture, Decorator Items	3	10	\$38,665.00	\$27,065.50
Units - Furniture, Lamps	3	10	\$59,005.00	\$41,303.50
Units - Furniture, Reupholster (Chairs/Bar Stools)	8	10	\$10,925.00	\$1,560.71
Units - Furniture, Upholstered (Leather Chairs)	3	10	\$25,730.00	\$18,011.00
Units - Furniture, Upholstered (Sofas)	3	5	\$65,665.00	\$20,204.62
Units - Kitchen Accessories	13	20	\$34,310.00	\$12,008.50
Units - Lighting	13	20	\$64,800.00	\$22,680.00
Units - Plumbing Fixtures	13	20	\$247,200.00	\$86,520.00
Units - Ving Card Locks	6	10	\$27,315.00	\$10,926.00
Units - Wallpaper, 2004	8	10	\$6,960.00	\$994.29
Units - Wallpaper, Original	3	10	\$7,245.00	\$5,071.50
Units - Window Cover, Blinds/Draperies Panels	3	10	\$78,280.00	\$54,796.00
Units - Window Cover, Drapes	3	10	\$26,265.00	\$18,385.50
Units - Window Cover, Wood Valances	13	20	\$29,760.00	\$10,416.00
<b>Sub Total</b>	<b>0-13</b>	<b>1-20</b>	<b>\$1,995,930.00</b>	<b>\$889,121.10</b>
<b><u>050 Hallways</u></b>				
Hallways - Carpeting	3	5	\$122,725.00	\$37,761.54
Hallways - Tables & Mirrors	13	20	\$7,385.00	\$2,584.75
Hallways - Wallpaper, Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>3-13</b>	<b>5-20</b>	<b>\$130,110.00</b>	<b>\$40,346.29</b>
<b><u>060 Equipment</u></b>				
Equipment - Call Accounting System	7	10	\$5,885.00	\$1,765.50
Equipment - Domestic Water Pumps	0	5	\$3,280.00	\$3,280.00
Equipment - Elevators, Cab Refurbish	3	10	\$10,000.00	\$7,000.00
Equipment - Elevators, Major Rehabilitation	13	20	\$130,000.00	\$45,500.00
Equipment - Heat Circulation Pumps	3	10	\$3,695.00	\$2,586.50
Equipment - HVAC Air Handlers	13	20	\$9,205.00	\$3,221.75
Equipment - Internet Access	2	5	\$7,500.00	\$4,500.00
Equipment - Sprinkler/Security System	23	30	\$31,820.00	\$7,424.67
Equipment - Telephone System	3	10	\$61,365.00	\$42,955.50
Equipment - Ving Card Computer System	6	10	\$6,010.00	\$2,404.00
Equipment - Washer & Dryer	3	10	\$2,515.00	\$1,760.50

**Hyatt Mountain Lodge**  
**Calculation of Percent Funded**  
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
<b>Sub Total</b>	<b>0-23</b>	<b>5-30</b>	<b>\$271,275.00</b>	<b>\$122,398.42</b>
Contingency	n.a.	n.a.	n.a.	\$36,426.89
<b>Total</b>	<b>0-23</b>	<b>1-30</b>	<b>\$2,761,135.00</b>	<b>\$1,250,656.61</b>
<b>Anticipated Reserve Balance</b>				<b>\$663,961.00</b>
<b>Percent Funded</b>				<b>53.09%</b>

**Hyatt Mountain Lodge**  
**Annual Expenditure Detail**  
**Sorted by Description**

**2006 Fiscal Year**

Equipment - Domestic Water Pumps	\$3,280.00
Painting - Tubular Steel Railings	\$15,000.00
Painting - Wood Siding & Trim	\$60,000.00
Units - Audio/Video Equipment	\$6,500.00

<b>Sub Total</b>	<b>\$84,780.00</b>
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**2007 Fiscal Year**

Roofing - Heat Tape	\$6,751.65
Units - Audio/Video Equipment	\$6,695.00

<b>Sub Total</b>	<b>\$13,446.65</b>
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**2008 Fiscal Year**

Equipment - Internet Access	\$7,956.75
Units - Audio/Video Equipment	\$6,895.85

<b>Sub Total</b>	<b>\$14,852.60</b>
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**2009 Fiscal Year**

Equipment - Elevators, Cab Refurbish	\$10,927.27
Equipment - Heat Circulation Pumps	\$4,037.63
Equipment - Telephone System	\$67,055.19
Equipment - Washer & Dryer	\$2,748.21
Hallways - Carpeting	\$134,104.92
Painting - Tubular Steel Railings	\$16,390.91
Units - Appliance, Dishwashers	\$24,897.78
Units - Appliance, Microwave Ovens	\$20,215.45
Units - Appliance, Refrigerators	\$40,119.47
Units - Appliance, Washer/Dryers	\$37,431.36
Units - Audio/Video Equipment	\$7,102.73
Units - Bed Sets	\$32,656.15
Units - Bedding	\$146,021.11
Units - Carpeting	\$206,651.07
Units - Furniture, Case Goods (Chairs/Bar Stools)	\$147,764.01
Units - Furniture, Decorator Items	\$42,250.29
Units - Furniture, Lamps	\$64,476.36
Units - Furniture, Upholstered (Leather Chairs)	\$28,115.87
Units - Furniture, Upholstered (Sofas)	\$71,753.92
Units - Wallpaper, Original	\$7,916.81
Units - Window Cover, Blinds/Draperies Panels	\$85,538.67
Units - Window Cover, Drapes	\$28,700.47

**Hyatt Mountain Lodge**  
**Annual Expenditure Detail**  
Sorted by Description

<b>Sub Total</b>	<b>\$1,226,875.63</b>
<b>2010 Fiscal Year</b>	
Units - Audio/Video Equipment	\$7,315.81
<b>Sub Total</b>	<b>\$7,315.81</b>
<b>2011 Fiscal Year</b>	
Equipment - Domestic Water Pumps	\$3,802.42
Painting - Stucco	\$19,000.50
Painting - Wood Siding & Trim	\$69,556.44
Units - Audio/Video Equipment	\$7,535.28
<b>Sub Total</b>	<b>\$99,894.65</b>
<b>2012 Fiscal Year</b>	
Equipment - Ving Card Computer System	\$7,176.25
Painting - Tubular Steel Railings	\$17,910.78
Roofing - Heat Tape	\$7,827.01
Units - Audio/Video Equipment	\$7,761.34
Units - Ving Card Locks	\$32,615.54
<b>Sub Total</b>	<b>\$73,290.93</b>
<b>2013 Fiscal Year</b>	
Equipment - Call Accounting System	\$7,237.81
Equipment - Internet Access	\$9,224.05
Units - Audio/Video Equipment	\$7,994.18
<b>Sub Total</b>	<b>\$24,456.04</b>
<b>2014 Fiscal Year</b>	
Hallways - Carpeting	\$155,464.36
Units - Audio/Video Equipment	\$8,234.01
Units - Bedding	\$169,278.49
Units - Carpeting	\$239,565.22
Units - Furniture, Decorator Items	\$48,979.67
Units - Furniture, Reupholster (Chairs/Bar Stools)	\$13,839.46
Units - Furniture, Upholstered (Sofas)	\$83,182.46
Units - Wallpaper, 2004	\$8,816.72
<b>Sub Total</b>	<b>\$727,360.38</b>
<b>2015 Fiscal Year</b>	
Painting - Tubular Steel Railings	\$19,571.60
Units - Audio/Video Equipment	\$8,481.03

**Hyatt Mountain Lodge**  
**Annual Expenditure Detail**  
**Sorted by Description**

<b>Sub Total</b>	<b>\$28,052.62</b>
 <b>2016 Fiscal Year</b>	
Equipment - Domestic Water Pumps	\$4,408.05
Painting - Wood Siding & Trim	\$80,634.98
Units - Audio/Video Equipment	\$8,735.46
<b>Sub Total</b>	<b>\$93,778.49</b>
 <b>2017 Fiscal Year</b>	
Roofing - Heat Tape	\$9,073.65
Units - Audio/Video Equipment	\$8,997.52
<b>Sub Total</b>	<b>\$18,071.17</b>
 <b>2018 Fiscal Year</b>	
Equipment - Internet Access	\$10,693.21
Painting - Tubular Steel Railings	\$21,386.41
Units - Audio/Video Equipment	\$9,267.45
<b>Sub Total</b>	<b>\$41,347.07</b>
 <b>2019 Fiscal Year</b>	
Equipment - Elevators, Cab Refurbish	\$14,685.34
Equipment - Elevators, Major Rehabilitation	\$190,909.38
Equipment - Heat Circulation Pumps	\$5,426.23
Equipment - HVAC Air Handlers	\$13,517.85
Equipment - Telephone System	\$90,116.57
Equipment - Washer & Dryer	\$3,693.36
Exterior Surfaces - Stonework	\$18,026.25
Exterior Surfaces - Wood Siding	\$90,116.57
Hallways - Carpeting	\$180,225.80
Hallways - Tables & Mirrors	\$10,845.12
Roofing - Gutters & Downspouts	\$12,834.98
Units - Appliance, Dishwashers	\$33,460.54
Units - Appliance, Microwave Ovens	\$27,167.87
Units - Appliance, Ovens/Ranges	\$87,612.72
Units - Appliance, Refrigerators	\$53,917.22
Units - Appliance, Washer/Dryers	\$50,304.62
Units - Audio/Video Equipment	\$9,545.47
Units - Baker's Racks	\$9,765.75
Units - Bed Frames	\$14,839.53
Units - Bed Sets	\$43,887.13

**Hyatt Mountain Lodge**  
**Annual Expenditure Detail**  
**Sorted by Description**

Units - Bedding	\$196,240.16
Units - Breakfast Bar Wainscot	\$44,841.68
Units - Carpeting	\$277,721.75
Units - Ceramic Tile	\$337,278.14
Units - Dish Racks	\$33,460.54
Units - Furniture, Artwork/Mirrors	\$40,883.98
Units - Furniture, Case Goods (Armoires)	\$179,396.08
Units - Furniture, Case Goods (Chairs/Bar Stools)	\$198,582.47
Units - Furniture, Case Goods (Chests)	\$20,941.29
Units - Furniture, Case Goods (Dining Tables)	\$36,045.16
Units - Furniture, Case Goods (Dressers/Nightstands)	\$95,630.92
Units - Furniture, Case Goods (Headboards)	\$43,725.59
Units - Furniture, Case Goods (Small Tables)	\$35,376.98
Units - Furniture, Decorator Items	\$56,780.86
Units - Furniture, Lamps	\$86,650.83
Units - Furniture, Upholstered (Leather Chairs)	\$37,785.37
Units - Furniture, Upholstered (Sofas)	\$96,431.27
Units - Kitchen Accessories	\$50,385.39
Units - Lighting	\$95,160.98
Units - Plumbing Fixtures	\$363,021.53
Units - Wallpaper, Original	\$10,639.53
Units - Window Cover, Blinds/Drapery Panels	\$114,956.82
Units - Window Cover, Drapes	\$38,571.04
Units - Window Cover, Wood Valances	\$43,703.56
<b>Sub Total</b>	<b>\$3,495,110.24</b>
<b>2020 Fiscal Year</b>	
Units - Audio/Video Equipment	\$9,831.83
<b>Sub Total</b>	<b>\$9,831.83</b>
<b>2021 Fiscal Year</b>	
Equipment - Domestic Water Pumps	\$5,110.13
Painting - Stucco	\$25,535.09
Painting - Tubular Steel Railings	\$23,369.51
Painting - Wood Siding & Trim	\$93,478.05
Railing - Tubular Steel	\$85,119.55
Units - Audio/Video Equipment	\$10,126.79
<b>Sub Total</b>	<b>\$242,739.11</b>



# Hyatt Mountain Lodge

## Annual Expenditure Detail

### Sorted by Description

#### 2022 Fiscal Year

Equipment - Ving Card Computer System	\$9,644.29
Roofing - Heat Tape	\$10,518.85
Units - Audio/Video Equipment	\$10,430.59
Units - Ving Card Locks	\$43,832.56

<b>Sub Total</b>	<b>\$74,426.28</b>
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#### 2023 Fiscal Year

Equipment - Call Accounting System	\$9,727.01
Equipment - Internet Access	\$12,396.36
Units - Audio/Video Equipment	\$10,743.51

<b>Sub Total</b>	<b>\$32,866.88</b>
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#### 2024 Fiscal Year

Hallways - Carpeting	\$208,931.10
Painting - Tubular Steel Railings	\$25,536.50
Units - Audio/Video Equipment	\$11,065.81
Units - Bedding	\$227,496.13
Units - Carpeting	\$321,955.63
Units - Furniture, Decorator Items	\$65,824.57
Units - Furniture, Reupholster (Chairs/Bar Stools)	\$18,599.08
Units - Furniture, Upholstered (Sofas)	\$111,790.27
Units - Wallpaper, 2004	\$11,848.93

<b>Sub Total</b>	<b>\$1,003,048.02</b>
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#### 2025 Fiscal Year

Units - Audio/Video Equipment	\$11,397.79
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<b>Sub Total</b>	<b>\$11,397.79</b>
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#### 2026 Fiscal Year

Equipment - Domestic Water Pumps	\$5,924.04
Painting - Wood Siding & Trim	\$108,366.67
Units - Audio/Video Equipment	\$11,739.72

<b>Sub Total</b>	<b>\$126,030.44</b>
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#### 2027 Fiscal Year

Painting - Tubular Steel Railings	\$27,904.42
Roofing - Heat Tape	\$12,194.23
Units - Audio/Video Equipment	\$12,091.91

<b>Sub Total</b>	<b>\$52,190.56</b>
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# Hyatt Mountain Lodge

## Annual Expenditure Detail

### Sorted by Description

#### 2028 Fiscal Year

Equipment - Internet Access	\$14,370.78
Units - Audio/Video Equipment	\$12,454.67

#### Sub Total

\$26,825.45

#### 2029 Fiscal Year

Equipment - Elevators, Cab Refurbish	\$19,735.87
Equipment - Heat Circulation Pumps	\$7,292.40
Equipment - Sprinkler/Security System	\$62,799.52
Equipment - Telephone System	\$121,109.14
Equipment - Washer & Dryer	\$4,963.57
Hallways - Carpeting	\$242,208.40
Roofing - Concrete Tile	\$242,208.40
Roofing - Copper Sections	\$12,107.95
Units - Appliance, Dishwashers	\$44,968.17
Units - Appliance, Microwave Ovens	\$36,511.35
Units - Appliance, Refrigerators	\$72,460.23
Units - Appliance, Washer/Dryers	\$67,605.21
Units - Audio/Video Equipment	\$12,828.31
Units - Bed Sets	\$58,980.63
Units - Bedding	\$263,730.37
Units - Carpeting	\$373,234.81
Units - Furniture, Case Goods (Chairs/Bar Stools)	\$266,878.24
Units - Furniture, Decorator Items	\$76,308.72
Units - Furniture, Lamps	\$116,451.47
Units - Furniture, Upholstered (Leather Chairs)	\$50,780.38
Units - Furniture, Upholstered (Sofas)	\$129,595.56
Units - Wallpaper, Original	\$14,298.63
Units - Window Cover, Blinds/Draperies Panels	\$154,492.35
Units - Window Cover, Drapes	\$51,836.25

#### Sub Total

\$2,503,385.94

#### 2030 Fiscal Year

Painting - Tubular Steel Railings	\$30,491.91
Units - Audio/Video Equipment	\$13,213.16

#### Sub Total

\$43,705.07

#### 2031 Fiscal Year

Equipment - Domestic Water Pumps	\$6,867.59
Painting - Stucco	\$34,317.02

**Hyatt Mountain Lodge**  
**Annual Expenditure Detail**  
**Sorted by Description**

Painting - Wood Siding & Trim	\$125,626.68
Units - Audio/Video Equipment	\$13,609.56
<b>Sub Total</b>	<b>\$180,420.84</b>
<b>2032 Fiscal Year</b>	
Equipment - Ving Card Computer System	\$12,961.11
Roofing - Heat Tape	\$14,136.46
Units - Audio/Video Equipment	\$14,017.84
Units - Ving Card Locks	\$58,907.29
<b>Sub Total</b>	<b>\$100,022.70</b>
<b>2033 Fiscal Year</b>	
Equipment - Call Accounting System	\$13,072.29
Equipment - Internet Access	\$16,659.67
Painting - Tubular Steel Railings	\$33,319.34
Units - Audio/Video Equipment	\$14,438.38
<b>Sub Total</b>	<b>\$77,489.67</b>
<b>2034 Fiscal Year</b>	
Hallways - Carpeting	\$280,785.92
Units - Audio/Video Equipment	\$14,871.53
Units - Bedding	\$305,735.78
Units - Carpeting	\$432,681.44
Units - Furniture, Decorator Items	\$88,462.72
Units - Furniture, Reupholster (Chairs/Bar Stools)	\$24,995.61
Units - Furniture, Upholstered (Sofas)	\$150,236.77
Units - Wallpaper, 2004	\$15,923.98
<b>Sub Total</b>	<b>\$1,313,693.75</b>
<b>2035 Fiscal Year</b>	
Units - Audio/Video Equipment	\$15,317.68
<b>Sub Total</b>	<b>\$15,317.68</b>

# Hyatt Mountain Lodge

## Projections

### Directed Cash Flow Calculation Method

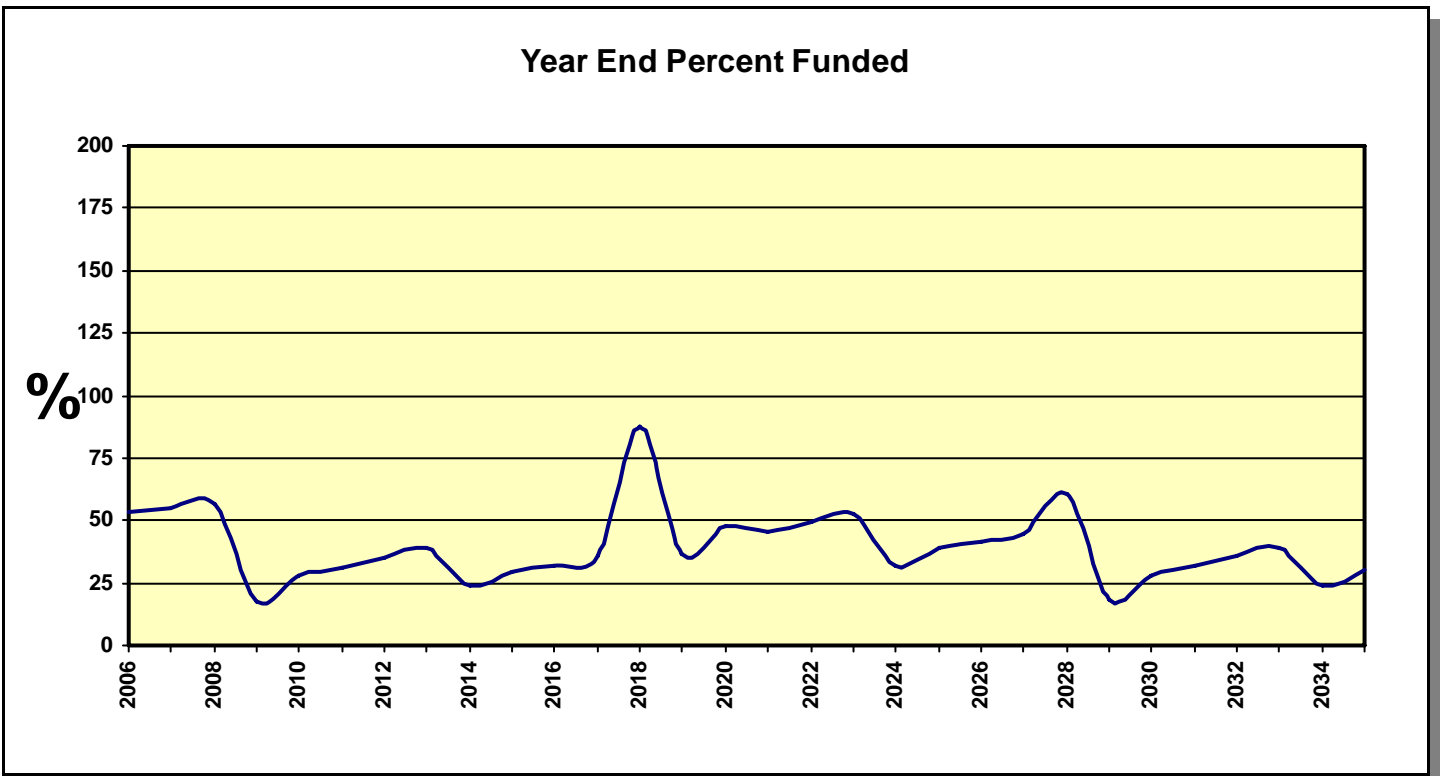
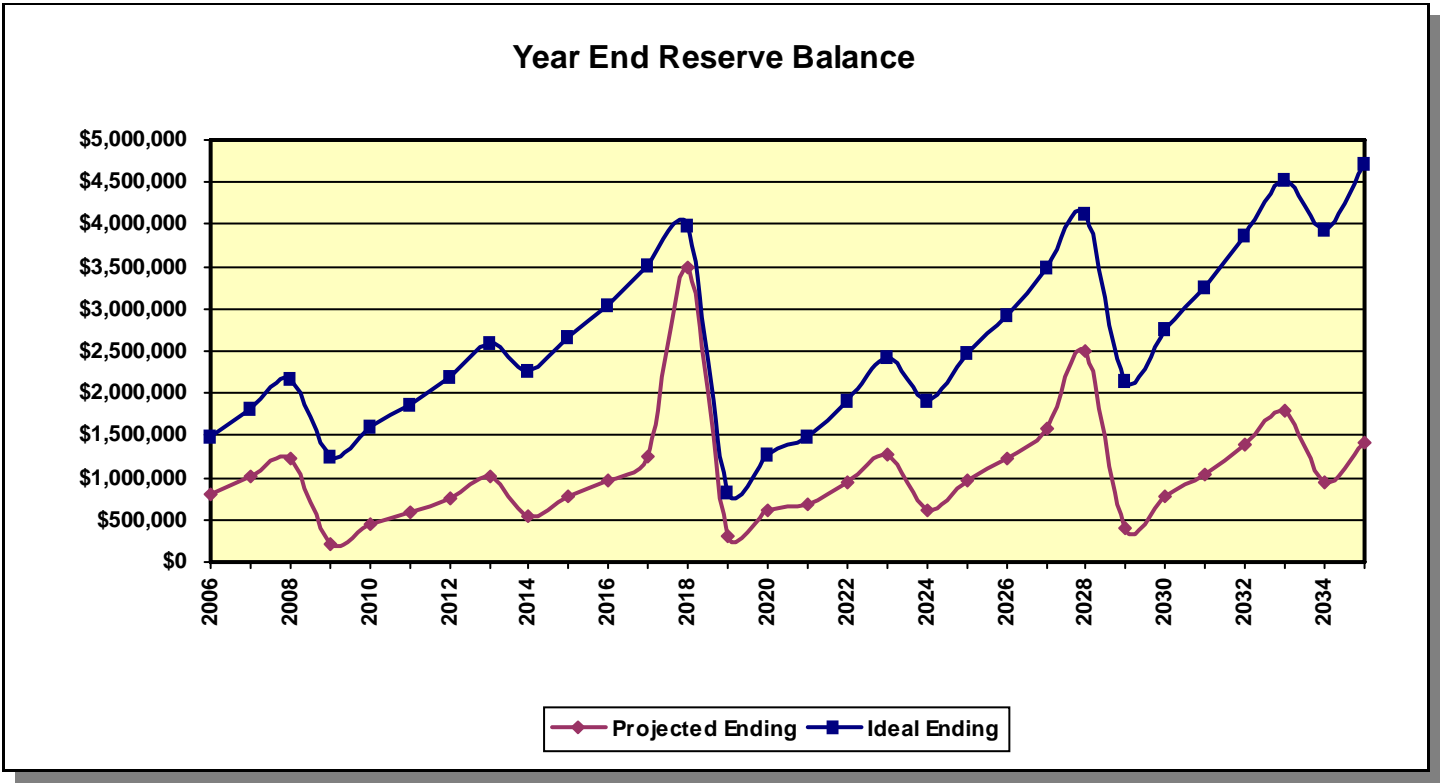
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Theoretically Ideal Ending Balance	Percent Funded
2006	\$663,961	\$200,000	\$14,217	\$84,780	\$793,398	\$1,489,207	53%
2007	\$793,398	\$206,000	\$18,532	\$13,447	\$1,004,483	\$1,819,321	55%
2008	\$1,004,483	\$212,180	\$23,038	\$14,853	\$1,224,848	\$2,166,838	57%
2009	\$1,224,848	\$218,545	\$2,073	\$1,226,876	\$218,591	\$1,244,386	18%
2010	\$218,591	\$225,102	\$6,659	\$7,316	\$443,036	\$1,597,516	28%
2011	\$443,036	\$231,855	\$9,520	\$99,895	\$584,516	\$1,873,065	31%
2012	\$584,516	\$238,810	\$13,152	\$73,291	\$763,187	\$2,195,113	35%
2013	\$763,187	\$245,975	\$18,045	\$24,456	\$1,002,751	\$2,588,940	39%
2014	\$1,002,751	\$253,354	\$8,292	\$727,360	\$537,037	\$2,259,316	24%
2015	\$537,037	\$260,955	\$13,319	\$28,053	\$783,257	\$2,672,630	29%
2016	\$783,257	\$268,783	\$17,221	\$93,778	\$975,484	\$3,039,874	32%
2017	\$975,484	\$276,847	\$22,981	\$18,071	\$1,257,240	\$3,510,050	36%
2018	\$1,257,240	\$2,235,000	\$47,419	\$41,347	\$3,498,311	\$3,981,582	88%
2019	\$3,498,311	\$293,707	\$2,911	\$3,495,110	\$299,819	\$815,465	37%
2020	\$299,819	\$302,518	\$9,077	\$9,832	\$601,583	\$1,264,569	48%
2021	\$601,583	\$311,593	\$10,625	\$242,739	\$681,063	\$1,493,107	46%
2022	\$681,063	\$320,941	\$15,970	\$74,426	\$943,547	\$1,920,507	49%
2023	\$943,547	\$330,570	\$22,510	\$32,867	\$1,263,760	\$2,418,667	52%
2024	\$1,263,760	\$340,487	\$8,824	\$1,003,048	\$610,023	\$1,916,769	32%
2025	\$610,023	\$350,701	\$16,088	\$11,398	\$965,414	\$2,466,546	39%
2026	\$965,414	\$361,222	\$21,295	\$126,030	\$1,221,901	\$2,926,333	42%
2027	\$1,221,901	\$372,059	\$28,404	\$52,191	\$1,570,173	\$3,493,836	45%
2028	\$1,570,173	\$920,000	\$41,631	\$26,825	\$2,504,979	\$4,121,326	61%
2029	\$2,504,979	\$394,717	\$3,855	\$2,503,386	\$400,165	\$2,156,792	19%
2030	\$400,165	\$406,559	\$11,494	\$43,705	\$774,513	\$2,759,828	28%
2031	\$774,513	\$418,756	\$16,651	\$180,421	\$1,029,499	\$3,253,453	32%
2032	\$1,029,499	\$431,318	\$23,884	\$100,023	\$1,384,678	\$3,865,249	36%
2033	\$1,384,678	\$444,258	\$32,018	\$77,490	\$1,783,464	\$4,537,913	39%
2034	\$1,783,464	\$457,586	\$14,391	\$1,313,694	\$941,746	\$3,938,436	24%
2035	\$941,746	\$471,313	\$24,206	\$15,318	\$1,421,948	\$4,718,164	30%

NOTE: In some cases, the projected Ending Balance may exceed the Theoretically Ideal Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

# Hyatt Mountain Lodge

## Projection Charts

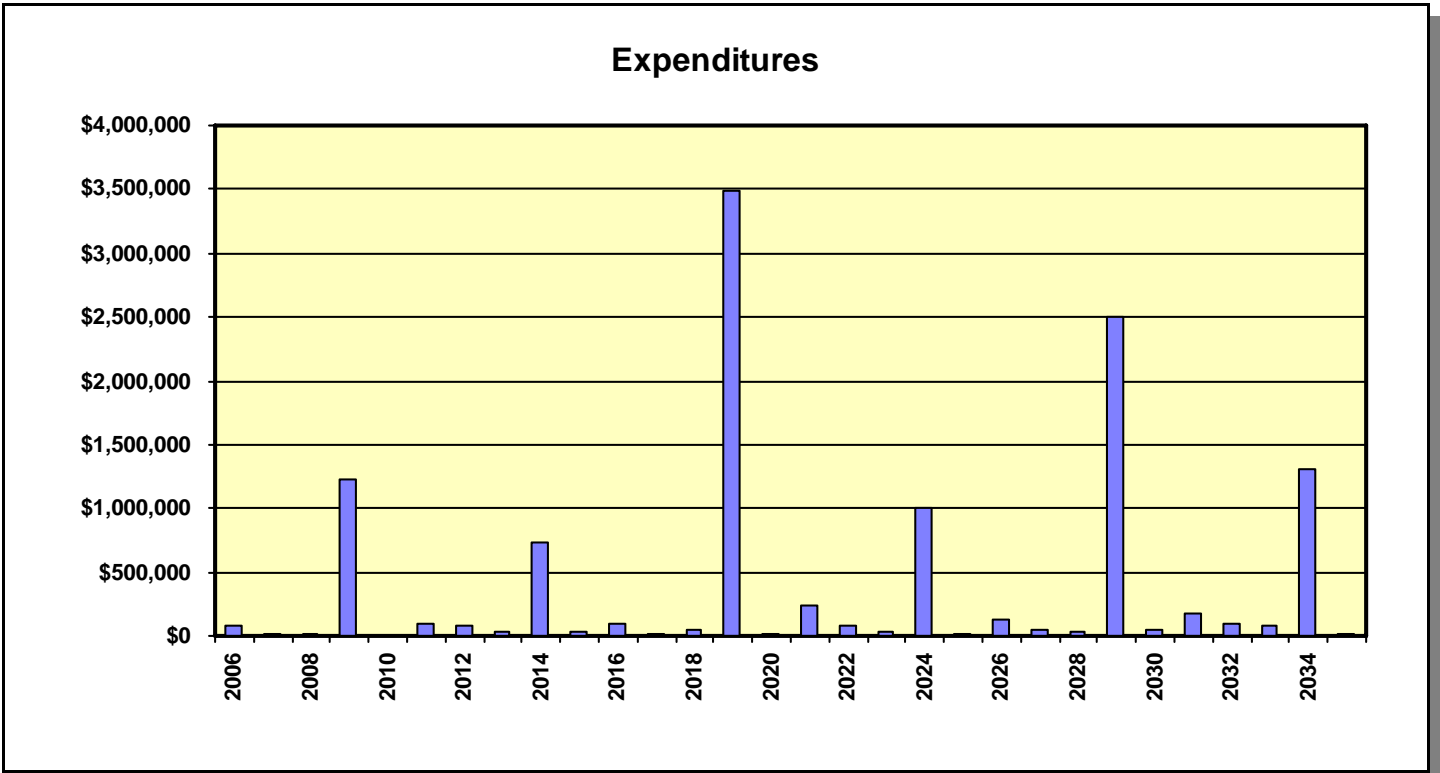
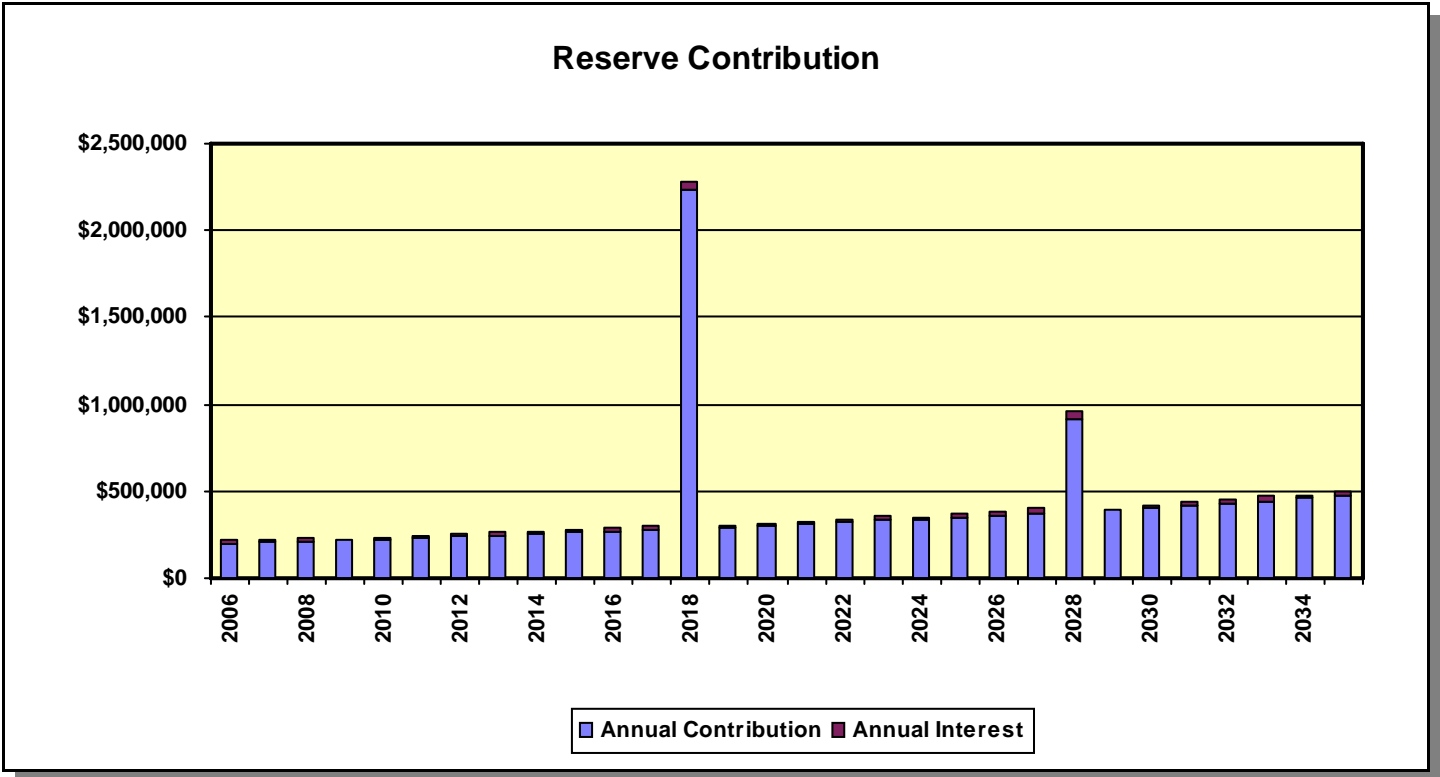
### Directed Cash Flow Calculation Method



# Hyatt Mountain Lodge

## Projection Charts

### Directed Cash Flow Calculation Method



# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Roofing - Concrete Tile

Category	010 Roofing	Quantity	1 total
		Unit Cost	\$122,725.000
		% of Replacement	100.00%
		Current Cost	\$122,725.00
Placed In Service	01/99	Future Cost	\$242,208.40
Useful Life	30		
Remaining Life	23		
Replacement Year	2029		

#### Comments:

Tile roofs are designed to last the life of the resort. Typically, we do not include a funding provision for this component and recommend that the client include a line item in the annual operating budget for annual inspections and repairs on an "as needed" basis. At the request of the client, we have included this component for the long-term replacement of the waterproof membrane underneath the roof tiles.

### Roofing - Copper Sections

Category	010 Roofing	Quantity	1 total
		Unit Cost	\$6,135.000
		% of Replacement	100.00%
		Current Cost	\$6,135.00
Placed In Service	01/99	Future Cost	\$12,107.95
Useful Life	30		
Remaining Life	23		
Replacement Year	2029		

#### Comments:



# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Roofing - Gutters & Downspouts

Category	010 Roofing	Quantity	1 total
		Unit Cost	\$8,740.000
		% of Replacement	100.00%
		Current Cost	\$8,740.00
		Future Cost	\$12,834.98
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

There are copper rain gutters and downspouts in typical locations around the buildings.

### Roofing - Heat Tape

Category	010 Roofing	Quantity	1 total
		Unit Cost	\$6,555.000
		% of Replacement	100.00%
		Current Cost	\$6,555.00
		Future Cost	\$6,751.65
Placed In Service	01/02		
Useful Life	5		
Remaining Life	1		
Replacement Year	2007		

#### Comments:

The heat tape that exists in the gutters and downspouts throughout the project was replaced during 2002.

The actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Exterior Surfaces - Stonework

Category	020 Exterior Surfaces & Painting	Quantity	1 total
		Unit Cost	\$12,275.000
		% of Replacement	100.00%
		Current Cost	\$12,275.00
		Future Cost	\$18,026.25
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

### Exterior Surfaces - Wood Siding

Category	020 Exterior Surfaces & Painting	Quantity	1 total
		Unit Cost	\$61,365.000
		% of Replacement	100.00%
		Current Cost	\$61,365.00
		Future Cost	\$90,116.57
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Painting - Interior Areas, Unfunded

Category	020 Exterior Surfaces & Painting	Quantity	1 comment
		Unit Cost	\$0.000
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/99	Future Cost	\$0.00
Useful Life	n.a.		
Remaining Life	n.a.		
Replacement Year	n.a.		

Comments:

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Painting - Stucco

Category	020 Exterior Surfaces & Painting	Quantity	1 total
		Unit Cost	\$16,390.000
		% of Replacement	100.00%
		Current Cost	\$16,390.00
Placed In Service	01/99	Future Cost	\$19,000.50
Useful Life	10		
Adjustment	+2		
Remaining Life	5		
Replacement Year	2011		

Comments:

The remaining life for the stucco painting has been adjusted, based on condition at our most recent site inspection, to align with the future painting cycle of the woodwork.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Painting - Tubular Steel Railings

Category	020 Exterior Surfaces & Painting	Quantity	1 estimate
		Unit Cost	\$15,000.000
		% of Replacement	100.00%
		Current Cost	\$15,000.00
		Future Cost	\$16,390.91
Placed In Service	01/03		
Useful Life	3		
Remaining Life	0		
Replacement Year	2006		

#### Comments:

These are the tubular steel railings at the unit balconies.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent field inspection.

### Painting - Wood Siding & Trim

Category	020 Exterior Surfaces & Painting	Quantity	1 estimate
		Unit Cost	\$60,000.000
		% of Replacement	100.00%
		Current Cost	\$60,000.00
		Future Cost	\$69,556.44
Placed In Service	01/99		
Useful Life	5		
Remaining Life	0		
Replacement Year	2006		

#### Comments:

# Hyatt Mountain Lodge

## Component Detail

### Sorted by Category

#### Railing - Tubular Steel

Category	030 Railing	Quantity	1 total
		Unit Cost	\$54,635.000
		% of Replacement	100.00%
		Current Cost	\$54,635.00
Placed In Service	01/01	Future Cost	\$85,119.55
Useful Life	20		
Remaining Life	15		
Replacement Year	2021		

Comments:

These are the tubular steel railings at the unit balconies.

#### Units - Appliance, Dishwashers

Category	040 Units	Quantity	31 units
		Unit Cost	\$735.000
		% of Replacement	100.00%
		Current Cost	\$22,785.00
Placed In Service	01/99	Future Cost	\$24,897.78
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

Comments:

The 2 bedroom and 3 bedroom units have a General Electric dishwasher.

This component does not exist in the studio units.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Appliance, Microwave Ovens

Category	040 Units	Quantity	50 units
		Unit Cost	\$370.000
		% of Replacement	100.00%
		Current Cost	\$18,500.00
Placed In Service	01/99	Future Cost	\$20,215.45
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

Comments:

Each unit has a General Electric "Spacemaker" microwave oven.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Appliance, Ovens/Ranges

Category	040 Units	Quantity	1 total
		Unit Cost	\$59,660.00
		% of Replacement	100.00%
		Current Cost	\$59,660.00
		Future Cost	\$87,612.72
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

The following General Electric electric oven/range exists in each unit:

#### Studio Unit

-----  
1 counter-top range (2 burner)

#### 2 Bedroom Unit

-----  
1 oven/range (4 burner)

#### 3 Bedroom Unit

-----  
1 oven/range (4 burner)



# Hyatt Mountain Lodge

## Component Detail

### Sorted by Category

#### Units - Appliance, Refrigerators

Category	040 Units	Quantity	1 total
		Unit Cost	\$36,715.00
		% of Replacement	100.00%
		Current Cost	\$36,715.00
		Future Cost	\$40,119.47
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

Comments:

The following General Electirc refrigerator exists in each unit:

Studio Unit

-----

1 refrigerator (under-counter)

2 Bedroom Unit

-----

1 refrigerator (20.6 cu. ft.)

3 Bedroom Unit

-----

1 refrigerator (20.6 cu. ft.)

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Appliance, Washer/Dryers

Category	040 Units	Quantity	31 units
		Unit Cost	\$1,105.000
		% of Replacement	100.00%
		Current Cost	\$34,255.00
Placed In Service	01/99	Future Cost	\$37,431.36
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

The 2 bedroom and 3 bedroom units have a Maytag stacked washer/dryer (electric).

This component does not exist in the studio units.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Audio/Video Equipment

Category	040 Units	Quantity	1 total
		Unit Cost	\$6,500.00
		% of Replacement	100.00%
		Current Cost	\$6,500.00
		Future Cost	\$6,695.00
Placed In Service	01/05		
Useful Life	1		
Remaining Life	0		
Replacement Year	2006		

#### Comments:

The following audio and video equipment exists in each unit:

#### Studio Unit

-----

- 1 TV (approximately 27")
- 1 DVD player\*
- 1 VCR player
- 1 mini stereo

#### 2 Bedroom Unit

-----

- 2 TVs (approximately 27")
- 1 TV (approximately 15")
- 1 DVD player\*
- 1 VCR player
- 1 mini stereo

#### 3 Bedroom Unit

-----

- 2 TVs (approximately 27")
- 2 TVs (approximately 15")
- 1 DVD player\*
- 1 VCR player
- 1 mini stereo

\* These DVD players were purchased in Fall 2004.

The client replaces these items on an "as needed" basis; at their request, we have budgeted for approximately 15% of these items to be replaced each year.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Baker's Racks

Category	040 Units	Quantity	19 units
		Unit Cost	\$350.000
		% of Replacement	100.00%
		Current Cost	\$6,650.00
		Future Cost	\$9,765.75
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

Each studio unit has a large wood and metal baker's rack.

This component does not exist in the 2 bedroom and 3 bedroom units.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Bed Frames

Category	040 Units	Quantity	1 total
		Unit Cost	\$10,105.00
		% of Replacement	100.00%
		Current Cost	\$10,105.00
		Future Cost	\$14,839.53
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

The following heavy-duty bed frames exist in each unit:

#### Studio Unit

-----

1 king size bed frame

#### 2 Bedroom Unit

-----

2 twin size bed frames

1 king size bed frame

#### 3 Bedroom Unit

-----

4 twin size bed frames

1 king size bed frame

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Bed Sets

Category	040 Units	Quantity	1 total
		Unit Cost	\$29,885.00
		% of Replacement	100.00%
		Current Cost	\$29,885.00
		Future Cost	\$32,656.15
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

The following bed sets exist in each unit:

#### Studio Unit

-----

1 king size bed set

#### 2 Bedroom Unit

-----

2 twin size bed sets

1 king size bed set

#### 3 Bedroom Unit

-----

4 twin size bed sets

1 king size bed set

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Bedding

Category	040 Units	Quantity	1 total
		Unit Cost	\$133,630.00
		% of Replacement	100.00%
		Current Cost	\$133,630.00
		Future Cost	\$146,021.11
Placed In Service	01/03		
Useful Life	5		
Adjustment	+1		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

This component includes the duvet, duvet fill, sham and bedskirt for the following beds in each unit:

#### Studio Unit

-----

1 king size bed

#### 2 Bedroom Unit

-----

2 twin size beds

1 king size bed

#### 3 Bedroom Unit

-----

4 twin size beds

1 king size bed

This bedding was replaced during 2003; the actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

The remaining life of this component has been extended due to its condition at our most recent field inspection.



# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Breakfast Bar Wainscot

Category	040 Units	Quantity	31 units
		Unit Cost	\$985.000
		% of Replacement	100.00%
		Current Cost	\$30,535.00
Placed In Service	01/99	Future Cost	\$44,841.68
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

This natural wood wainscot (siding) is located at the breakfast bar area in the 2 bedroom and 3 bedroom units.

This material does not exist in the studio units.

### Units - Carpeting

Category	040 Units	Quantity	1 total
		Unit Cost	\$189,115.000
		% of Replacement	100.00%
		Current Cost	\$189,115.00
Placed In Service	09/04	Future Cost	\$206,651.07
Useful Life	5		
Remaining Life	3		
Replacement Year	2009		

Comments:

This average quality commercial carpeting, which exists in all units, was replaced in Fall 2004.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

<b>Units - Ceramic Tile</b>
-----------------------------

Category	040 Units	Quantity	1 total
		Unit Cost	\$229,670.00
		% of Replacement	100.00%
		Current Cost	\$229,670.00
		Future Cost	\$337,278.14
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

The following ceramic tile exists in the bathrooms and kitchens of the units throughout the resort:

Studio Units (19):				
4,560 sq. ft. of tile	@	\$14.00	=	\$63,840.00
2 Bedroom Units (29):				
10,875 sq. ft. of tile	@	\$14.00	=	\$152,250.00
3 Bedroom Units (2):				
970 sq. ft. of tile	@	\$14.00	=	\$13,580.00
		TOTAL	=	\$229,670.00

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Dish Racks

Category	040 Units	Quantity	31 units
		Unit Cost	\$735.000
		% of Replacement	100.00%
		Current Cost	\$22,785.00
Placed In Service	01/99	Future Cost	\$33,460.54
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

Each 2 bedroom and 3 bedroom unit has two wall-mounted wood and metal dish racks in the kitchen.

This component does not exist in the studio units.

### Units - Furniture, Artwork/Mirrors

Category	040 Units	Quantity	1 total
		Unit Cost	\$27,840.000
		% of Replacement	100.00%
		Current Cost	\$27,840.00
Placed In Service	01/99	Future Cost	\$40,883.98
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

There are various pieces of framed artwork and mirrors in each of the units.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Case Goods (Armoires)

Category	040 Units	Quantity	1 total
		Unit Cost	\$122,160.00
		% of Replacement	100.00%
		Current Cost	\$122,160.00
		Future Cost	\$179,396.08
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

The following wood armoires exist in each unit:

#### Studio Unit

-----

1 armoire (rectangular footprint)

#### 2 Bedroom Unit

-----

1 armoire (rectangular footprint)

1 armoire (triangular footprint)

#### 3 Bedroom Unit

-----

1 armoire (rectangular footprint)

1 armoire (triangular footprint)

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Case Goods (Chairs/Bar Stools)

Category	040 Units	Quantity	1 total
		Unit Cost	\$135,225.000
		% of Replacement	100.00%
		Current Cost	\$135,225.00
		Future Cost	\$147,764.01
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

The following Flat Rock rustic wood chairs, bar stools and benches exist in each unit:

#### Studio Unit

-----

2 dining chairs  
1 desk\*

#### 2 Bedroom Unit

-----

5 dining chairs  
2 bar stools  
1 occasional chair  
1 bench w/o back

#### 3 Bedroom Unit

-----

5 dining chairs  
2 bar stools  
1 occasional chair  
1 bench w/o back

\* The desk does not exist in all studio units.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Case Goods (Chests)

Category	040 Units	Quantity	31 units
		Unit Cost	\$460.000
		% of Replacement	100.00%
		Current Cost	\$14,260.00
Placed In Service	01/99	Future Cost	\$20,941.29
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

Each 2 bedroom and 3 bedroom unit has a wood chest (dresser) in the living room.

This component does not exist in the studio units.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Case Goods (Dining Tables)

Category	040 Units	Quantity	1 total
		Unit Cost	\$24,545.000
		% of Replacement	100.00%
		Current Cost	\$24,545.00
		Future Cost	\$36,045.16
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

The following wood dining table (with drop leaves) exists in each unit:

#### Studio Unit

-----  
1 table (3' round)

#### 2 Bedroom Unit

-----  
1 table (5' oval)

#### 3 Bedroom Unit

-----  
1 table (5' oval)

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Case Goods (Dressers/Nightsta

Category	040 Units	Quantity	1 total
		Unit Cost	\$65,120.00
		% of Replacement	100.00%
		Current Cost	\$65,120.00
		Future Cost	\$95,630.92
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

The following wood dressers and nightstands exist in each unit:

#### Studio Unit

-----

2 nightstands

#### 2 Bedroom Unit

-----

3 nightstands

1 small dresser

1 large dresser

#### 3 Bedroom Unit

-----

4 nightstands

2 large dressers

1 small dresser



# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Case Goods (Headboards)

Category	040 Units	Quantity	1 total
		Unit Cost	\$29,775.000
		% of Replacement	100.00%
		Current Cost	\$29,775.00
		Future Cost	\$43,725.59
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

The following wood headboards (various types) exist in each unit:

#### Studio Unit

-----

1 king size headboard

#### 2 Bedroom Unit

-----

2 king size headboards

#### 3 Bedroom Unit

-----

3 king size headboards

King size headboards are used in the guest bedrooms of the 2 bedroom and 3 bedroom units that have 2 twin beds (pulled together).

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Case Goods (Small Tables)

Category	040 Units	Quantity	1 total
		Unit Cost	\$24,090.000
		% of Replacement	100.00%
		Current Cost	\$24,090.00
		Future Cost	\$35,376.98
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

The following tables exist in each unit:

#### Studio Unit

-----

1 coffee table (wood)

#### 2 Bedroom Unit

-----

1 end table (wood/metal)

1 coffee table (wood)

1 end table (wood)

#### 3 Bedroom Unit

-----

2 end tables (wood/metal)

1 coffee table (wood)

1 end table (wood)

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Decorator Items

Category	040 Units	Quantity	1 total
		Unit Cost	\$38,665.000
		% of Replacement	100.00%
		Current Cost	\$38,665.00
		Future Cost	\$42,250.29
Placed In Service	01/99		
Useful Life	5		
Adjustment	+5		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

This component includes kilim pillows, area rug, ivy basket, butler bear, kilim rug, mirror above dresser and the clock above fireplace.

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Lamps

Category	040 Units	Quantity	1 total
		Unit Cost	\$59,005.000
		% of Replacement	100.00%
		Current Cost	\$59,005.00
		Future Cost	\$64,476.36
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

The following decorator lighting exists in each unit:

#### Studio Unit

-----

2 table lamps

1 wall-mounted lantern

#### 2 Bedroom Unit

-----

6 table lamps

2 wall-mounted lanterns

2 floor lamps

#### 3 Bedroom Unit

-----

8 table lamps

3 floor lamps

2 wall-mounted lanterns

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Reupholster (Chairs/Bar Stools)

Category	040 Units	Quantity	1 total
		Unit Cost	\$10,925.00
		% of Replacement	100.00%
		Current Cost	\$10,925.00
		Future Cost	\$13,839.46
Placed In Service	09/04		
Useful Life	10		
Remaining Life	8		
Replacement Year	2014		

#### Comments:

The following Flat Rock rustic wood chairs, bar stools and benches exist in each unit:

#### Studio Unit

-----

2 dining chairs

#### 2 Bedroom Unit

-----

5 dining chairs

2 bar stools

1 occasional chair

1 bench w/o back

#### 3 Bedroom Unit

-----

5 dining chairs

2 bar stools

1 occasional chair

1 bench w/o back

This component is for the interim reupholstering of a portion of these furniture pieces at approximately halfway through the lifespan of this furniture.

The dining chair backs in the 2 bedroom and 3 bedroom units were reupholstered in Fall 2004.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Upholstered (Leather Chairs)

Category	040 Units	Quantity	31 units
		Unit Cost	\$830.000
		% of Replacement	100.00%
		Current Cost	\$25,730.00
Placed In Service	01/99	Future Cost	\$28,115.87
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

Each 2 bedroom and 3 bedroom unit has a Michael Thomas leather chair in the living room.

This component does not exist in the studio units.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Furniture, Upholstered (Sofas)

Category	040 Units	Quantity	1 total
		Unit Cost	\$65,665.00
		% of Replacement	100.00%
		Current Cost	\$65,665.00
		Future Cost	\$71,753.92
Placed In Service	09/04		
Useful Life	5		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

The following sleeper sofas/loveseats exist in each unit:

#### Studio Unit

-----

1 loveseat sofa\*

#### 2 Bedroom Unit

-----

1 sofa\*\*

#### 3 Bedroom Unit

-----

1 sofa\*\*

\* The loveseat sleeper sofas in the studio units were reupholstered in Fall 2004.

\*\* The sleeper sofas in the 2 bedroom and 3 bedroom units were replaced in Fall 2004.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Kitchen Accessories

Category	040 Units	Quantity	1 total
		Unit Cost	\$34,310.00
		% of Replacement	100.00%
		Current Cost	\$34,310.00
Placed In Service	01/99	Future Cost	\$50,385.39
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

This component includes the dishes, silverware, glasses, small kitchen appliances, etc.



# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Lighting

Category	040 Units	Quantity	1 total
		Unit Cost	\$64,800.00
		% of Replacement	100.00%
		Current Cost	\$64,800.00
		Future Cost	\$95,160.98
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

Lighting within the units (with the exception of wall lanterns and lamps) was not included in the client's previous reserve study. At our September 2005 field inspection, we observed several fixtures that should be included but did not inventory them. The following provision for this lighting has been estimated:

19 - studio units	@	\$800.00	=	\$15,200.00
39 - 2 bedroom units	@	\$1,200.00	=	\$46,800.00
2 - 3 bedroom units	@	\$1,400.00	=	\$2,800.00
		TOTAL	=	\$64,800.00

Note: The wall lanterns, table lamps and floor lamps that exist in each unit are budgeted for in the "Units - Furniture, Lamps" component.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Plumbing Fixtures

Category	040 Units	Quantity	1 total
		Unit Cost	\$247,200.00
		% of Replacement	100.00%
		Current Cost	\$247,200.00
		Future Cost	\$363,021.53
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

Studio Units (19):			
29	sinks, bathroom counter oval*	@	\$500.00 = \$14,500.00
19	toilets, tank type	@	\$650.00 = \$12,350.00
19	bath tubs	@	\$1,250.00 = \$23,750.00
19	sinks, kitchen deep stainless single bowl	@	\$550.00 = \$10,450.00
2 Bedroom Units (29):			
87	sinks, bathroom counter oval	@	\$500.00 = \$43,500.00
58	toilets, tank type	@	\$650.00 = \$37,700.00
58	bath tubs	@	\$1,250.00 = \$72,500.00
29	sinks, kitchen deep stainless single bowl	@	\$550.00 = \$15,950.00
3 Bedroom Units (2):			
8	sinks, bathroom counter oval	@	\$500.00 = \$4,000.00
6	toilets, tank type	@	\$650.00 = \$3,900.00
6	bath tubs	@	\$1,250.00 = \$7,500.00
2	sinks, kitchen deep stainless single bowl	@	\$550.00 = \$1,100.00
			TOTAL = \$247,200.00

\* Some of the studio units have two sinks in the bathroom (this quantity has been estimated).

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Ving Card Locks

Category	040 Units	Quantity	1 total
		Unit Cost	\$27,315.00
		% of Replacement	100.00%
		Current Cost	\$27,315.00
Placed In Service	01/02	Future Cost	\$32,615.54
Useful Life	10		
Remaining Life	6		
Replacement Year	2012		

#### Comments:

The Ving magnetic card key lock at each unit's front door was replaced during 2002.

The actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Wallpaper, 2004

Category	040 Units	Quantity	1 total
		Unit Cost	\$6,960.00
		% of Replacement	100.00%
		Current Cost	\$6,960.00
		Future Cost	\$8,816.72
Placed In Service	09/04		
Useful Life	10		
Remaining Life	8		
Replacement Year	2014		

#### Comments:

The following wallpaper exists in each unit:

#### Studio Unit

-----

270 sq. ft. (bathroom)

#### 2 Bedroom Unit

-----

335 sq. ft. (master bathroom)

190 sq. ft. (guest bathroom)

#### 3 Bedroom Unit

-----

380 sq. ft. (guest bathrooms)

335 sq. ft. (master bathroom)

These inventories are approximate.

The association replaced the wallpaper in the master bathroom of the 2 bedroom and 3 bedroom units in Fall 2004 (this component). The cost of this component has been estimated based on the ratio of wallpaper replaced vs. original.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Wallpaper, Original

Category	040 Units	Quantity	1 total
		Unit Cost	\$7,245.000
		% of Replacement	100.00%
		Current Cost	\$7,245.00
		Future Cost	\$7,916.81
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

The following wallpaper exists in each unit:

#### Studio Unit

-----

270 sq. ft. (bathroom)

#### 2 Bedroom Unit

-----

335 sq. ft. (master bathroom)

190 sq. ft. (guest bathroom)

#### 3 Bedroom Unit

-----

380 sq. ft. (guest bathrooms)

335 sq. ft. (master bathroom)

These inventories are approximate.

The association replaced the wallpaper in the master bathroom of the 2 bedroom and 3 bedroom units in Fall 2004 (previous component). The cost of this component has been estimated based on the ratio of wallpaper replaced vs. original.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Window Cover, Blinds/Draperies Panels

Category	040 Units	Quantity	1 total
		Unit Cost	\$78,280.00
		% of Replacement	100.00%
		Current Cost	\$78,280.00
		Future Cost	\$85,538.67
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

Comments:

Each unit has wood blinds, drapery panels and/or fabric valances.

### Units - Window Cover, Drapes

Category	040 Units	Quantity	1 total
		Unit Cost	\$26,265.00
		% of Replacement	100.00%
		Current Cost	\$26,265.00
		Future Cost	\$28,700.47
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

Comments:

Each unit has drapes and/or fabric valances.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Units - Window Cover, Wood Valances

Category	040 Units	Quantity	31 units
		Unit Cost	\$960.000
		% of Replacement	100.00%
		Current Cost	\$29,760.00
		Future Cost	\$43,703.56
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

#### Comments:

These Burkett Millwork wood valances exist in the living room of the 2 bedroom and 3 bedrooms units.

This component does not exist in the studio units.

### Hallways - Carpeting

Category	050 Hallways	Quantity	1 total
		Unit Cost	\$122,725.000
		% of Replacement	100.00%
		Current Cost	\$122,725.00
		Future Cost	\$134,104.92
Placed In Service	09/04		
Useful Life	5		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

This good quality commercial carpeting, which exists in common area hallways, was replaced in Fall 2004.

## Hyatt Mountain Lodge

### Component Detail

Sorted by Category

#### Hallways - Tables & Mirrors

Category	050 Hallways	Quantity	1 total
		Unit Cost	\$7,385.00
		% of Replacement	100.00%
		Current Cost	\$7,385.00
		Future Cost	\$10,845.12
Placed In Service	01/99		
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

The following items exist in the common area hallways on each of the four residential floors:

- 2 large framed mirrors
- 1 wood wall table

#### Hallways - Wallpaper, Unfunded

Category	050 Hallways	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
		Future Cost	\$0.00
Placed In Service	01/99		
Useful Life	n.a.		
Remaining Life	n.a.		
Replacement Year	n.a.		

Comments:

The bottom 1/3 (approximately) of the walls in the common area hallways are covered with vinyl wallpaper.

In Fall 2004, the client painted this wallpaper; it is the intention of the client not to replace this component; therefore, budgeting has been excluded. This component is listed for inventory purposes only.



# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Equipment - Call Accounting System

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$5,885.000
		% of Replacement	100.00%
		Current Cost	\$5,885.00
		Future Cost	\$7,237.81
Placed In Service	01/03		
Useful Life	10		
Remaining Life	7		
Replacement Year	2013		

Comments:

This call accounting system was replaced during 2003.

The actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

### Equipment - Domestic Water Pumps

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$3,280.000
		% of Replacement	100.00%
		Current Cost	\$3,280.00
		Future Cost	\$3,802.42
Placed In Service	01/99		
Useful Life	5		
Remaining Life	0		
Replacement Year	2006		

Comments:

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Equipment - Elevators, Cab Refurbish

Category	060 Equipment	Quantity	2 elevator cabs
		Unit Cost	\$5,000.000
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/99	Future Cost	\$10,927.27
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

Comments:

These hydraulic elevators serve 4 floors.

### Equipment - Elevators, Major Rehabilitation

Category	060 Equipment	Quantity	2 elevators
		Unit Cost	\$65,000.000
		% of Replacement	100.00%
		Current Cost	\$130,000.00
Placed In Service	01/99	Future Cost	\$190,909.38
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

These hydraulic elevators serve 4 floors.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Equipment - Heat Circulation Pumps

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$3,695.000
		% of Replacement	100.00%
		Current Cost	\$3,695.00
Placed In Service	01/99	Future Cost	\$4,037.63
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

Comments:

### Equipment - HVAC Air Handlers

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$9,205.000
		% of Replacement	100.00%
		Current Cost	\$9,205.00
Placed In Service	01/99	Future Cost	\$13,517.85
Useful Life	20		
Remaining Life	13		
Replacement Year	2019		

Comments:

There are 2 HVAC air handlers on each of the four residential floors.

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Equipment - Internet Access

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$7,500.000
		% of Replacement	100.00%
		Current Cost	\$7,500.00
		Future Cost	\$7,956.75
Placed In Service	01/03		
Useful Life	5		
Remaining Life	2		
Replacement Year	2008		

#### Comments:

The client installed internet access in the units and a wireless network throughout the resort during 2005.

The actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

At the request of the client, we have budgeted for the repair, replacement or augmentation of this system on a 5 year cycle.

### Equipment - Sprinkler/Security System

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$31,820.000
		% of Replacement	100.00%
		Current Cost	\$31,820.00
		Future Cost	\$62,799.52
Placed In Service	01/99		
Useful Life	30		
Remaining Life	23		
Replacement Year	2029		

#### Comments:

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Equipment - Telephone System

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$61,365.000
		% of Replacement	100.00%
		Current Cost	\$61,365.00
		Future Cost	\$67,055.19
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

The telephone system consists of the following items on the first floor:

- 2 computers (may be part of the "call accounting system")
- 1 NEC NEAX 2400 IMS phone/voicemail unit
- 1 lot misc routers, switches, etc.
- 1 Argus power back-up system

Additionally, the following phone handsets exist in each unit:

Studio Unit

-----  
1 handset

2 Bedroom Unit

-----  
3 handsets

3 Bedroom Unit

-----  
4 handsets

# Hyatt Mountain Lodge

## Component Detail

Sorted by Category

### Equipment - Ving Card Computer System

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$6,010.000
		% of Replacement	100.00%
		Current Cost	\$6,010.00
		Future Cost	\$7,176.25
Placed In Service	01/02		
Useful Life	10		
Remaining Life	6		
Replacement Year	2012		

#### Comments:

This Ving card computer system was replaced during 2002.

The actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

### Equipment - Washer & Dryer

Category	060 Equipment	Quantity	1 total
		Unit Cost	\$2,515.000
		% of Replacement	100.00%
		Current Cost	\$2,515.00
		Future Cost	\$2,748.21
Placed In Service	01/99		
Useful Life	10		
Remaining Life	3		
Replacement Year	2009		

#### Comments:

This Maytag washer and dryer (electric) are located near unit 344.

# Hyatt Mountain Lodge

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Number of components included in this reserve analysis is 61.