

Newpark Resort Residences Owners Association

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Newpark Resort Residences Owners Association
January 1, 2020

Newpark Resort Residences Owners Association

Supplementary Schedules

Reserve Management Plan

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Preparer's Report on Supplemental Information



Facilities Advisors Rocky Mountain
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Reserve Management Plan

Type I Reserve Study with On-Site Analysis For 30-Year Projection Period Beginning January 1, 2020

NRROA Management Committee
Newpark Resort Residences Owners Association
Park City, UT

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Newpark Resort Residences Owners Association's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain LLC
Robbie Pepper RS, RSS, CMCA, CCIM, GRI
December 2, 2020

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/20 - 12/20	\$ 170,993	\$ 118,340	0.00 %	\$ 2,287	\$ 5,074	\$ 286,546	25.79 %	\$ 1,110,778
1/21 - 12/21	286,546	130,174	10.00	3,531	0	420,252	32.59	1,289,352
1/22 - 12/22	420,252	143,191	10.00	4,742	43,067	525,117	36.65	1,432,474
1/23 - 12/23	525,117	157,510	10.00	5,734	72,084	616,277	39.76	1,549,874
1/24 - 12/24	616,277	173,261	10.00	6,669	85,098	711,109	42.98	1,654,233
1/25 - 12/25	711,109	190,587	10.00	7,721	82,357	827,061	46.98	1,760,274
1/26 - 12/26	827,061	190,587	0.00	9,030	50,896	975,783	51.37	1,899,436
1/27 - 12/27	975,783	190,587	0.00	10,529	49,927	1,126,972	55.12	2,044,361
1/28 - 12/28	1,126,972	190,587	0.00	11,745	115,706	1,213,599	57.14	2,123,716
1/29 - 12/29	1,213,599	190,587	0.00	13,025	26,484	1,390,729	60.63	2,293,427
1/30 - 12/30	1,390,729	190,587	0.00	14,895	6,819	1,589,393	63.80	2,490,919
1/31 - 12/31	1,589,393	190,587	0.00	16,922	0	1,796,903	66.42	2,704,987
1/32 - 12/32	1,796,903	190,587	0.00	19,007	0	2,006,498	68.48	2,929,656
1/33 - 12/33	2,006,498	190,587	0.00	21,112	0	2,218,199	70.07	3,165,372
1/34 - 12/34	2,218,199	190,587	0.00	22,955	61,864	2,369,878	70.78	3,348,068
1/35 - 12/35	2,369,878	190,587	0.00	17,006	1,689,157	888,315	47.82	1,857,364
1/36 - 12/36	888,315	190,587	0.00	7,744	429,798	656,849	42.05	1,562,021
1/37 - 12/37	656,849	190,587	0.00	6,321	268,393	585,366	41.51	1,409,902
1/38 - 12/38	585,366	190,587	0.00	5,566	276,444	505,075	40.85	1,236,337
1/39 - 12/39	505,075	190,587	0.00	4,722	284,738	415,647	39.96	1,040,059
1/40 - 12/40	415,647	190,587	0.00	4,752	82,485	528,502	50.95	1,037,156
1/41 - 12/41	528,502	190,587	0.00	5,918	75,519	649,489	62.52	1,038,837
1/42 - 12/42	649,489	190,587	0.00	7,105	81,674	765,507	74.17	1,032,061
1/43 - 12/43	765,507	95,293	-50.00	6,015	468,727	398,090	63.99	622,099
1/44 - 12/44	398,090	76,235	-20.00	676	479,528	-4,527	-2.84	158,849
1/45 - 12/45	-4,527	68,611	-10.00	178	26,561	37,700	26.44	142,554
1/46 - 12/46	37,700	61,750	-10.00	688	0	100,139	65.67	152,478
1/47 - 12/47	100,139	55,575	-10.00	1,284	0	156,999	96.39	162,869
1/48 - 12/48	156,999	50,017	-10.00	1,828	0	208,845	120.20	173,746
1/49 - 12/49	208,845	50,017	0.00	1,525	179,373	81,014	0.00	0

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2020						
Decks						
07/01/2020	Balcony/Deck Membrane	Buildings		5:00	\$ 5,000.00	\$ 5,074.45
					5,000.00	5,074.45
Year : 2022						
Painting						
07/01/2022	Siding Painting-Metal-Wood-Cement B	Buildings		15:00	\$ 20,000.00	\$ 21,533.92
07/01/2022	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	21,533.92
					40,000.00	43,067.84
Year : 2023						
Exterior Surfaces						
07/01/2023	Fascia-Soffits-Flashing-Trim- Vents-Roo	Buildings		7:00	\$ 5,000.00	\$ 5,544.98
07/01/2023	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,544.98
07/01/2023	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,544.98
07/01/2023	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,544.98
07/01/2023	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,544.98
					25,000.00	27,724.90
Painting						
07/01/2023	Siding Painting-Metal-Wood-Cement B			15:00	\$ 20,000.00	\$ 22,179.94
07/01/2023	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	22,179.94
					40,000.00	44,359.88
Year : 2024						
Exterior Surfaces						
07/01/2024	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	\$ 5,000.00	\$ 5,711.33
07/01/2024	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,711.33
07/01/2024	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,711.33
07/01/2024	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,711.33
07/01/2024	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,711.33
					25,000.00	28,556.65
Painting						
07/01/2024	Siding Painting-Metal-Wood-Cement B			15:00	\$ 20,000.00	\$ 22,845.33
07/01/2024	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	22,845.33
07/01/2024	Unit Front Doors Paint/Stain	Buildings		10:00	9,500.00	10,851.53
					49,500.00	56,542.19
Year : 2025						
Decks						
07/01/2025	Balcony/Deck Membrane			5:06	\$ 5,000.00	\$ 5,882.67
					5,000.00	5,882.67
Exterior Surfaces						
07/01/2025	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	\$ 5,000.00	\$ 5,882.67
07/01/2025	Fascia-Soffits-Flashing-Trim- Vents-Roo			7:00	5,000.00	5,882.67

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
07/01/2025	Fascia-Soffits-Flashing-Trim-	Vents-Roo		7:00	\$ 5,000.00	\$ 5,882.67
07/01/2025	Fascia-Soffits-Flashing-Trim-	Vents-Roo		7:00	5,000.00	5,882.67
07/01/2025	Fascia-Soffits-Flashing-Trim-	Vents-Roo		7:00	5,000.00	5,882.67
					<u>25,000.00</u>	<u>29,413.35</u>
Painting						
07/01/2025	Siding Painting-Metal-Wood-Cement B			15:00	\$ 20,000.00	\$ 23,530.69
07/01/2025	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	23,530.69
					<u>40,000.00</u>	<u>47,061.38</u>
Year : 2026						
Painting						
07/01/2026	Siding Painting-Metal-Wood-Cement B			15:00	\$ 20,000.00	\$ 24,236.61
07/01/2026	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	24,236.61
					<u>40,000.00</u>	<u>48,473.22</u>
Roof						
07/01/2026	Heat Tape	Buildings		8:00	\$ 2,000.00	\$ 2,423.66
					<u>2,000.00</u>	<u>2,423.66</u>
Year : 2027						
Painting						
07/01/2027	Siding Painting-Metal-Wood-Cement B			15:00	\$ 20,000.00	\$ 24,963.71
07/01/2027	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	24,963.71
					<u>40,000.00</u>	<u>49,927.42</u>
Year : 2028						
Painting						
07/01/2028	Posts-Beams- Fascia-Soffits- Pergola- P	Buildings		8:06	\$ 50,000.00	\$ 64,281.56
07/01/2028	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	25,712.62
07/01/2028	Siding Painting-Metal-Wood-Cement B			15:00	20,000.00	25,712.62
					<u>90,000.00</u>	<u>115,706.80</u>
Year : 2029						
Painting						
07/01/2029	Siding Painting-Metal-Wood-Cement B			15:00	\$ 20,000.00	\$ 26,484.00
					<u>20,000.00</u>	<u>26,484.00</u>
Year : 2030						
Decks						
07/01/2030	Balcony/Deck Membrane			10:06	\$ 5,000.00	\$ 6,819.63
					<u>5,000.00</u>	<u>6,819.63</u>
Year : 2034						
Painting						
07/01/2034	Unit Front Doors Paint/Stain			14:06	\$ 9,500.00	\$ 14,583.55
					<u>9,500.00</u>	<u>14,583.55</u>

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Roof						
07/01/2034	Heat Tape			14:06	\$ 2,000.00	\$ 3,070.22
07/01/2034	Roof-Membrane	Buildings		20:00	9,600.00	14,737.06
07/01/2034	Roof-Membrane			20:00	9,600.00	14,737.06
07/01/2034	Roof-Membrane			20:00	9,600.00	14,737.06
					30,800.00	47,281.40
Year : 2035						
Decks						
07/01/2035	Balcony/Deck Membrane			15:06	\$ 5,000.00	\$ 7,905.82
					5,000.00	7,905.82
Exterior Surfaces						
07/01/2035	Cement Board Siding	Buildings		30:00	\$ 20,000.00	\$ 31,623.28
07/01/2035	Cement Board Siding			30:00	20,000.00	31,623.28
07/01/2035	Cement Board Siding			30:00	20,000.00	31,623.28
07/01/2035	Corrugated Metal Siding	Buildings		30:00	20,000.00	31,623.28
07/01/2035	Corrugated Metal Siding			30:00	20,000.00	31,623.28
07/01/2035	Corrugated Metal Siding			30:00	20,000.00	31,623.28
					120,000.00	189,739.68
Fire Safety						
07/01/2035	Peak Fire Protection-AES Intellinet Pan	Fire Riser Roo		30:00	\$ 37,500.00	\$ 59,293.66
					37,500.00	59,293.66
Lighting						
07/01/2035	Lantern Lights	Buildings		30:00	\$ 57,000.00	\$ 90,126.36
					57,000.00	90,126.36
Roof						
07/01/2035	Roof-Membrane			20:00	\$ 9,600.00	\$ 15,179.18
07/01/2035	Roof-Membrane			20:00	9,600.00	15,179.18
07/01/2035	Roof-Membrane			20:00	9,600.00	15,179.18
07/01/2035	Roof-Metal-Asphalt-Shingle	Buildings		30:00	780,000.00	1,233,308.11
					808,800.00	1,278,845.65
Structural						
07/01/2035	Architectural Decorative Beams	Buildings		15:06	\$ 20,000.00	\$ 31,623.28
07/01/2035	Balcony Structural Support	Buildings		15:06	20,000.00	31,623.28
					40,000.00	63,246.56
Year : 2036						
Exterior Surfaces						
01/01/2036	Corrugated Metal Siding			30:00	\$ 20,000.00	\$ 32,094.13
07/01/2036	Cement Board Siding			30:00	20,000.00	32,571.98
07/01/2036	Cement Board Siding			30:00	20,000.00	32,571.98
07/01/2036	Cement Board Siding			30:00	20,000.00	32,571.98
07/01/2036	Corrugated Metal Siding			30:00	20,000.00	32,571.98
07/01/2036	Corrugated Metal Siding			30:00	20,000.00	32,571.98

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Expenditures

Category	Service	Estimated	Current Cost	Expenditure
Date	Component	Location	Date	Life
			120,000.00	194,954.03
Fences-Walls-Gates				
07/01/2036	Balcony Metal-Wood-Fencing/Screen	Buildings	20:00	\$ 75,000.00
			75,000.00	\$ 122,144.94
Painting				
07/01/2036	Posts-Beams- Fascia-Soffits- Pergola- P		16:06	\$ 50,000.00
			50,000.00	\$ 81,429.96
Roof				
07/01/2036	Roof-Membrane		20:00	\$ 9,600.00
07/01/2036	Roof-Membrane		20:00	9,600.00
			19,200.00	31,269.10
Year : 2037				
Exterior Surfaces				
07/01/2037	Cement Board Siding		30:00	\$ 20,000.00
07/01/2037	Cement Board Siding		30:00	20,000.00
07/01/2037	Cement Board Siding		30:00	20,000.00
07/01/2037	Corrugated Metal Siding		30:00	20,000.00
07/01/2037	Corrugated Metal Siding		30:00	20,000.00
07/01/2037	Corrugated Metal Siding		30:00	20,000.00
			120,000.00	201,294.84
Painting				
07/01/2037	Siding Painting-Metal-Wood-Cement B		17:06	\$ 20,000.00
07/01/2037	Siding Painting-Metal-Wood-Cement B		17:06	20,000.00
			40,000.00	67,098.28
Year : 2038				
Exterior Surfaces				
07/01/2038	Cement Board Siding		30:00	\$ 20,000.00
07/01/2038	Cement Board Siding		30:00	20,000.00
07/01/2038	Cement Board Siding		30:00	20,000.00
07/01/2038	Corrugated Metal Siding		30:00	20,000.00
07/01/2038	Corrugated Metal Siding		30:00	20,000.00
07/01/2038	Corrugated Metal Siding		30:00	20,000.00
			120,000.00	207,333.72
Painting				
07/01/2038	Siding Painting-Metal-Wood-Cement B		18:06	\$ 20,000.00
07/01/2038	Siding Painting-Metal-Wood-Cement B		18:06	20,000.00
			40,000.00	69,111.24
Year : 2039				
Exterior Surfaces				
07/01/2039	Cement Board Siding		30:00	\$ 20,000.00
07/01/2039	Cement Board Siding		30:00	20,000.00

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
07/01/2039	Cement Board Siding			30:00	\$ 20,000.00	\$ 35,592.29
07/01/2039	Corrugated Metal Siding			30:00	20,000.00	35,592.29
07/01/2039	Corrugated Metal Siding			30:00	20,000.00	35,592.29
07/01/2039	Corrugated Metal Siding			30:00	20,000.00	35,592.29
					<u>120,000.00</u>	<u>213,553.74</u>
Painting						
07/01/2039	Siding Painting-Metal-Wood-Cement B			19:06	\$ 20,000.00	\$ 35,592.29
07/01/2039	Siding Painting-Metal-Wood-Cement B			19:06	20,000.00	35,592.29
					<u>40,000.00</u>	<u>71,184.58</u>
Year : 2040						
Decks						
07/01/2040	Balcony/Deck Membrane			20:06	\$ 5,000.00	\$ 9,165.01
					<u>5,000.00</u>	<u>9,165.01</u>
Painting						
07/01/2040	Siding Painting-Metal-Wood-Cement B			20:06	\$ 20,000.00	\$ 36,660.05
07/01/2040	Siding Painting-Metal-Wood-Cement B			20:06	20,000.00	36,660.05
					<u>40,000.00</u>	<u>73,320.10</u>
Year : 2041						
Painting						
07/01/2041	Siding Painting-Metal-Wood-Cement B			21:06	\$ 20,000.00	\$ 37,759.86
07/01/2041	Siding Painting-Metal-Wood-Cement B			21:06	20,000.00	37,759.86
					<u>40,000.00</u>	<u>75,519.72</u>
Year : 2042						
Painting						
07/01/2042	Siding Painting-Metal-Wood-Cement B			22:06	\$ 20,000.00	\$ 38,892.65
07/01/2042	Siding Painting-Metal-Wood-Cement B			22:06	20,000.00	38,892.65
					<u>40,000.00</u>	<u>77,785.30</u>
Roof						
07/01/2042	Heat Tape			22:06	\$ 2,000.00	\$ 3,889.27
					<u>2,000.00</u>	<u>3,889.27</u>
Year : 2043						
Painting						
07/01/2043	Siding Painting-Metal-Wood-Cement B			23:06	\$ 20,000.00	\$ 40,059.43
07/01/2043	Siding Painting-Metal-Wood-Cement B			23:06	20,000.00	40,059.43
					<u>40,000.00</u>	<u>80,118.86</u>
Roof						
07/01/2043	Downspouts-Gutters-Drains-Heat Tape	Buildings		25:00	\$ 194,016.00	\$ 388,608.53
					<u>194,016.00</u>	<u>388,608.53</u>

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2044						
Painting						
07/01/2044	Posts-Beams- Fascia-Soffits- Pergola- P			24:06	\$ 50,000.00	\$ 103,153.03
07/01/2044	Siding Painting-Metal-Wood-Cement B			24:06	20,000.00	41,261.21
07/01/2044	Unit Front Doors Paint/Stain			24:06	9,500.00	19,599.08
					<u>79,500.00</u>	<u>164,013.32</u>
Roof						
01/01/2044	Downspouts-Gutters-Drains-Heat Tape			25:00	\$ 155,212.80	\$ 315,515.67
					<u>155,212.80</u>	<u>315,515.67</u>
Year : 2045						
Decks						
07/01/2045	Balcony/Deck Membrane			25:06	\$ 5,000.00	\$ 10,624.76
					<u>5,000.00</u>	<u>10,624.76</u>
Doors						
07/01/2045	Utility Doors	Buildings		40:00	\$ 7,500.00	\$ 15,937.14
					<u>7,500.00</u>	<u>15,937.14</u>
Year : 2049						
Fences-Walls-Gates						
07/01/2049	Balcony Metal-Wood-Fencing/Screen			29:06	\$ 75,000.00	\$ 179,373.96
					<u>75,000.00</u>	<u>179,373.96</u>

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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Component List - Full Detail

Balcony/Deck Membrane

Item Number	2
Type	Common Area
Category	Decks
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0002		Average		07/01/2020	0:06	5:00	1	5,000.00	5,074.45
920-002-0002				07/01/2025	5:06	5:06	1	5,000.00	5,882.67
920-003-0002				07/01/2030	10:06	10:06	1	5,000.00	6,819.63
920-004-0002				07/01/2035	15:06	15:06	1	5,000.00	7,905.82
920-005-0002				07/01/2040	20:06	20:06	1	5,000.00	9,165.01
920-006-0002				07/01/2045	25:06	25:06	1	5,000.00	10,624.76
								30,000.00	45,472.34

Comments

Allowance to Repair or Replace

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Utility Doors

Item Number	3
Type	Common Area
Category	Doors
Measurement Basis	Each
Estimated Useful Life	40 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003		Average		07/01/2045	25:06	40:00	15	7,500.00	15,937.14
								7,500.00	15,937.14

Comments

Replace as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Cement Board Siding

Item Number	7
Type	Common Area
Category	Exterior Surfaces
Measurement Basis	Job
Estimated Useful Life	30 Years
Basis Cost	\$ 20,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0007		Average		07/01/2035	15:06	30:00	1	20,000.00	31,623.28
920-002-0007				07/01/2035	15:06	30:00	1	20,000.00	31,623.28
920-003-0007				07/01/2035	15:06	30:00	1	20,000.00	31,623.28
920-004-0007				07/01/2036	16:06	30:00	1	20,000.00	32,571.98
920-005-0007				07/01/2036	16:06	30:00	1	20,000.00	32,571.98
920-006-0007				07/01/2036	16:06	30:00	1	20,000.00	32,571.98
920-007-0007				07/01/2037	17:06	30:00	1	20,000.00	33,549.14
920-008-0007				07/01/2037	17:06	30:00	1	20,000.00	33,549.14
920-009-0007				07/01/2037	17:06	30:00	1	20,000.00	33,549.14
920-010-0007				07/01/2038	18:06	30:00	1	20,000.00	34,555.62
920-011-0007				07/01/2038	18:06	30:00	1	20,000.00	34,555.62
920-012-0007				07/01/2038	18:06	30:00	1	20,000.00	34,555.62
920-013-0007				07/01/2039	19:06	30:00	1	20,000.00	35,592.29
920-014-0007				07/01/2039	19:06	30:00	1	20,000.00	35,592.29
920-015-0007				07/01/2039	19:06	30:00	1	20,000.00	35,592.29
								300,000.00	503,676.93

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Comments

Replace as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Corrugated Metal Siding

Item Number	5
Type	Common Area
Category	Exterior Surfaces
Measurement Basis	Job
Estimated Useful Life	30 Years
Basis Cost	\$ 20,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0005		Average		07/01/2035	15:06	30:00	1	20,000.00	31,623.28
920-002-0005				07/01/2035	15:06	30:00	1	20,000.00	31,623.28
920-003-0005				07/01/2035	15:06	30:00	1	20,000.00	31,623.28
920-004-0005				07/01/2036	16:06	30:00	1	20,000.00	32,571.98
920-005-0005				07/01/2036	16:06	30:00	1	20,000.00	32,571.98
920-006-0005				01/01/2036	16:00	30:00	1	20,000.00	32,094.13
920-007-0005				07/01/2037	17:06	30:00	1	20,000.00	33,549.14
920-008-0005				07/01/2037	17:06	30:00	1	20,000.00	33,549.14
920-009-0005				07/01/2037	17:06	30:00	1	20,000.00	33,549.14
920-010-0005				07/01/2038	18:06	30:00	1	20,000.00	34,555.62
920-011-0005				07/01/2038	18:06	30:00	1	20,000.00	34,555.62
920-012-0005				07/01/2038	18:06	30:00	1	20,000.00	34,555.62
920-013-0005				07/01/2039	19:06	30:00	1	20,000.00	35,592.29
920-014-0005				07/01/2039	19:06	30:00	1	20,000.00	35,592.29
920-015-0005				07/01/2039	19:06	30:00	1	20,000.00	35,592.29
								300,000.00	503,199.08

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Comments

Replace as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Fascia-Soffits-Flashing-Trim- Vents-Roof

Item Number	8
Type	Common Area
Category	Exterior Surfaces
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0008		Fair		07/01/2023	3:06	7:00	1	5,000.00	5,544.98
920-002-0008				07/01/2023	3:06	7:00	1	5,000.00	5,544.98
920-003-0008				07/01/2023	3:06	7:00	1	5,000.00	5,544.98
920-004-0008				07/01/2023	3:06	7:00	1	5,000.00	5,544.98
920-005-0008				07/01/2023	3:06	7:00	1	5,000.00	5,544.98
920-006-0008				07/01/2024	4:06	7:00	1	5,000.00	5,711.33
920-007-0008				07/01/2024	4:06	7:00	1	5,000.00	5,711.33
920-008-0008				07/01/2024	4:06	7:00	1	5,000.00	5,711.33
920-009-0008				07/01/2024	4:06	7:00	1	5,000.00	5,711.33
920-010-0008				07/01/2024	4:06	7:00	1	5,000.00	5,711.33
920-011-0008				07/01/2025	5:06	7:00	1	5,000.00	5,882.67
920-012-0008				07/01/2025	5:06	7:00	1	5,000.00	5,882.67
920-013-0008				07/01/2025	5:06	7:00	1	5,000.00	5,882.67
920-014-0008				07/01/2025	5:06	7:00	1	5,000.00	5,882.67
920-015-0008				07/01/2025	5:06	7:00	1	5,000.00	5,882.67
								75,000.00	85,694.90

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Comments

Allowance to Repair or Replace

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Balcony Metal-Wood-Fencing/Screen

Item Number	9
Type	Common Area
Category	Fences-Walls-Gates
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0009		Good		07/01/2036	16:06	20:00	15	75,000.00	122,144.94
920-002-0009				07/01/2049	29:06	29:06	15	75,000.00	179,373.96
								150,000.00	301,518.90

Comments

Allowance to Repair or Replace

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Peak Fire Protection-AES Intellinet Panels

Item Number	15
Type	Common Area
Category	Fire Safety
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015		Average		07/01/2035	15:06	30:00	15	37,500.00	59,293.66
								37,500.00	59,293.66

Comments

Replace as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Lantern Lights

Item Number	16
Type	Common Area
Category	Lighting
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016		Fair		07/01/2035	15:06	30:00	380	57,000.00	90,126.36
								57,000.00	90,126.36

Comments

Replace as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Posts-Beams- Fascia-Soffits- Pergola- Painting

Item Number	18
Type	Common Area
Category	Painting
Measurement Basis	Job
Estimated Useful Life	8 Years
Basis Cost	\$ 50,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0018		Average		07/01/2028	8:06	8:06	1	50,000.00	64,281.56
920-002-0018				07/01/2036	16:06	16:06	1	50,000.00	81,429.96
920-003-0018				07/01/2044	24:06	24:06	1	50,000.00	103,153.03
								150,000.00	248,864.55

Comments

Repaint or Stain as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Siding Painting-Metal-Wood-Cement Board

Item Number 17
 Type Common Area
 Category Painting
 Measurement Basis Job
 Estimated Useful Life 15 Years
 Basis Cost \$ 20,000.00
 Tracking Logistical
 Method One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0017		Average		07/01/2022	2:06	15:00	1	20,000.00	21,533.92
920-002-0017				07/01/2022	2:06	15:00	1	20,000.00	21,533.92
920-003-0017				07/01/2023	3:06	15:00	1	20,000.00	22,179.94
920-004-0017				07/01/2023	3:06	15:00	1	20,000.00	22,179.94
920-005-0017				07/01/2024	4:06	15:00	1	20,000.00	22,845.33
920-006-0017				07/01/2024	4:06	15:00	1	20,000.00	22,845.33
920-007-0017				07/01/2025	5:06	15:00	1	20,000.00	23,530.69
920-008-0017				07/01/2025	5:06	15:00	1	20,000.00	23,530.69
920-009-0017				07/01/2026	6:06	15:00	1	20,000.00	24,236.61
920-010-0017				07/01/2026	6:06	15:00	1	20,000.00	24,236.61
920-011-0017				07/01/2027	7:06	15:00	1	20,000.00	24,963.71
920-012-0017				07/01/2027	7:06	15:00	1	20,000.00	24,963.71
920-013-0017				07/01/2028	8:06	15:00	1	20,000.00	25,712.62
920-014-0017				07/01/2028	8:06	15:00	1	20,000.00	25,712.62
920-015-0017				07/01/2029	9:06	15:00	1	20,000.00	26,484.00
920-016-0017				07/01/2037	17:06	17:06	1	20,000.00	33,549.14
920-017-0017				07/01/2037	17:06	17:06	1	20,000.00	33,549.14
920-018-0017				07/01/2038	18:06	18:06	1	20,000.00	34,555.62

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-019-0017				07/01/2038	18:06	18:06	1	20,000.00	34,555.62
920-020-0017				07/01/2039	19:06	19:06	1	20,000.00	35,592.29
920-021-0017				07/01/2039	19:06	19:06	1	20,000.00	35,592.29
920-022-0017				07/01/2040	20:06	20:06	1	20,000.00	36,660.05
920-023-0017				07/01/2040	20:06	20:06	1	20,000.00	36,660.05
920-024-0017				07/01/2041	21:06	21:06	1	20,000.00	37,759.86
920-025-0017				07/01/2041	21:06	21:06	1	20,000.00	37,759.86
920-026-0017				07/01/2042	22:06	22:06	1	20,000.00	38,892.65
920-027-0017				07/01/2042	22:06	22:06	1	20,000.00	38,892.65
920-028-0017				07/01/2043	23:06	23:06	1	20,000.00	40,059.43
920-029-0017				07/01/2043	23:06	23:06	1	20,000.00	40,059.43
920-030-0017				07/01/2044	24:06	24:06	1	20,000.00	41,261.21
								600,000.00	911,888.93

Comments

Repaint or Stain as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Unit Front Doors Paint/Stain

Item Number	20
Type	Common Area
Category	Painting
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 100.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0020		Average		07/01/2024	4:06	10:00	95	9,500.00	10,851.53
920-002-0020				07/01/2034	14:06	14:06	95	9,500.00	14,583.55
920-003-0020				07/01/2044	24:06	24:06	95	9,500.00	19,599.08
								28,500.00	45,034.16

Comments

Repaint or Stain as Necessary

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Downspouts-Gutters-Drains-Heat Tape

Item Number	24
Type	Common Area
Category	Roof
Measurement Basis	Allow
Estimated Useful Life	25 Years
Basis Cost	\$ 194,016.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0024				07/01/2043	23:06	25:00	1	194,016.00	388,608.53
920-002-0024				01/01/2044	24:00	25:00	0.8	155,212.80	315,515.67
								349,228.80	704,124.20

Comments

Replace as Necessary in two phases last time in 2018-2019

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Heat Tape

Item Number	25
Type	Common Area
Category	Roof
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0025		Average		07/01/2026	6:06	8:00	1	2,000.00	2,423.66
920-002-0025				07/01/2034	14:06	14:06	1	2,000.00	3,070.22
920-003-0025				07/01/2042	22:06	22:06	1	2,000.00	3,889.27
								6,000.00	9,383.15

Comments

Allowance to Repair or Replace

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Roof-Membrane

Item Number	22
Type	Common Area
Category	Roof
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 8.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0022		Average		07/01/2034	14:06	20:00	1,200	9,600.00	14,737.06
920-002-0022				07/01/2034	14:06	20:00	1,200	9,600.00	14,737.06
920-003-0022				07/01/2034	14:06	20:00	1,200	9,600.00	14,737.06
920-004-0022				07/01/2035	15:06	20:00	1,200	9,600.00	15,179.18
920-005-0022				07/01/2035	15:06	20:00	1,200	9,600.00	15,179.18
920-006-0022				07/01/2035	15:06	20:00	1,200	9,600.00	15,179.18
920-007-0022				07/01/2036	16:06	20:00	1,200	9,600.00	15,634.55
920-008-0022				07/01/2036	16:06	20:00	1,200	9,600.00	15,634.55
								76,800.00	121,017.82

Comments

Replace as Necessary 8 Bldgs with 1200 sq ft

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Roof-Metal-Asphalt-Shingle

Item Number	23
Type	Common Area
Category	Roof
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	\$ 8.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023		Average		07/01/2035	15:06	30:00	97,500	780,000.00	1,233,308.11
								780,000.00	1,233,308.11

Comments

Replace as Necessary

1 Bldg with 5000 sq ft 4 Bldgs with 6500 sq ft and 10 Bldgs with 8500 sq ft

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Architectural Decorative Beams

Item Number	28
Type	Common Area
Category	Structural
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 20,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028		Average		07/01/2035	15:06	15:06	1	20,000.00	31,623.28
								20,000.00	31,623.28

Comments

Allowance to Repair or Replace

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

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

Component List - Full Detail

Balcony Structural Support

Item Number	29
Type	Common Area
Category	Structural
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 20,000.00
Tracking	Logistical
Method	One Time



Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029		Average		07/01/2035	15:06	15:06	1	20,000.00	31,623.28
								20,000.00	31,623.28

Comments

Allowance to Repair or Replace