

Common Component Inventory and Capital Expenditure Planning



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Capital Item To Be Replaced	Quantity Count	Units	Unit cost	CapEx Budget	Expected Useful Life (or Frequency) Years	Remaining Useful Life Years	Planning Notes
Site							
Concrete flatwork-repair allowance	262	SF	\$5.58	\$1,461.96	10	4	RS Means
Vinyl fences and gates-replace	1,016	LF	\$22.00	\$22,352.00	30	12	Homewyse
Chain link fence and gates-replace	793	LF	\$22.00	\$17,446.00	40	22	Homewyse
Concrete swale overflows-repair cracks	2	EA	\$500.00	\$1,000.00	30	1	Engineers estimate
Drainage pipes-cover exposed areas	-	Lot		\$0.00	30	1	Removed from analysis
Drainage swales-maintenance	1	Lot	\$2,500.00	\$2,500.00	4	1	Engineers estimate
Landscaping-major projects	1	Lot	\$2,000.00	\$2,000.00	5	3	Engineers estimate
Mailboxes-replace	9	EA	\$1,500.00	\$13,500.00	15	5	Internet price plus installation
Benches-replace	5	EA	\$700.00	\$3,500.00	20	13	The Parkcatalog.com plus installation
Entry monument-replace	1	EA	\$7,500.00	\$7,500.00	50	5	Engineers estimate
Improve drainage along upper Menaul path	1	Lot	\$5,000.00	\$5,000.00	50	2	Engineers estimate
Asphalt seal Menaul paths	4,710	SF	\$0.18	\$847.80	6	2	Local contractor
Building Exterior							
Building Interior							
Mechanical							
Amenities							
Other							

Annual Capital Expenditure Budgets - 30 Year Projection
Line Item Budgets in Current Dollars - Annual totals inflated @ 2.00% at the bottom line

	Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Site																
Concrete flatwork-repair allowance		0	0	0	0	1,462	0	0	0	0	0	0	0	0	0	1,462
Vinyl fences and gates-replace		0	0	0	0	0	0	0	0	0	0	0	0	22,352	0	0
Chain link fence and gates-replace		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete swale overflows-repair tracks		0	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage pipes-cover exposed areas		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage swales-maintenance		0	2,500	0	0	0	2,500	0	0	0	2,500	0	0	0	2,500	0
Landscaping-major projects		0	0	0	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0
Mailboxes-replace		0	0	0	0	0	13,500	0	0	0	0	0	0	0	0	0
Benches-replace		0	0	0	0	0	0	0	0	0	0	0	0	0	3,500	0
Entry monument-replace		0	0	0	0	0	7,500	0	0	0	0	0	0	0	0	0
Improve drainage along upper Menard path		0	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal Menard paths		0	0	848	0	0	0	0	0	848	0	0	0	0	0	848
Building Exterior																
Building Interior																
Mechanical																
Amenities																
Other																
Total Costs		<u>0</u>	<u>3,500</u>	<u>5,848</u>	<u>2,000</u>	<u>1,462</u>	<u>23,500</u>	<u>0</u>	<u>0</u>	<u>2,848</u>	<u>2,500</u>	<u>0</u>	<u>0</u>	<u>22,352</u>	<u>8,000</u>	<u>2,310</u>
Total Costs Adjusted For 2% Inflation		<u>0</u>	<u>3,570</u>	<u>6,084</u>	<u>2,122</u>	<u>1,582</u>	<u>25,946</u>	<u>0</u>	<u>0</u>	<u>3,337</u>	<u>2,988</u>	<u>0</u>	<u>0</u>	<u>28,348</u>	<u>10,349</u>	<u>3,048</u>

Annual Capital Expenditure Budgets -
Line Item Budgets in Current Dollars -

30 Year Projection
Annual totals inflated @ 2.00% at the bottom line

	Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site																
Concrete flatwork-repair allowance		0	0	0	0	0	0	0	0	0	1,462	0	0	0	0	0
Vinyl fences and gates-replace		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chain link fence and gates-replace		0	0	0	0	0	0	0	17,446	0	0	0	0	0	0	0
Concrete swale overflows-repair cracks		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage pipes-cover exposed areas		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage swales-maintenance		0	0	2,500	0	0	0	2,500	0	0	0	2,500	0	0	0	2,500
Landscaping-major projects		0	0	0	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0
Mailboxes-replace		0	0	0	0	0	13,500	0	0	0	0	0	0	0	0	0
Benches-replace		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Entry monument-replace		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Improve drainage along upper Menard path		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt seal Menard paths		0	0	0	0	0	848	0	0	0	0	0	848	0	0	0
Building Exterior																
Building Interior																
Mechanical																
Amenities																

**Current Level of Contribution to Capital Reserves
Projected ahead unchanged throughout the Planning Period**

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2016	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
2017	2	\$0	\$0	\$0	\$0	\$0	\$3,570	(\$3,570)	\$10,200
2018	3	(\$3,570)	\$0	\$0	\$0	\$0	\$6,084	(\$9,654)	\$10,404
2019	4	(\$9,654)	\$0	\$0	\$0	\$0	\$2,122	(\$11,776)	\$10,612
2020	5	(\$11,776)	\$0	\$0	\$0	\$0	\$1,582	(\$13,359)	\$10,824
2021	6	(\$13,359)	\$0	\$0	\$0	\$0	\$25,946	(\$39,305)	\$11,041
2022	7	(\$39,305)	\$0	\$0	\$0	\$0	\$0	(\$39,305)	\$11,262
2023	8	(\$39,305)	\$0	\$0	\$0	\$0	\$0	(\$39,305)	\$11,487
2024	9	(\$39,305)	\$0	\$0	\$0	\$0	\$3,337	(\$42,641)	\$11,717
2025	10	(\$42,641)	\$0	\$0	\$0	\$0	\$2,988	(\$45,629)	\$11,951
2026	11	(\$45,629)	\$0	\$0	\$0	\$0	\$0	(\$45,629)	\$12,190
2027	12	(\$45,629)	\$0	\$0	\$0	\$0	\$0	(\$45,629)	\$12,434
2028	13	(\$45,629)	\$0	\$0	\$0	\$0	\$28,348	(\$73,977)	\$12,682
2029	14	(\$73,977)	\$0	\$0	\$0	\$0	\$10,349	(\$84,326)	\$12,936
2030	15	(\$84,326)	\$0	\$0	\$0	\$0	\$3,048	(\$87,373)	\$13,195
2031	16	(\$87,373)	\$0	\$0	\$0	\$0	\$0	(\$87,373)	\$13,459
2032	17	(\$87,373)	\$0	\$0	\$0	\$0	\$0	(\$87,373)	\$13,728
2033	18	(\$87,373)	\$0	\$0	\$0	\$0	\$3,501	(\$90,874)	\$14,002
2034	19	(\$90,874)	\$0	\$0	\$0	\$0	\$2,856	(\$93,731)	\$14,282
2035	20	(\$93,731)	\$0	\$0	\$0	\$0	\$0	(\$93,731)	\$14,568
2036	21	(\$93,731)	\$0	\$0	\$0	\$0	\$21,320	(\$115,051)	\$14,859
2037	22	(\$115,051)	\$0	\$0	\$0	\$0	\$3,789	(\$118,840)	\$15,157
2038	23	(\$118,840)	\$0	\$0	\$0	\$0	\$26,971	(\$145,811)	\$15,460
2039	24	(\$145,811)	\$0	\$0	\$0	\$0	\$3,154	(\$148,965)	\$15,769
2040	25	(\$148,965)	\$0	\$0	\$0	\$0	\$2,351	(\$151,316)	\$16,084
2041	26	(\$151,316)	\$0	\$0	\$0	\$0	\$4,102	(\$155,418)	\$16,406
2042	27	(\$155,418)	\$0	\$0	\$0	\$0	\$1,419	(\$156,837)	\$16,734
2043	28	(\$156,837)	\$0	\$0	\$0	\$0	\$0	(\$156,837)	\$17,069
2044	29	(\$156,837)	\$0	\$0	\$0	\$0	\$3,482	(\$160,319)	\$17,410
2045	30	(\$160,319)	\$0	\$0	\$0	\$0	\$4,440	(\$164,758)	\$17,758

Reserve Study Worksheet - Current Funding Levels

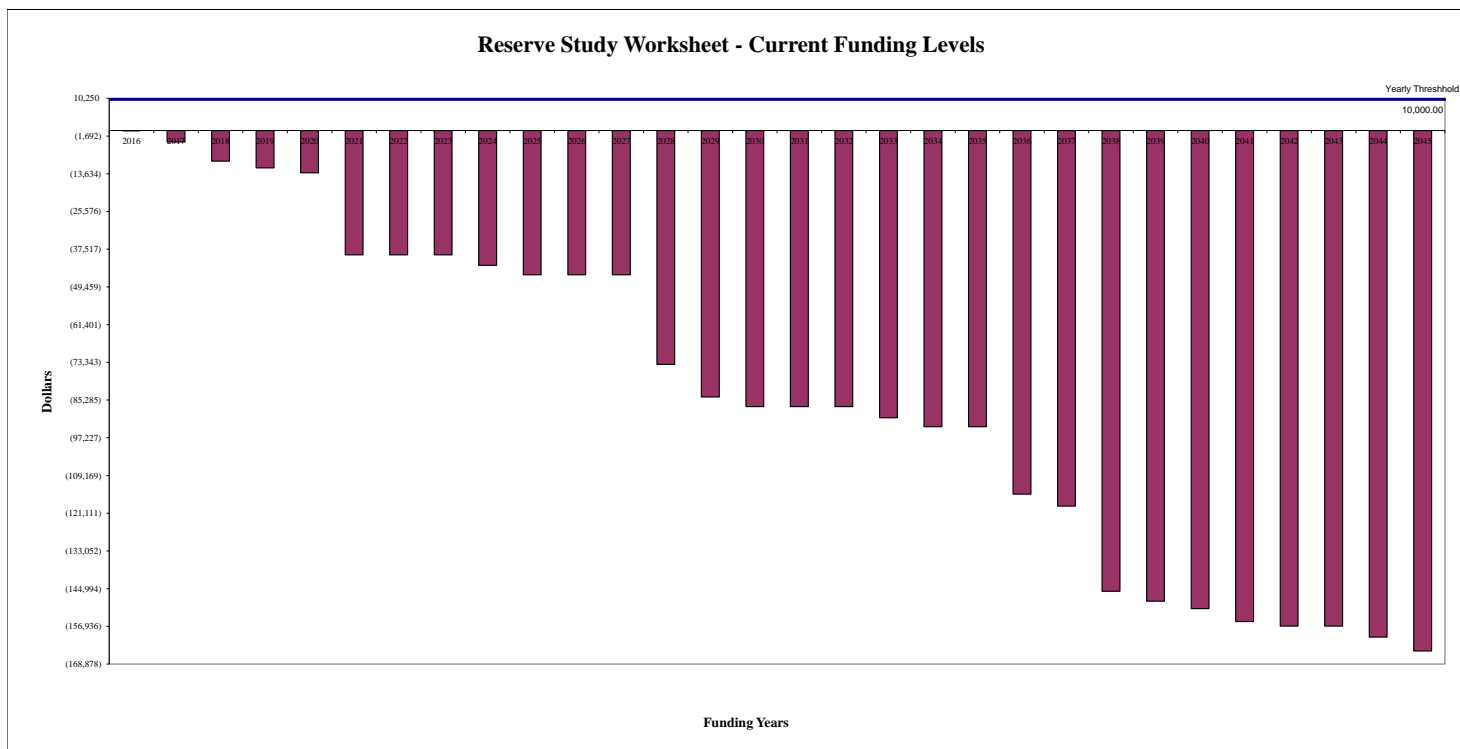
Beginning Balance as of start of year beginning Jan 2016: \$

CONTRIBUTIONS	
FIRST YR	REM YRS
\$0.00	\$0.00 per year
\$0.00	\$0.00 per unit per year
\$0.00	\$0.00 per month
\$0.00	\$0.00 per unit per month
Threshold: \$10,000.00	

Projected Annual Funding and Expenditures:

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	-	(3,570)	(9,654)	(11,776)	(13,359)	(39,305)	(39,305)	(39,305)	(42,641)	(45,629)	(45,629)	(45,629)	(73,977)	(84,326)	(87,373)
Capital Expenditures:	-	3,570	6,084	2,122	1,582	25,946	-	-	3,337	2,988	-	-	28,348	10,349	3,048
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	(87,373)	(87,373)	(90,874)	(93,731)	(93,731)	(115,051)	(118,840)	(145,811)	(148,965)	(151,316)	(155,418)	(156,837)	(156,837)	(160,319)	(164,758)
Capital Expenditures:	-	-	3,501	2,856	-	21,320	3,789	26,971	3,154	2,351	4,102	1,419	-	3,482	4,440
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Recommended Funding Plan - \$75.00 per unit per year immediately reducing to \$45.00 per unit per year after 6 years
#REF!
required to maintain minimum threshold balances throughout the planning period



Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2016	1	\$0	\$1,738	\$0	\$0	\$1,738	\$0	\$1,738	\$10,000
2017	2	\$1,738	\$10,425	\$0	\$0	\$10,425	\$3,570	\$8,593	\$10,200
2018	3	\$8,593	\$10,425	\$0	\$0	\$10,425	\$6,084	\$12,933	\$10,404
2019	4	\$12,933	\$10,425	\$0	\$0	\$10,425	\$2,122	\$21,236	\$10,612
2020	5	\$21,236	\$10,425	\$0	\$0	\$10,425	\$1,582	\$30,079	\$10,824
2021	6	\$30,079	\$10,425	\$0	\$0	\$10,425	\$25,946	\$14,558	\$11,041
2022	7	\$14,558	\$6,255	\$0	\$0	\$6,255	\$0	\$20,813	\$11,262
2023	8	\$20,813	\$6,255	\$0	\$0	\$6,255	\$0	\$27,068	\$11,487
2024	9	\$27,068	\$6,255	\$0	\$0	\$6,255	\$3,337	\$29,986	\$11,717
2025	10	\$29,986	\$6,255	\$0	\$0	\$6,255	\$2,988	\$33,253	\$11,951
2026	11	\$33,253	\$6,255	\$0	\$0	\$6,255	\$0	\$39,508	\$12,190
2027	12	\$39,508	\$6,255	\$0	\$0	\$6,255	\$0	\$45,763	\$12,434
2028	13	\$45,763	\$6,255	\$0	\$0	\$6,255	\$28,348	\$23,671	\$12,682
2029	14	\$23,671	\$6,255	\$0	\$0	\$6,255	\$10,349	\$19,577	\$12,936
2030	15	\$19,577	\$6,255	\$0	\$0	\$6,255	\$3,048	\$22,784	\$13,195
2031	16	\$22,784	\$6,255	\$0	\$0	\$6,255	\$0	\$29,039	\$13,459
2032	17	\$29,039	\$6,255	\$0	\$0	\$6,255	\$0	\$35,294	\$13,728
2033	18	\$35,294	\$6,255	\$0	\$0	\$6,255	\$3,501	\$38,048	\$14,002
2034	19	\$38,048	\$6,255	\$0	\$0	\$6,255	\$2,856	\$41,447	\$14,282
2035	20	\$41,447	\$6,255	\$0	\$0	\$6,255	\$0	\$47,702	\$14,568
2036	21	\$47,702	\$6,255	\$0	\$0	\$6,255	\$21,320	\$32,637	\$14,859
2037	22	\$32,637	\$6,255	\$0	\$0	\$6,255	\$3,789	\$35,103	\$15,157
2038	23	\$35,103	\$6,255	\$0	\$0	\$6,255	\$26,971	\$14,387	\$15,460
2039	24	\$14,387	\$6,255	\$0	\$0	\$6,255	\$3,154	\$17,488	\$15,769
2040	25	\$17,488	\$6,255	\$0	\$0	\$6,255	\$2,351	\$21,391	\$16,084
2041	26	\$21,391	\$6,255	\$0	\$0	\$6,255	\$4,102	\$23,545	\$16,406
2042	27	\$23,545	\$6,255	\$0	\$0	\$6,255	\$1,419	\$28,381	\$16,734
2043	28	\$28,381	\$6,255	\$0	\$0	\$6,255	\$0	\$34,636	\$17,069
2044	29	\$34,636	\$6,255	\$0	\$0	\$6,255	\$3,482	\$37,409	\$17,410
2045	30	\$37,409	\$6,255	\$0	\$0	\$6,255	\$4,440	\$39,224	\$17,758

Recommended Funding Plan - \$75.00 per unit per year immediately reducing to \$45.00 per unit per year after 6 years

#REF!

required to maintain minimum threshold balances throughout the planning period

CONTRIBUTIONS	
FIRST YR	LAST YR
\$10,425.00	\$6,255.00
\$75.00	\$45.00
\$868.75	\$521.25
\$6.25	\$3.75

SETTINGS (analyzed by unit/year)	
Starting amount (\$):	\$75.00
Increment by (\$):	(\$30.00)
Every	6 year
Frequency:	1 time
Threshold:	\$10,000.00

Projected Annual Funding and Expenditures:

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	1,738	8,593	12,933	21,236	30,079	14,558	20,813	27,068	29,986	33,253	39,508	45,763	23,671	19,577	22,784
Capital Expenditures:	-	3,570	6,084	2,122	1,582	25,946	-	-	3,337	2,988	-	-	28,348	10,349	3,048
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	1,738	10,425	10,425	10,425	10,425	10,425	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255

Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	29,039	35,294	38,048	41,447	47,702	32,637	35,103	14,387	17,488	21,391	23,545	28,381	34,636	37,409	39,224
Capital Expenditures:	-	-	3,501	2,856	-	21,320	3,789	26,971	3,154	2,351	4,102	1,419	-	3,482	4,440
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255	6,255

