

# 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
<b>Site</b>						
<b>Building Exterior</b>						
<b>Building Interior</b>						
<b>Mechanical</b>						
Sewage pump and motor #1-replacement	1 EA	\$4,600.00	\$4,600.00	15	1	RC Worst
Sewage pump and motor #2 replacement	1 EA	\$4,600.00	\$4,600.00	15	13	RC Worst
Float switch and control overhaul	1 Lot	\$2,500.00	\$2,500.00	15	6	RC Worst
<b>Amenities</b>						
<b>Other</b>						

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

	Year:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Site</b>																
<b>Building Exterior</b>																
<b>Building Interior</b>																
<b>Mechanical</b>																
Sewage pump and motor #1-replacement		0	4,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Sewage pump and motor #2 replacement		0	0	0	0	0	0	0	0	0	0	0	0	0	4,600	0
Float switch and control overhaul		0	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0
<b>Amenities</b>																
<b>Other</b>																
<b>Total Costs</b>		<u>0</u>	<u>4,600</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,600</u>	<u>0</u>
<b>Total Costs Adjusted For 2% Inflation</b>		<u>0</u>	<u>4,692</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,515</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,951</u>	<u>0</u>

	Year:	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
<b>Site</b>																
<b>Building Exterior</b>																
<b>Building Interior</b>																
<b>Mechanical</b>																
Sewage pump and motor #1-replacement		0	4,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Sewage pump and motor #2 replacement		0	0	0	0	0	0	0	0	0	0	0	0	0	4,600	0
Float switch and control overhaul		0	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0
<b>Amenities</b>																

**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
2017	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	2	\$0	\$0	\$0	\$0	\$0	\$4,692	(\$4,692)	\$0
2019	3	(\$4,692)	\$0	\$0	\$0	\$0	\$0	(\$4,692)	\$0
2020	4	(\$4,692)	\$0	\$0	\$0	\$0	\$0	(\$4,692)	\$0
2021	5	(\$4,692)	\$0	\$0	\$0	\$0	\$0	(\$4,692)	\$0
2022	6	(\$4,692)	\$0	\$0	\$0	\$0	\$0	(\$4,692)	\$0
2023	7	(\$4,692)	\$0	\$0	\$0	\$0	\$2,815	(\$7,507)	\$0
2024	8	(\$7,507)	\$0	\$0	\$0	\$0	\$0	(\$7,507)	\$0
2025	9	(\$7,507)	\$0	\$0	\$0	\$0	\$0	(\$7,507)	\$0
2026	10	(\$7,507)	\$0	\$0	\$0	\$0	\$0	(\$7,507)	\$0
2027	11	(\$7,507)	\$0	\$0	\$0	\$0	\$0	(\$7,507)	\$0
2028	12	(\$7,507)	\$0	\$0	\$0	\$0	\$0	(\$7,507)	\$0
2029	13	(\$7,507)	\$0	\$0	\$0	\$0	\$0	(\$7,507)	\$0
2030	14	(\$7,507)	\$0	\$0	\$0	\$0	\$5,951	(\$13,458)	\$0
2031	15	(\$13,458)	\$0	\$0	\$0	\$0	\$0	(\$13,458)	\$0
2032	16	(\$13,458)	\$0	\$0	\$0	\$0	\$0	(\$13,458)	\$0
2033	17	(\$13,458)	\$0	\$0	\$0	\$0	\$6,315	(\$19,773)	\$0
2034	18	(\$19,773)	\$0	\$0	\$0	\$0	\$0	(\$19,773)	\$0
2035	19	(\$19,773)	\$0	\$0	\$0	\$0	\$0	(\$19,773)	\$0
2036	20	(\$19,773)	\$0	\$0	\$0	\$0	\$0	(\$19,773)	\$0
2037	21	(\$19,773)	\$0	\$0	\$0	\$0	\$0	(\$19,773)	\$0
2038	22	(\$19,773)	\$0	\$0	\$0	\$0	\$3,789	(\$23,562)	\$0
2039	23	(\$23,562)	\$0	\$0	\$0	\$0	\$0	(\$23,562)	\$0
2040	24	(\$23,562)	\$0	\$0	\$0	\$0	\$0	(\$23,562)	\$0
2041	25	(\$23,562)	\$0	\$0	\$0	\$0	\$0	(\$23,562)	\$0
2042	26	(\$23,562)	\$0	\$0	\$0	\$0	\$0	(\$23,562)	\$0
2043	27	(\$23,562)	\$0	\$0	\$0	\$0	\$0	(\$23,562)	\$0
2044	28	(\$23,562)	\$0	\$0	\$0	\$0	\$0	(\$23,562)	\$0
2045	29	(\$23,562)	\$0	\$0	\$0	\$0	\$8,009	(\$31,571)	\$0
2046	30	(\$31,571)	\$0	\$0	\$0	\$0	\$0	(\$31,571)	\$0

**Reserve Study Worksheet - Current Funding Levels**

Beginning Balance as of start of year beginning Jan 2018: \$

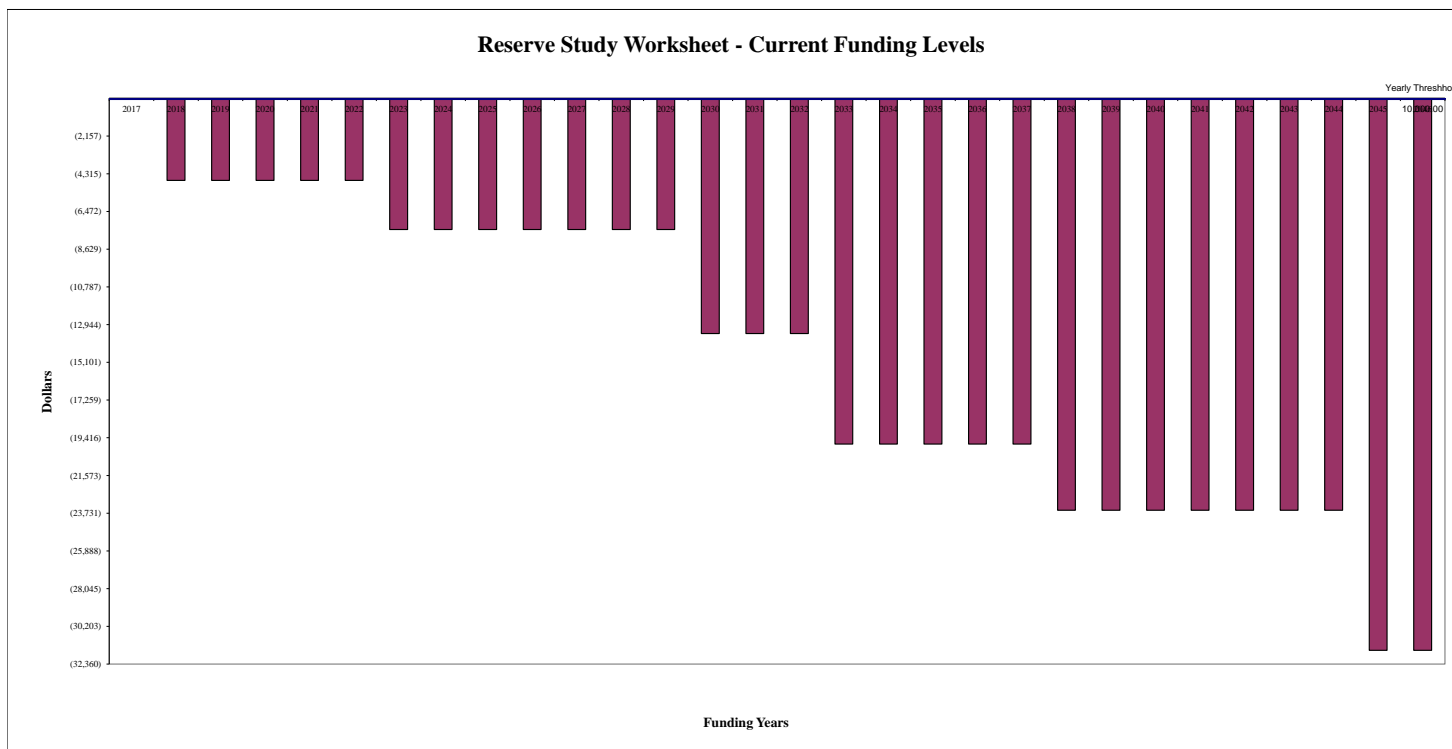
CONTRIBUTIONS	
FIRST YR	REM YRS
\$0.00	\$0.00 per year
\$0.00	\$0.00 per unit per year
\$0.00	\$0.00 per month
\$0.00	\$0.00 per unit per month
<b>Threshold: \$0.00</b>	

**Projected Annual Funding and Expenditures:**

Year:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	-	(4,692)	(4,692)	(4,692)	(4,692)	(4,692)	(7,507)	(7,507)	(7,507)	(7,507)	(7,507)	(7,507)	(7,507)	(13,458)	(13,458)
Capital Expenditures:	-	4,692	-	-	-	-	2,815	-	-	-	-	-	-	5,951	-
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Year:	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	(13,458)	(19,773)	(19,773)	(19,773)	(19,773)	(19,773)	(23,562)	(23,562)	(23,562)	(23,562)	(23,562)	(23,562)	(23,562)	(31,571)	(31,571)
Capital Expenditures:	-	6,315	-	-	-	-	3,789	-	-	-	-	-	-	8,009	-
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



**Recommended Funding Plan - \$400.00 per unit per year immediately reducing to \$80 per unit per year after 3 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
2017	1	\$0	\$733	\$0	\$0	\$733	\$0	\$733	\$0
2018	2	\$733	\$4,400	\$0	\$0	\$4,400	\$4,692	\$441	\$0
2019	3	\$441	\$4,400	\$0	\$0	\$4,400	\$0	\$4,841	\$0
2020	4	\$4,841	\$880	\$0	\$0	\$880	\$0	\$5,721	\$0
2021	5	\$5,721	\$880	\$0	\$0	\$880	\$0	\$6,601	\$0
2022	6	\$6,601	\$880	\$0	\$0	\$880	\$0	\$7,481	\$0
2023	7	\$7,481	\$880	\$0	\$0	\$880	\$2,815	\$5,546	\$0
2024	8	\$5,546	\$880	\$0	\$0	\$880	\$0	\$6,426	\$0
2025	9	\$6,426	\$880	\$0	\$0	\$880	\$0	\$7,306	\$0
2026	10	\$7,306	\$880	\$0	\$0	\$880	\$0	\$8,186	\$0
2027	11	\$8,186	\$880	\$0	\$0	\$880	\$0	\$9,066	\$0
2028	12	\$9,066	\$880	\$0	\$0	\$880	\$0	\$9,946	\$0
2029	13	\$9,946	\$880	\$0	\$0	\$880	\$0	\$10,826	\$0
2030	14	\$10,826	\$880	\$0	\$0	\$880	\$5,951	\$5,755	\$0
2031	15	\$5,755	\$880	\$0	\$0	\$880	\$0	\$6,635	\$0
2032	16	\$6,635	\$880	\$0	\$0	\$880	\$0	\$7,515	\$0
2033	17	\$7,515	\$880	\$0	\$0	\$880	\$6,315	\$2,081	\$0
2034	18	\$2,081	\$880	\$0	\$0	\$880	\$0	\$2,961	\$0
2035	19	\$2,961	\$880	\$0	\$0	\$880	\$0	\$3,841	\$0
2036	20	\$3,841	\$880	\$0	\$0	\$880	\$0	\$4,721	\$0
2037	21	\$4,721	\$880	\$0	\$0	\$880	\$0	\$5,601	\$0
2038	22	\$5,601	\$880	\$0	\$0	\$880	\$3,789	\$2,691	\$0
2039	23	\$2,691	\$880	\$0	\$0	\$880	\$0	\$3,571	\$0
2040	24	\$3,571	\$880	\$0	\$0	\$880	\$0	\$4,451	\$0
2041	25	\$4,451	\$880	\$0	\$0	\$880	\$0	\$5,331	\$0
2042	26	\$5,331	\$880	\$0	\$0	\$880	\$0	\$6,211	\$0
2043	27	\$6,211	\$880	\$0	\$0	\$880	\$0	\$7,091	\$0
2044	28	\$7,091	\$880	\$0	\$0	\$880	\$0	\$7,971	\$0
2045	29	\$7,971	\$880	\$0	\$0	\$880	\$8,009	\$843	\$0
2046	30	\$843	\$880	\$0	\$0	\$880	\$0	\$1,723	\$0

**Recommended Funding Plan - \$400.00 per unit per year immediately reducing to \$80 per unit per year after 3 years**

**#REF!**

**required to maintain minimum threshold balances throughout the planning period**

CONTRIBUTIONS		
FIRST YR	LAST YR	
\$4,400.00	\$880.00	per year
\$400.00	\$80.00	per unit per year
\$366.67	\$73.33	per month
\$33.33	\$6.67	per unit per month

SETTINGS (analyzed by unit/year)	
Starting amount (\$):	\$400.00
Increment by (\$):	(\$320.00)
Every	3 year
Frequency:	1 time
Threshold:	\$0.00

**Projected Annual Funding and Expenditures:**

Year:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	733	441	4,841	5,721	6,601	7,481	5,546	6,426	7,306	8,186	9,066	9,946	10,826	5,755	6,635
Capital Expenditures:	-	4,692	-	-	-	-	2,815	-	-	-	-	-	-	5,951	-
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	733	4,400	4,400	880	880	880	880	880	880	880	880	880	880	880	880

Year:	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	7,515	2,081	2,961	3,841	4,721	5,601	2,691	3,571	4,451	5,331	6,211	7,091	7,971	843	1,723
Capital Expenditures:	-	6,315	-	-	-	-	3,789	-	-	-	-	-	-	8,009	-
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880

