

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						
PUD streets-crack seal	1 Lot	\$2,500.00	\$2,500.00	1	1	Discussion with manager
PUD streets-asphalt seal	48,841 SF	\$0.18	\$8,791.38	6	2	Local contractor
PUD streets-chip seal	48,841 SF	\$1.40	\$68,377.40	15	10	Published cost (Olympia, WA)
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:	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
Site																
PUD streets-crack seal		0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
PUD streets-asphalt seal		0	0	8,791	0	0	0	0	0	8,791	0	0	0	0	0	8,791
PUD streets-chip seal		0	0	0	0	0	0	0	0	0	0	68,377	0	0	0	0
Building Exterior																
Building Interior																
Mechanical																
Amenities																
Other																
Total Costs		0	2,500	11,291	2,500	2,500	2,500	2,500	2,500	11,291	2,500	70,877	2,500	2,500	2,500	11,291
Total Costs Adjusted For 2% Inflation		0	2,550	13,748	2,653	2,706	2,760	2,815	2,872	13,230	2,908	86,399	3,108	3,171	3,234	14,899

	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
Site																
PUD streets-crack seal		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
PUD streets-asphalt seal		0	0	0	0	0	8,791	0	0	0	0	0	8,791	0	0	0
PUD streets-chip seal		0	0	0	0	0	0	0	0	0	0	68,377	0	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
2017	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
2018	2	\$0	\$0	\$0	\$0	\$0	\$2,550	(\$2,550)	\$10,200
2019	3	(\$2,550)	\$0	\$0	\$0	\$0	\$11,748	(\$14,298)	\$10,404
2020	4	(\$14,298)	\$0	\$0	\$0	\$0	\$2,653	(\$16,951)	\$10,612
2021	5	(\$16,951)	\$0	\$0	\$0	\$0	\$2,706	(\$19,657)	\$10,824
2022	6	(\$19,657)	\$0	\$0	\$0	\$0	\$2,760	(\$22,417)	\$11,041
2023	7	(\$22,417)	\$0	\$0	\$0	\$0	\$2,815	(\$25,232)	\$11,262
2024	8	(\$25,232)	\$0	\$0	\$0	\$0	\$2,872	(\$28,104)	\$11,487
2025	9	(\$28,104)	\$0	\$0	\$0	\$0	\$13,230	(\$41,334)	\$11,717
2026	10	(\$41,334)	\$0	\$0	\$0	\$0	\$2,988	(\$44,321)	\$11,951
2027	11	(\$44,321)	\$0	\$0	\$0	\$0	\$86,399	(\$130,721)	\$12,190
2028	12	(\$130,721)	\$0	\$0	\$0	\$0	\$3,108	(\$133,829)	\$12,434
2029	13	(\$133,829)	\$0	\$0	\$0	\$0	\$3,171	(\$137,000)	\$12,682
2030	14	(\$137,000)	\$0	\$0	\$0	\$0	\$3,234	(\$140,234)	\$12,936
2031	15	(\$140,234)	\$0	\$0	\$0	\$0	\$14,899	(\$155,132)	\$13,195
2032	16	(\$155,132)	\$0	\$0	\$0	\$0	\$3,365	(\$158,497)	\$13,459
2033	17	(\$158,497)	\$0	\$0	\$0	\$0	\$3,432	(\$161,929)	\$13,728
2034	18	(\$161,929)	\$0	\$0	\$0	\$0	\$3,501	(\$165,430)	\$14,002
2035	19	(\$165,430)	\$0	\$0	\$0	\$0	\$3,571	(\$169,000)	\$14,282
2036	20	(\$169,000)	\$0	\$0	\$0	\$0	\$3,642	(\$172,642)	\$14,568
2037	21	(\$172,642)	\$0	\$0	\$0	\$0	\$16,778	(\$189,421)	\$14,859
2038	22	(\$189,421)	\$0	\$0	\$0	\$0	\$3,789	(\$193,210)	\$15,157
2039	23	(\$193,210)	\$0	\$0	\$0	\$0	\$3,865	(\$197,075)	\$15,460
2040	24	(\$197,075)	\$0	\$0	\$0	\$0	\$3,942	(\$201,017)	\$15,769
2041	25	(\$201,017)	\$0	\$0	\$0	\$0	\$4,021	(\$205,038)	\$16,084
2042	26	(\$205,038)	\$0	\$0	\$0	\$0	\$116,282	(\$321,320)	\$16,406
2043	27	(\$321,320)	\$0	\$0	\$0	\$0	\$18,895	(\$340,215)	\$16,734
2044	28	(\$340,215)	\$0	\$0	\$0	\$0	\$4,267	(\$344,482)	\$17,069
2045	29	(\$344,482)	\$0	\$0	\$0	\$0	\$4,353	(\$348,835)	\$17,410
2046	30	(\$348,835)	\$0	\$0	\$0	\$0	\$4,440	(\$353,275)	\$17,758

Reserve Study Worksheet - Current Funding Levels

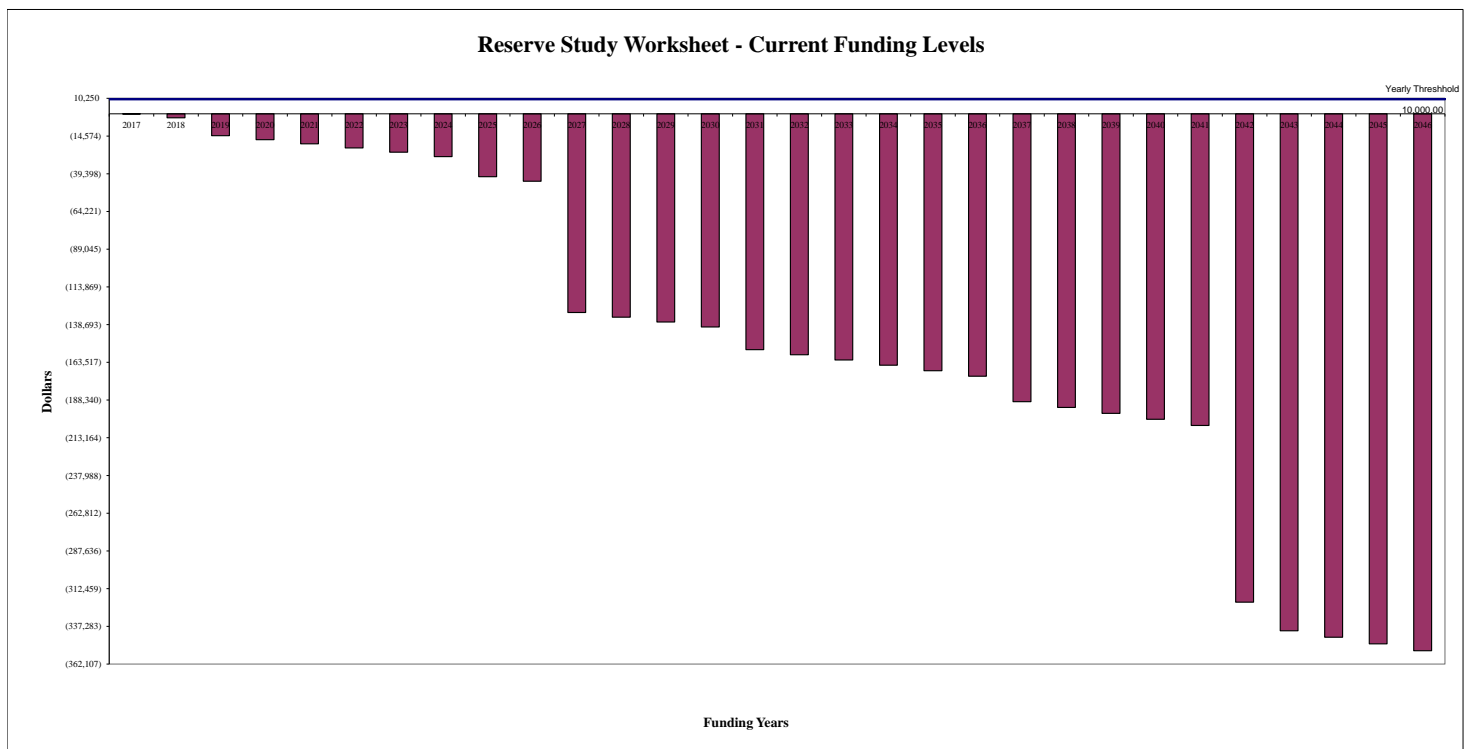
Beginning Balance as of start of year beginning Jan 2018: \$

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
Threshold: \$10,000.00	

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	-	(2,550)	(14,298)	(16,951)	(19,657)	(22,417)	(25,232)	(28,104)	(41,334)	(44,321)	(130,721)	(133,829)	(137,000)	(140,234)	(155,132)
Capital Expenditures:	-	2,550	11,748	2,653	2,706	2,760	2,815	2,872	13,230	2,988	86,399	3,108	3,171	3,234	14,899
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	(158,497)	(161,929)	(165,430)	(169,000)	(172,642)	(189,421)	(193,210)	(197,075)	(201,017)	(205,038)	(321,320)	(340,215)	(344,482)	(348,835)	(353,275)
Capital Expenditures:	3,365	3,432	3,501	3,571	3,642	16,778	3,789	3,865	3,942	4,021	116,282	18,895	4,267	4,353	4,440
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Recommended Funding Plan - \$390.00 per unit per year immediately reduced to \$365.00 per unit per year after 30 years
#REF!
required to maintain minimum threshold balance 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	\$2,340	\$0	\$0	\$2,340	\$0	\$2,340	\$10,000
2018	2	\$2,340	\$14,040	\$0	\$0	\$14,040	\$2,550	\$13,830	\$10,200
2019	3	\$13,830	\$14,040	\$0	\$0	\$14,040	\$11,748	\$16,122	\$10,404
2020	4	\$16,122	\$14,040	\$0	\$0	\$14,040	\$2,653	\$27,509	\$10,612
2021	5	\$27,509	\$14,040	\$0	\$0	\$14,040	\$2,706	\$38,843	\$10,824
2022	6	\$38,843	\$14,040	\$0	\$0	\$14,040	\$2,760	\$50,123	\$11,041
2023	7	\$50,123	\$14,040	\$0	\$0	\$14,040	\$2,815	\$61,348	\$11,262
2024	8	\$61,348	\$14,040	\$0	\$0	\$14,040	\$2,872	\$72,516	\$11,487
2025	9	\$72,516	\$14,040	\$0	\$0	\$14,040	\$13,230	\$73,326	\$11,717
2026	10	\$73,326	\$14,040	\$0	\$0	\$14,040	\$2,988	\$84,379	\$11,951
2027	11	\$84,379	\$14,040	\$0	\$0	\$14,040	\$86,399	\$12,019	\$12,190
2028	12	\$12,019	\$13,140	\$0	\$0	\$13,140	\$3,108	\$22,051	\$12,434
2029	13	\$22,051	\$13,140	\$0	\$0	\$13,140	\$3,171	\$32,020	\$12,682
2030	14	\$32,020	\$13,140	\$0	\$0	\$13,140	\$3,234	\$41,926	\$12,936
2031	15	\$41,926	\$13,140	\$0	\$0	\$13,140	\$14,899	\$40,168	\$13,195
2032	16	\$40,168	\$13,140	\$0	\$0	\$13,140	\$3,365	\$49,943	\$13,459
2033	17	\$49,943	\$13,140	\$0	\$0	\$13,140	\$3,432	\$59,651	\$13,728
2034	18	\$59,651	\$13,140	\$0	\$0	\$13,140	\$3,501	\$69,290	\$14,002
2035	19	\$69,290	\$13,140	\$0	\$0	\$13,140	\$3,571	\$78,860	\$14,282
2036	20	\$78,860	\$13,140	\$0	\$0	\$13,140	\$3,642	\$88,358	\$14,568
2037	21	\$88,358	\$13,140	\$0	\$0	\$13,140	\$16,778	\$84,719	\$14,859
2038	22	\$84,719	\$13,140	\$0	\$0	\$13,140	\$3,789	\$94,070	\$15,157
2039	23	\$94,070	\$13,140	\$0	\$0	\$13,140	\$3,865	\$103,345	\$15,460
2040	24	\$103,345	\$13,140	\$0	\$0	\$13,140	\$3,942	\$112,543	\$15,769
2041	25	\$112,543	\$13,140	\$0	\$0	\$13,140	\$4,021	\$121,662	\$16,084
2042	26	\$121,662	\$13,140	\$0	\$0	\$13,140	\$116,282	\$18,520	\$16,406
2043	27	\$18,520	\$13,140	\$0	\$0	\$13,140	\$18,895	\$12,765	\$16,734
2044	28	\$12,765	\$13,140	\$0	\$0	\$13,140	\$4,267	\$21,638	\$17,069
2045	29	\$21,638	\$13,140	\$0	\$0	\$13,140	\$4,353	\$30,425	\$17,410
2046	30	\$30,425	\$13,140	\$0	\$0	\$13,140	\$4,440	\$39,125	\$17,758

Recommended Funding Plan - \$390.00 per unit per year immediately reduced to \$365.00 per unit per year after 11 years

#REF!

required to maintain minimum threshold balance throughout the planning period

CONTRIBUTIONS		
FIRST YR	LAST YR	
\$14,040.00	\$13,140.00	per year
\$390.00	\$365.00	per unit per year
\$1,170.00	\$1,095.00	per month
\$32.50	\$30.42	per unit per month

SETTINGS (analyzed by unit/year)	
Starting amount (\$):	\$390.00
Increment by (\$):	(\$25.00)
Every	11 year
Frequency:	1 time
Threshold:	\$10,000.00

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	2,340	13,830	16,122	27,509	38,843	50,123	61,348	72,516	73,326	84,379	12,019	22,051	32,020	41,926	40,168
Capital Expenditures:	-	2,550	11,748	2,653	2,706	2,760	2,815	2,872	13,230	2,988	86,399	3,108	3,171	3,234	14,899
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	2,340	14,040	14,040	14,040	14,040	14,040	14,040	14,040	14,040	14,040	14,040	13,140	13,140	13,140	13,140

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	49,943	59,651	69,290	78,860	88,358	84,719	94,070	103,345	112,543	121,662	18,520	12,765	21,638	30,425	39,125
Capital Expenditures:	3,365	3,432	3,501	3,571	3,642	16,778	3,789	3,865	3,942	4,021	116,282	18,895	4,267	4,353	4,440
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140	13,140

