

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						
Private driveways-crack seal	1 Lot	\$1,000.00	\$1,000.00	1	1	Discussion with manager
Upper West Bolan-replace broken up asphalt	9,560 SF	\$3.50	\$33,460.00	25	5	Local contractor
Private driveways-asphalt seal	34,702 SF	\$0.18	\$6,246.36	6	2	Local contractor
Private streets-driveways chip seal	34,702 SF	\$1.40	\$48,582.80	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																
Private driveways-crack seal		0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Upper West Bolan-replace broken up asphalt		0	0	0	0	0	33,460	0	0	0	0	0	0	0	0	0
Private driveways-asphalt seal		0	0	6,246	0	0	0	0	0	6,246	0	0	0	0	0	6,246
Private streets-driveways chip seal		0	0	0	0	0	0	0	0	0	0	48,583	0	0	0	0
Building Exterior																
Building Interior																
Mechanical																
Amenities																
Other																
Total Costs		0	1,000	7,246	1,000	1,000	34,460	1,000	1,000	7,246	1,000	49,583	1,000	1,000	1,000	7,246
Total Costs Adjusted For 2% Inflation		0	1,020	7,539	1,061	1,082	38,047	1,126	1,149	8,490	1,195	60,441	1,243	1,268	1,294	9,561
	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																
Private driveways-crack seal		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Upper West Bolan-replace broken up asphalt		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Private driveways-asphalt seal		0	0	0	0	0	6,246	0	0	0	0	0	6,246	0	0	0
Private streets-driveways chip seal		0	0	0	0	0	0	0	0	0	0	48,583	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	\$1,020	(\$1,020)	\$10,200
2019	3	(\$1,020)	\$0	\$0	\$0	\$0	\$7,539	(\$8,559)	\$10,404
2020	4	(\$8,559)	\$0	\$0	\$0	\$0	\$1,061	(\$9,620)	\$10,612
2021	5	(\$9,620)	\$0	\$0	\$0	\$0	\$1,082	(\$10,703)	\$10,824
2022	6	(\$10,703)	\$0	\$0	\$0	\$0	\$38,047	(\$48,749)	\$11,041
2023	7	(\$48,749)	\$0	\$0	\$0	\$0	\$1,126	(\$49,876)	\$11,262
2024	8	(\$49,876)	\$0	\$0	\$0	\$0	\$1,149	(\$51,024)	\$11,487
2025	9	(\$51,024)	\$0	\$0	\$0	\$0	\$8,490	(\$59,514)	\$11,717
2026	10	(\$59,514)	\$0	\$0	\$0	\$0	\$1,195	(\$60,710)	\$11,951
2027	11	(\$60,710)	\$0	\$0	\$0	\$0	\$60,441	(\$121,151)	\$12,190
2028	12	(\$121,151)	\$0	\$0	\$0	\$0	\$1,243	(\$122,394)	\$12,434
2029	13	(\$122,394)	\$0	\$0	\$0	\$0	\$1,268	(\$123,662)	\$12,682
2030	14	(\$123,662)	\$0	\$0	\$0	\$0	\$1,294	(\$124,956)	\$12,936
2031	15	(\$124,956)	\$0	\$0	\$0	\$0	\$9,561	(\$134,517)	\$13,195
2032	16	(\$134,517)	\$0	\$0	\$0	\$0	\$1,346	(\$135,863)	\$13,459
2033	17	(\$135,863)	\$0	\$0	\$0	\$0	\$1,373	(\$137,236)	\$13,728
2034	18	(\$137,236)	\$0	\$0	\$0	\$0	\$1,400	(\$138,636)	\$14,002
2035	19	(\$138,636)	\$0	\$0	\$0	\$0	\$1,428	(\$140,065)	\$14,282
2036	20	(\$140,065)	\$0	\$0	\$0	\$0	\$1,457	(\$141,521)	\$14,568
2037	21	(\$141,521)	\$0	\$0	\$0	\$0	\$10,768	(\$152,289)	\$14,859
2038	22	(\$152,289)	\$0	\$0	\$0	\$0	\$1,516	(\$153,805)	\$15,157
2039	23	(\$153,805)	\$0	\$0	\$0	\$0	\$1,546	(\$155,351)	\$15,460
2040	24	(\$155,351)	\$0	\$0	\$0	\$0	\$1,577	(\$156,928)	\$15,769
2041	25	(\$156,928)	\$0	\$0	\$0	\$0	\$1,608	(\$158,536)	\$16,084
2042	26	(\$158,536)	\$0	\$0	\$0	\$0	\$81,346	(\$239,882)	\$16,406
2043	27	(\$239,882)	\$0	\$0	\$0	\$0	\$12,126	(\$252,008)	\$16,734
2044	28	(\$252,008)	\$0	\$0	\$0	\$0	\$1,707	(\$253,715)	\$17,069
2045	29	(\$253,715)	\$0	\$0	\$0	\$0	\$1,741	(\$255,456)	\$17,410
2046	30	(\$255,456)	\$0	\$0	\$0	\$0	\$1,776	(\$257,232)	\$17,758

Reserve Study Worksheet - Current Funding Levels

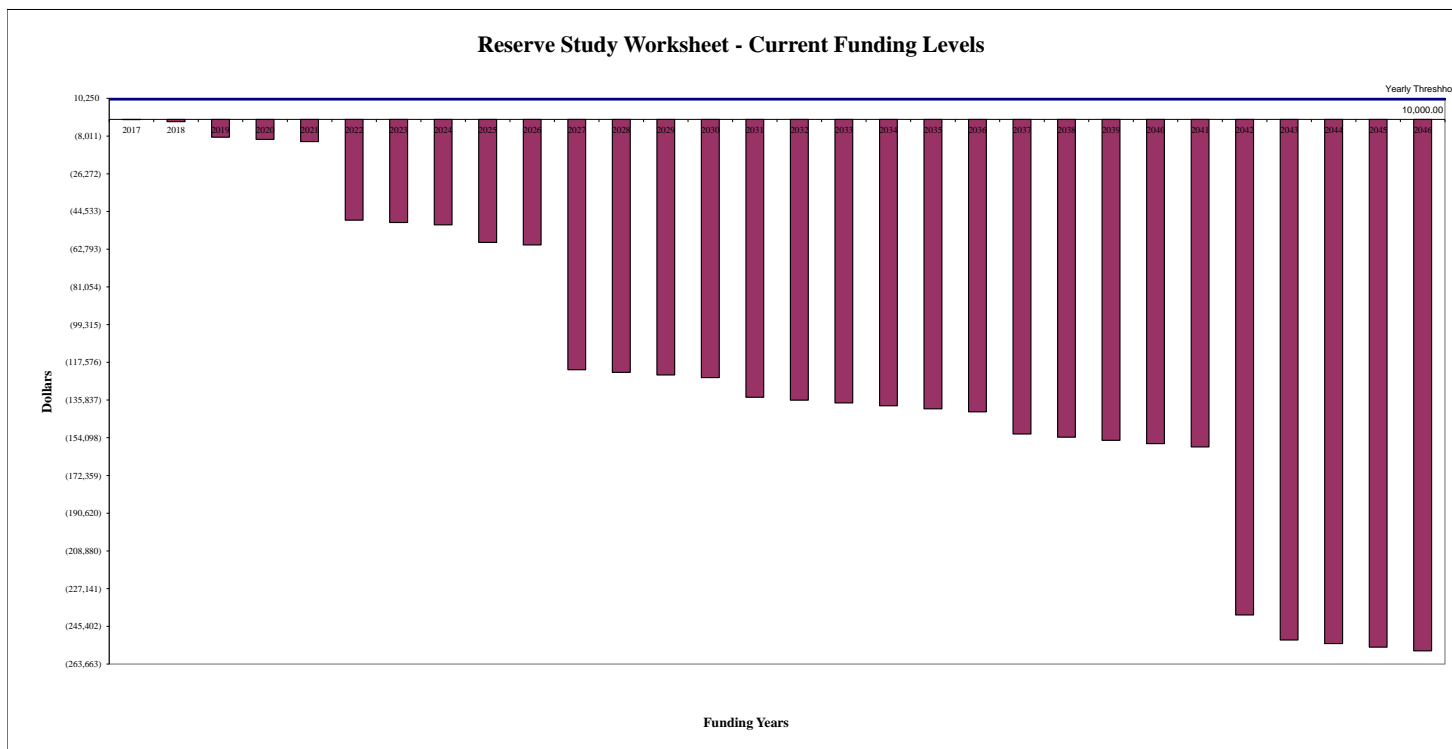
Beginning Balance as of start of year beginning Jan 2018: \$

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	-	(1,020)	(8,559)	(9,620)	(10,703)	(48,749)	(49,876)	(51,024)	(59,514)	(60,710)	(121,151)	(122,394)	(123,662)	(124,956)	(134,517)
Capital Expenditures:	-	1,020	7,539	1,061	1,082	38,047	1,126	1,149	8,490	1,195	60,441	1,243	1,268	1,294	9,561
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	(135,863)	(137,236)	(138,636)	(140,065)	(141,521)	(152,289)	(153,805)	(155,351)	(156,928)	(158,536)	(239,882)	(252,008)	(253,715)	(255,456)	(257,232)
Capital Expenditures:	1,346	1,373	1,400	1,428	1,457	10,768	1,516	1,546	1,577	1,608	81,346	12,126	1,707	1,741	1,776
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



**Recommended Funding Plan - Initial contribution of \$340.00 per unit per year reduced to \$220.00 per unit per year after 11 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	\$2,153	\$0	\$0	\$2,153	\$0	\$2,153	\$10,000
2018	2	\$2,153	\$12,920	\$0	\$0	\$12,920	\$1,020	\$14,053	\$10,200
2019	3	\$14,053	\$12,920	\$0	\$0	\$12,920	\$7,539	\$19,434	\$10,404
2020	4	\$19,434	\$12,920	\$0	\$0	\$12,920	\$1,061	\$31,293	\$10,612
2021	5	\$31,293	\$12,920	\$0	\$0	\$12,920	\$1,082	\$43,131	\$10,824
2022	6	\$43,131	\$12,920	\$0	\$0	\$12,920	\$38,047	\$18,004	\$11,041
2023	7	\$18,004	\$12,920	\$0	\$0	\$12,920	\$1,126	\$29,798	\$11,262
2024	8	\$29,798	\$12,920	\$0	\$0	\$12,920	\$1,149	\$41,569	\$11,487
2025	9	\$41,569	\$12,920	\$0	\$0	\$12,920	\$8,490	\$45,999	\$11,717
2026	10	\$45,999	\$12,920	\$0	\$0	\$12,920	\$1,195	\$57,724	\$11,951
2027	11	\$57,724	\$12,920	\$0	\$0	\$12,920	\$60,441	\$10,203	\$12,190
2028	12	\$10,203	\$8,360	\$0	\$0	\$8,360	\$1,243	\$17,319	\$12,434
2029	13	\$17,319	\$8,360	\$0	\$0	\$8,360	\$1,268	\$24,411	\$12,682
2030	14	\$24,411	\$8,360	\$0	\$0	\$8,360	\$1,294	\$31,477	\$12,936
2031	15	\$31,477	\$8,360	\$0	\$0	\$8,360	\$9,561	\$30,276	\$13,195
2032	16	\$30,276	\$8,360	\$0	\$0	\$8,360	\$1,346	\$37,290	\$13,459
2033	17	\$37,290	\$8,360	\$0	\$0	\$8,360	\$1,373	\$44,277	\$13,728
2034	18	\$44,277	\$8,360	\$0	\$0	\$8,360	\$1,400	\$51,237	\$14,002
2035	19	\$51,237	\$8,360	\$0	\$0	\$8,360	\$1,428	\$58,169	\$14,282
2036	20	\$58,169	\$8,360	\$0	\$0	\$8,360	\$1,457	\$65,072	\$14,568
2037	21	\$65,072	\$8,360	\$0	\$0	\$8,360	\$10,768	\$62,664	\$14,859
2038	22	\$62,664	\$8,360	\$0	\$0	\$8,360	\$1,516	\$69,509	\$15,157
2039	23	\$69,509	\$8,360	\$0	\$0	\$8,360	\$1,546	\$76,323	\$15,460
2040	24	\$76,323	\$8,360	\$0	\$0	\$8,360	\$1,577	\$83,106	\$15,769
2041	25	\$83,106	\$8,360	\$0	\$0	\$8,360	\$1,608	\$89,857	\$16,084
2042	26	\$89,857	\$8,360	\$0	\$0	\$8,360	\$81,346	\$16,871	\$16,406
2043	27	\$16,871	\$8,360	\$0	\$0	\$8,360	\$12,126	\$13,105	\$16,734
2044	28	\$13,105	\$8,360	\$0	\$0	\$8,360	\$1,707	\$19,758	\$17,069
2045	29	\$19,758	\$8,360	\$0	\$0	\$8,360	\$1,741	\$26,377	\$17,410
2046	30	\$26,377	\$8,360	\$0	\$0	\$8,360	\$1,776	\$32,962	\$17,758

Recommended Funding Plan - Initial contribution of \$340.00 per unit per year reduced to \$220.00 per unit per year after 11 years

#REF!

required to maintain minimum threshold balance throughout the planning period

CONTRIBUTIONS	
FIRST YR	LAST YR
\$12,920.00	\$8,360.00
\$340.00	\$220.00
\$1,076.67	\$696.67
\$28.33	\$18.33

SETTINGS (analyzed by unit/year)	
Starting amount (\$):	\$340.00
Increment by (\$):	(\$120.00)
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	2,153	14,053	19,434	31,293	43,131	18,004	29,798	41,569	45,999	57,724	10,203	17,319	24,411	31,477	30,276
Capital Expenditures:	-	1,020	7,539	1,061	1,082	38,047	1,126	1,149	8,490	1,195	60,441	1,243	1,268	1,294	9,561
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	2,153	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	8,360	8,360	8,360	8,360

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	37,290	44,277	51,237	58,169	65,072	62,664	69,509	76,323	83,106	89,857	16,871	13,105	19,758	26,377	32,962
Capital Expenditures:	1,346	1,373	1,400	1,428	1,457	10,768	1,516	1,546	1,577	1,608	81,346	12,126	1,707	1,741	1,776
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360	8,360

