

		plan year number>				-1	0	1	2	3	4	5	6	7	8	9	10	11
COSTS		cost	life	last	fiscal year>	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
CAPITAL ASSET PROJECT	per event	2019	cycle (years)	service year	remaining life (years)													
1	Roadway Sealing	3,000.00	5	2015	2	1,800			3,231					3,655				
2	Roadway Crack Sealing	1,500.00	4	2015	1	1,125		1,576				1,740				1,920		
3	Roadway Remove & Replace	80,000.00	40	2012	34	12,000												
4	Sidewalks & Driveways	70,000.00	40	2012	34	10,500												
5	Paint Exterior Units: 1-3	9,000.00	4	2018	4	0			10,183						11,240			
6	Paint Exterior Units: 4/5	3,750.00	4	2014	0	3,750	3,844			4,243						4,683		
7	Paint Exterior Units: 6/7	3,750.00	4	2014	0	3,750	3,844											
8	Paint Exterior Units: 8/9	5,000.00	4	2016	2	2,500		5,253				5,798				6,400		
9	Paint Exterior Units: 10-12	9,000.00	4	2015	1	6,750	3,500	5,956				10,437				11,521		
10	Paint Exterior Units: 13-16	10,000.00	4	2016	2	5,000			10,769				11,887				13,121	
11	Roof Replacement Units: 1-3	15,000.00	30	2018	30	0												
12	Roof Replacement Units: 4/5	10,000.00	30	2014	26	1,333												
13	Roof Replacement Units: 6/7	10,000.00	30	2013	25	1,667												
14	Roof Replacement Units: 8/9	10,000.00	30	2012	24	2,000												
15	Roof Replacement Units: 10-12	15,000.00	30	2015	27	1,500												
16	Roof Replacement Units: 13-16	20,000.00	30	2016	28	1,333												
17	Roof Repair	10,000.00	10	2013	5	5,000						11,597						
18	Electrical Ice removal Equipment	1,500.00	5	2013	0	1,500	1,538					1,740					1,968	
19	Garage Doors Units: 1-3	12,600.00	45	2018	45	0												
20	Garage Doors Units: 4/5	8,400.00	45	2014	41	747												
21	Garage Doors Units: 6/7	8,400.00	45	2013	40	933												
22	Garage Doors Units: 8/9	7,800.00	45	2012	39	1,040												
23	Garage Doors Units: 10-12	12,600.00	45	2015	42	840												
24	Garage Doors Units: 13-16	10,400.00	45	2016	43	462												
25	Doors	70,000.00	45	2015	42	4,667												
26	Windows	100,000.00	50	2015	47	6,000												
27	Light Fixtures	5,000.00	40	2015	37	375												
28	Street Signs Replace	1,000.00	40	2017	39	25												
29	Landscape Replacement	12,000.00	15	2012	9	4,800										15,361		
TOTAL CAPITAL COSTS		\$534,700				\$81,397	12,725	12,785	14,000	10,183	4,243	31,312	11,887	3,655	11,240	39,886	15,089	-
CAPITAL REVENUE																		
Annual Capital Dues (16 Units) Capital Portion Only							21,250	26,781	32,184	32,388	32,594	33,801	34,009	34,219	34,431	34,644	34,859	35,075
Reserve Fund Interest (CD) accumulated during the year per assumed rate							325	496	450	389	298	221	(377)	(586)	(651)	(868)	1,979	1,616
TOTAL GROSS REVENUE (allocated to Reserve Fund)							21,575	27,277	32,635	32,777	32,891	34,022	33,632	33,633	33,780	33,777	36,838	36,691
NET ANNUAL REVENUE						(81,397)	(43,572)	(29,020)	19,850	18,778	22,709	29,779	2,320	21,746	30,125	22,537	(3,048)	21,602
CAPITAL RESERVES																		
Capital Reserve Fund (CD's) at beginning of year						(81,397)	(65,147)	(56,297)	(41,805)	(23,170)	(575)	28,074	30,784	52,529	82,506	105,046	98,938	80,801
Transfers (to) from O&M Fund at end of year						0	(12,725)	(12,785)	(14,000)	(10,183)	(4,243)	(31,312)	(11,887)	(3,655)	(11,240)	(39,886)	(15,089)	0
Net Annual Revenue						16,250	21,575	27,277	32,635	32,777	32,891	34,022	33,632	33,633	33,780	33,777	(3,048)	21,602
CAPITAL RESERVE FUND at year end						(65,147)	(56,297)	(41,805)	(23,170)	(575)	28,074	30,784	52,529	82,506	105,046	98,938	80,801	102,403
CAPITAL DUES																		
Total Dues Collected per unit (16 units) allocated to the Reserve Fund only:						16250	\$21,250	\$26,781	\$32,184	\$32,388	\$32,594	\$33,801	\$34,009	\$34,219	\$34,431	\$34,644	\$34,859	\$35,075
ASSUMPTIONS																		
Capital cost rate of inflation		2.50%	per year for construction work															
annual rate of dues increase		0.75%	per year on capital dues portion only															
Reserve Fund (CD) rate of return		2.00%	per year															
								1.025	105%	108%	110%	113%	116%	119%	122%	125%	128%	131%
								1.0075	102%	102%	103%	104%	105%	105%	106%	107%	108%	109%

