

	COSTS				YEAR NUMBER													
	CAPITAL ASSET PROJECT	COST	LIFE CYCLE (YEARS)	LAST SERVICE YEAR	FISCAL YEAR REMAIN LIFE (YEARS)	-1 2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029
		PER EVENT 2018																
1	Roadway Sealing	3,000.00	5	2015	3	1,200			3,184					3,515				
2	Roadway Crack Sealing	1,500.00	4	2015	2	750		1,561				1,689				1,828		
3	Roadway Remove & Replace	80,000.00	40	2012	35	10,000												
4	Sidewalks & Driveways	70,000.00	40	2012	35	8,750												
5	Paint Exterior Units: 1-3	22,000.00	4	2018	4	0			24,290					26,292				28,459
6	Paint Exterior Units: 4/5	10,000.00	4	2015	2	5,000		10,404				11,262				12,190		
7	Paint Exterior Units: 6/7	10,000.00	4	2015	2	5,000		10,404				11,262				12,190		
8	Paint Exterior Units: 8/9	13,000.00	4	2016	2	6,500		13,525				14,640				15,847		
9	Paint Exterior Units: 10-12	15,000.00	4	2016	3	3,750		15,606				16,892				18,285		
10	Paint Exterior Units: 13-16	22,000.00	4	2017	4	0			23,347					25,271				27,354
11	Roof Replacement Units: 1-3	15,000.00	50	2018	50	0												
12	Roof Replacement Units: 4/5	10,000.00	50	2015	47	600												
13	Roof Replacement Units: 6/7	10,000.00	50	2015	47	600												
14	Roof Replacement Units: 8/9	10,000.00	50	2012	44	1,200												
15	Roof Replacement Units: 10-12	15,000.00	50	2016	48	600												
16	Roof Replacement Units: 13-16	20,000.00	50	2017	49	400												
17	Roof Repair	10,000.00	10	2013	5	5,000					11,262					12,434		
18	Electrical Ice removal Equipment	1,500.00	5	2013	0	1,500					1,656					1,828		
19	Garage Doors Units 1-3	12,600.00	45	2018	45	0												
20	Garage Doors Units 4-5	8,400.00	45	2015	43	373												
21	Garage Doors Units 6-7	8,400.00	45	2015	43	373												
22	Garage Doors Units 8-9	7,800.00	45	2014	42	520												
23	Garage Doors Units 11-12	12,600.00	45	2015	42	840												
24	Garage Doors Units 14-16	10,400.00	45	2015	45	0												
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									14,341			
	TOTAL CAPITAL COSTS	\$586,200				\$68,823	\$0	\$35,894	\$18,790	\$47,636	\$12,918	\$38,853	\$16,892	\$55,078	\$14,341	\$56,318	\$18,285	\$55,814
	CAPITAL REVENUE																	
	Annual Capital Dues (16 Units)	Capital Portion Only					38,400	38,785	38,979	39,174	39,370	39,566	39,764	39,963	40,163	40,364	40,566	40,768
	Reserve Fund Interest (CD)	accumulated during the year per assumed rate				0	0	0	0	0	213	231	694	405	930	629	1,087	
	TOTAL GROSS REVENUE	(allocated to Reserve Fund)				38,400	38,785	38,979	39,174	39,370	39,779	39,996	40,657	40,568	41,293	41,195	41,856	
	NET ANNUAL REVENUE					(68,823)	38,400	2,891	20,189	(8,463)	26,452	927	23,103	(14,421)	26,227	(15,024)	22,910	(13,958)
	CAPITAL RESERVES																	
	Capital Reserve Fund (CD's)	at beginning of year				(68,823)	(30,423)	(27,532)	(7,343)	(15,805)	10,646	11,573	34,677	20,255	46,482	31,458	54,368	
	Transfers (to) from O&M Fund	at end of year				0	0	0	0	0	0	0	0	0	0	0	0	0
	Net Annual Revenue					(68,823)	38,400	2,891	20,189	(8,463)	26,452	927	23,103	(14,421)	26,227	(15,024)	22,910	(13,958)
	CAPITAL RESERVE FUND	at year end				(68,823)	(30,423)	(27,532)	(7,343)	(15,805)	10,646	11,573	34,677	20,255	46,482	31,458	54,368	40,410
	CAPITAL DUES																	
	Total Dues Collected	per unit (16 units) allocated to the Reserve Fund only:					\$38,400	\$38,785	\$38,979	\$39,174	\$39,370	\$39,566	\$39,764	\$39,963	\$40,163	\$40,364	\$40,566	\$40,768
	ASSUMPTIONS																	
	Capital cost rate of inflation	2.00%	per year for construction work															
	annual rate of dues increase	0.50%	per year on capital dues portion only															
	Reserve Fund (CD) rate of return	2.00%	per year															

RESERVE FUND REPORT
 CD RATES EFFECTIVE 1/13/2017
 PER TREASURER'S QUARTERLY FINANCIAL INSPECTION Q4 2016

CD AMOUNT	RATE OF RETURN	WEIGHTED AVERAGE
\$41,689	1.20%	\$500.27
\$55,000	1.85%	\$1,017.50
\$100,000	1.70%	\$1,700.00
\$46,335	1.50%	\$695.03
\$100,000	2.02%	\$2,020.00
\$60,000	2.25%	\$1,350.00
<u>\$55,000</u>	<u>2.10%</u>	<u>\$1,155.00</u>
TOTALS	\$458,024	\$8,437.79
AVERAGE RATE OF RETURN		1.84%

THEREFORE, USE 2 % FOR THE PURPOSES OF THIS STUDY

CAPITAL RESERVE FUND BALANCE

