

						plan year number>		
<b>COSTS</b>		cost	life	last	fiscal year>	-1	0	1
CAPITAL ASSET		per event	cycle	service	remaining life	2019	2020	2021
PROJECT		2020	(years)	year	(years)			
1	Roadway Sealing	3,000.00	5	2015	1	2,400		3,231
2	Roadway Crack Sealing	1,500.00	4	2015	0	1,500	1,576	
3	Roadway Remove & Replace	80,000.00	40	2012	33	14,000		
4	Sidewalks & Driveways	70,000.00	40	2012	33	12,250		
5	Paint Exterior Units: 1-3	9,000.00	4	2018	3	2,250		
6	Paint Exterior Units: 4/5	3,750.00	4	2019	4	0		
7	Paint Exterior Units: 6/7	3,750.00	4	2019	4	0		
8	Paint Exterior Units: 8/9	5,000.00	4	2016	1	3,750		5,253
9	Paint Exterior Units: 10-12	10,000.00	4	2015	0	10,000	10,250	
10	Paint Exterior Units: 13-16	10,000.00	4	2016	1	7,500		10,769
11	Roof Replacement Units: 1-3	15,000.00	30	2018	29	500		
12	Roof Replacement Units: 4/5	10,000.00	30	2014	25	1,667		
13	Roof Replacement Units: 6/7	10,000.00	30	2013	24	2,000		
14	Roof Replacement Units: 8/9	10,000.00	30	2012	23	2,333		
15	Roof Replacement Units: 10-12	15,000.00	30	2015	26	2,000		
16	Roof Replacement Units: 13-16	20,000.00	30	2016	27	2,000		
17	Roof Repair	10,000.00	10	2013	4	6,000		
18	Electrical Ice removal Equipment	1,500.00	6	2013	0	1,500	1,538	
19	Garage Doors Units: 1-3	12,600.00	45	2018	44	280		
20	Garage Doors Units: 4/5	8,400.00	45	2014	40	933		
21	Garage Doors Units: 6/7	8,400.00	45	2013	39	1,120		
22	Garage Doors Units: 8/9	7,800.00	45	2012	38	1,213		
23	Garage Doors Units: 10-12	12,600.00	45	2015	41	1,120		
24	Garage Doors Units: 13-16	10,400.00	45	2016	42	693		
25	Doors	70,000.00	45	2015	41	6,222		
26	Windows	100,000.00	50	2015	46	8,000		
27	Light Fixtures	5,000.00	40	2015	36	500		
28	Street Signs Replace	1,000.00	40	2017	38	50		
29	Landscape Replacement	12,000.00	15	2012	8	5,600		
30	Lift Pump	3,000.00	5	2018	4	600		
31	Lift Pump	3,000.00	5	2016	2	1,800		
32	Lift Pump	3,000.00	5	2017	3	1,200		
	<b>TOTAL CAPITAL COSTS</b>	<b>\$544,700</b>				<b>\$100,982</b>	<b>13,363</b>	<b>19,253</b>
	<b>CAPITAL REVENUE</b>							
	Annual Capital Dues (16 Units) Capital Portion Only						26,778	29,947
	Reserve Fund Interest (CD) accumulated during the year per assumed rate						244	201
	<b>TOTAL GROSS REVENUE</b> (allocated to Reserve Fund)					<b>21,250</b>	<b>27,022</b>	<b>30,149</b>
	<b>NET ANNUAL REVENUE</b>					<b>(79,732)</b>	<b>(52,710)</b>	<b>(35,925)</b>
	<b>CAPITAL RESERVES</b>							
	Capital Reserve Fund (CD's) at beginning of year					(100,982)	(79,732)	(66,074)
	Transfers (to) from O&M Fund at end of year					0	(13,363)	(19,253)
	Net Annual Revenue					21,250	27,022	30,149
	<b>CAPITAL RESERVE FUND</b> at year end					<b>(79,732)</b>	<b>(66,074)</b>	<b>(55,178)</b>
	<b>CAPITAL DUES</b>							
	Total Dues Collected per unit (16 units) allocated to the Reserve Fund only:					<b>\$26,778</b>	<b>\$29,947</b>	<b>37,898</b>
	<b>ASSUMPTIONS</b>							
	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	1.50%	per year					
								1.025
								1.0075

2	3	4	5	6	7	8	9	10	11	12
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
				3,655					4,136	
		1,740				1,920				2,119
	9,692						11,240			
		3,844				4,243				4,683
		3,844				4,243				4,683
			5,798				6,400			
		11,597				12,801				14,130
			11,887				13,121			
		11,597								
				1,740					1,968	
							15,361			
		3,311					3,747			
3,231					3,655					4,136
	3,311					3,747				
3,231	13,003	35,932	17,685	5,395	3,655	42,314	34,508	-	6,104	29,751
37,898	40,626	43,356	46,087	46,321	46,556	46,792	47,031	47,271	47,513	47,757
362	480	445	(12)	(195)	(232)	(280)	(907)	2,151	2,375	3,032
38,260	41,106	43,801	46,075	46,125	46,324	46,513	46,123	49,422	49,888	50,789
19,007	37,876	30,798	10,143	28,440	40,929	42,857	3,809	14,915	49,888	44,685
(55,178)	(20,149)	7,954	15,823	44,213	84,944	127,612	131,811	143,426	158,341	202,125
(3,231)	(13,003)	(35,932)	(17,685)	(5,395)	(3,655)	(42,314)	(34,508)	0	(6,104)	(29,751)
38,260	41,106	43,801	46,075	46,125	46,324	46,513	46,123	14,915	49,888	44,685
(20,149)	7,954	15,823	44,213	84,944	127,612	131,811	143,426	158,341	202,125	217,059
40,626	43,356	46,087	46,321	46,556	46,792	47,031	47,271	47,513	47,757	48,002
105%	108%	110%	113%	116%	119%	122%	125%	128%	131%	134%
102%	102%	103%	104%	105%	105%	106%	107%	108%	109%	109%

	13	14	15	16	17	18	19	20	21	22	23
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
				4,679						5,294	
				2,339				2,582			
	12,407				13,695				15,116		
				5,169				5,706			
				5,169				5,706			
	7,065				7,798				8,608		
				15,597				17,216			
	14,483				15,987				17,646		
											18,087
		14,845									
				2,227					2,519		
	17,380										22,247
		4,239					4,796				
					4,679					5,294	
	4,239					4,796					5,426
	55,573	19,084	-	35,181	42,158	4,796	4,796	31,210	43,890	10,588	45,761
	48,002	48,250	48,499	48,751	49,004	49,259	49,516	49,775	50,035	50,298	50,563
	3,256	2,745	2,390	2,867	3,114	2,735	2,811	3,452	3,710	3,390	3,378
	51,258	50,995	50,889	51,618	52,117	51,994	52,327	53,226	53,746	53,688	53,941
	21,507	(4,578)	31,805	51,618	16,937	9,836	47,531	48,430	22,535	9,798	43,353
	217,059	182,993	159,331	191,136	207,573	182,351	187,391	230,126	247,346	225,992	225,202
	(55,573)	(19,084)	0	(35,181)	(42,158)	(4,796)	(4,796)	(31,210)	(43,890)	(10,588)	(45,761)
	21,507	(4,578)	31,805	51,618	16,937	9,836	47,531	48,430	22,535	9,798	43,353
	182,993	159,331	191,136	207,573	182,351	187,391	230,126	247,346	225,992	225,202	222,795
	138%	141%	145%	148%	152%	156%	160%	164%	168%	172%	176%
	110%	111%	112%	113%	114%	114%	115%	116%	117%	118%	119%

24	25	26	27	28	29	30		
2044	2045	2046	2047	2048	2049	2050		
			6,139		3,225			
2,850								
		16,685				18,878		
6,298				6,952				
6,298				6,952				
	9,501				10,488			
19,003				20,976				
	19,478				21,500			
					31,464			
	19,003							
18,539								
		29,217						
			39,930					
19,003								
		2,850						
				25,171				
5,426					6,139			
			5,989					
				6,139				
77,419	47,982	48,753	52,059	66,190	72,816	18,878		
50,830	51,098	51,369	51,642	51,917	52,193	52,472		
3,342	2,307	1,227	565	(164)	(164)	(2,466)		
54,171	53,405	52,596	52,207	51,752	52,029	50,006		
8,411	(24,014)	4,613	3,454	(306)	(14,161)	(22,810)		
222,795	153,787	81,791	37,651	(10,954)	(77,450)	(164,427)		
(77,419)	(47,982)	(48,753)	(52,059)	(66,190)	(72,816)	(18,878)	(13,363)	
8,411	(24,014)	4,613	3,454	(306)	(14,161)	(22,810)		
153,787	81,791	37,651	(10,954)	(77,450)	(164,427)	(206,115)		
51,098	51,369	51,642	51,917	52,193	52,472	52,753		
181%	185%	190%	195%	200%	205%	210%	215%	220%
120%	121%	121%	122%	123%	124%	125%	126%	127%