

COSTS		plan year number>				-1	0	1	2	
		cost	life	last	fiscal year>	2020	2021	2022	2023	
CAPITAL ASSET	per event	cycle	service	remaining life						
PROJECT	2021	(years)	year	(years)						
1	Roadway Sealing	3,000.00	5	2015	0	3,000	3,152			
2	Roadway Crack Sealing	1,500.00	4	2015	0	1,500	1,576			
3	Roadway Remove & Replace	80,000.00	40	2012	32	16,000				
4	Sidewalks & Driveways	70,000.00	40	2012	32	14,000				
5	Paint Exterior Units: 1-3	9,000.00	4	2018	2	4,500			9,456	
6	Paint Exterior Units: 4/5	3,750.00	4	2019	3	938				
7	Paint Exterior Units: 6/7	3,750.00	4	2019	3	938				
8	Paint Exterior Units: 8/9	5,000.00	4	2016	0	5,000	5,125			
9	Paint Exterior Units: 10-12	10,000.00	4	2020	4	0				
10	Paint Exterior Units: 13-16	10,000.00	4	2016	0	10,000	10,506			
11	Roof Replacement Units: 1-3	15,000.00	30	2018	28	1,000				
12	Roof Replacement Units: 4/5	10,000.00	30	2014	24	2,000				
13	Roof Replacement Units: 6/7	10,000.00	30	2013	23	2,333				
14	Roof Replacement Units: 8/9	10,000.00	30	2012	22	2,667				
15	Roof Replacement Units: 10-12	15,000.00	30	2015	25	2,500				
16	Roof Replacement Units: 13-16	20,000.00	30	2016	26	2,667				
17	Roof Repair	10,000.00	10	2013	3	7,000				
18	Electrical Ice removal Equipment	1,500.00	7	2013	0	1,500	1,576			
19	Garage Doors Units: 1-3	12,600.00	45	2018	43	560				
20	Garage Doors Units: 4/5	8,400.00	45	2014	39	1,120				
21	Garage Doors Units: 6/7	8,400.00	45	2013	38	1,307				
22	Garage Doors Units: 8/9	7,800.00	45	2012	37	1,387				
23	Garage Doors Units: 10-12	12,600.00	45	2015	40	1,400				
24	Garage Doors Units: 13-16	10,400.00	45	2016	41	924				
25	Doors	70,000.00	45	2015	40	7,778				
26	Windows	100,000.00	50	2015	45	10,000				
27	Light Fixtures	5,000.00	40	2015	35	625				
28	Street Signs Replace	1,000.00	40	2017	37	75				
29	Landscape Replacement	12,000.00	15	2012	7	6,400				
30	Lift Pump	3,000.00	5	2018	3	1,200				
31	Lift Pump	3,000.00	5	2016	1	2,400		3,152		
32	Lift Pump	3,000.00	5	2017	2	1,800			3,231	
33	Heated Backflow Valve	20,000.00	15	2021	15	0				
34	Northside Fence Replacement	20,000.00	29	2021	30	0				
35	Staining North Fence	4,000.00	4	2021	4	0				
<b>TOTAL CAPITAL COSTS</b>		<b>\$588,700</b>				<b>\$114,518</b>	<b>21,935</b>	<b>3,152</b>	<b>12,686</b>	
<b>CAPITAL REVENUE</b>										
Annual Capital Dues (16 Units) Capital Portion Only							26,780	29,950	35,431	
Reserve Fund Interest (CD) accumulated during the year per assumed rate							5	1	9	
<b>TOTAL GROSS REVENUE (allocated to Reserve Fund)</b>							<b>26,780</b>	<b>26,785</b>	<b>29,951</b>	<b>35,440</b>
<b>NET ANNUAL REVENUE</b>							<b>(87,738)</b>	<b>(60,953)</b>	<b>(52,937)</b>	<b>32,288</b>
<b>CAPITAL RESERVES</b>										
Capital Reserve Fund (CD's) at beginning of year							(114,518)	(87,738)	(82,888)	(56,089)
Transfers (to) from O&M Fund at end of year							0	(21,935)	(3,152)	(12,686)
Net Annual Revenue							26,780	26,785	29,951	35,440
<b>CAPITAL RESERVE FUND at year end</b>							<b>(87,738)</b>	<b>(82,888)</b>	<b>(56,089)</b>	<b>(33,335)</b>
<b>CAPITAL DUES</b>										
Total Dues Collected per unit (16 units) allocated to the Reserve Fund only:							\$26,780	\$29,950	35,431	38,174
<b>ASSUMPTIONS</b>										
Capital cost rate of inflation		2.50%	per year for construction work							
annual rate of dues increase		0.80%	per year on capital dues portion only							
Reserve Fund (CD) rate of return		0.03%	per year							
								1.025	105%	
								1.0080	102%	

3	4	5	6	7	8	9	10	11	12	13	14	
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
		3,566					4,035					
1,697				1,873				2,068				
					10,966				12,104			
-				4,139				4,569				
-				4,139				4,569				
	5,657				6,244				6,893			
11,314				12,489				13,785				
	11,597				12,801				14,130			
11,314										14,483		
			1,740					1,968				
				14,986					16,956			
3,231					3,655					4,136		
			3,566					4,035				
				3,655					4,136			
	4,526				4,995				5,514			
27,556	21,780	3,566	5,306	41,282	38,661	-	4,035	30,994	59,732	18,619	-	
38,174	40,919	43,667	46,416	46,667	46,921	47,176	47,434	47,693	47,955	48,218	48,484	
8	2	(2)	(2)	(2)	(13)	(25)	42	55	58	46	37	
38,182	40,922	43,664	46,414	46,666	46,908	47,151	47,475	47,748	48,013	48,264	48,521	
25,496	13,366	21,885	42,848	41,360	5,625	8,490	47,475	43,713	17,019	(11,468)	29,902	
(33,335)	(22,708)	(3,566)	36,532	77,641	83,025	91,271	138,422	181,863	194,582	151,870	121,783	
(27,556)	(21,780)	(3,566)	(5,306)	(41,282)	(38,661)	0	(4,035)	(30,994)	(59,732)	(18,619)	0	
38,182	40,922	43,664	46,414	46,666	46,908	47,151	47,475	43,713	17,019	(11,468)	29,902	
(22,708)	(3,566)	36,532	77,641	83,025	91,271	138,422	181,863	194,582	151,870	121,783	151,685	
40,919	43,667	46,416	46,667	46,921	47,176	47,434	47,693	47,955	48,218	48,484	48,752	
108%	110%	113%	116%	119%	122%	125%	128%	131%	134%	138%	141%	
102%	103%	104%	105%	106%	107%	107%	108%	109%	110%	111%	112%	

	15	16	17	18	19	20	21	22	23	24	25	26
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
	4,565						5,165					5,989
	2,282				2,519				2,781			
		13,361				14,748					16,279	
	5,043				5,567				6,145			
	5,043				5,567				6,145			
		7,608				8,398				9,270		
	15,216				16,796				18,539			
		15,597				17,216				19,003		
										18,539		
									18,087			
								17,646				
											28,504	
												38,956
									18,539			
		2,227					2,519					2,850
									21,705			
				4,679						5,294		
		4,565						5,165				5,843
			4,679						5,294			
	29,690											
		6,086				6,718				7,416		
	61,840	49,443	4,679	4,679	30,449	47,079	12,849	44,645	75,531	54,228	44,783	53,639
	48,752	49,022	49,294	49,568	49,845	50,124	50,405	50,688	50,973	51,261	51,551	51,844
	46	42	23	21	34	38	30	27	25	4	(19)	(34)
	48,797	49,063	49,317	49,590	49,878	50,162	50,434	50,715	50,998	51,265	51,532	51,810
	48,797	(12,777)	(126)	44,911	45,200	19,713	3,355	37,866	6,354	(24,265)	(2,696)	7,027
	151,685	138,642	76,422	71,617	111,849	126,599	99,233	89,739	82,960	13,783	(64,710)	(112,189)
	(61,840)	(49,443)	(4,679)	(4,679)	(30,449)	(47,079)	(12,849)	(44,645)	(75,531)	(54,228)	(44,783)	(53,639)
	48,797	(12,777)	(126)	44,911	45,200	19,713	3,355	37,866	6,354	(24,265)	(2,696)	7,027
	138,642	76,422	71,617	111,849	126,599	99,233	89,739	82,960	13,783	(64,710)	(112,189)	(158,801)
	49,022	49,294	49,568	49,845	50,124	50,405	50,688	50,973	51,261	51,551	51,844	52,138
	145%	148%	152%	156%	160%	164%	168%	172%	176%	181%	185%	190%
	113%	114%	115%	115%	116%	117%	118%	119%	120%	121%	122%	123%

27	28	29	30		
2048	2049	2050	2051		
				-	
	3,146				
		18,418			
6,783					
6,783					
	10,232				
20,464					
	20,976				
	30,696				
				3,225	
24,557					
	5,989				
5,989					
		41,951			
		41,951			
	8,186				
64,576	79,225	102,320			
52,138	52,436	52,735	53,037		
(48)	(67)	(67)	(134)		
52,091	52,368	52,668	52,903		
(1,549)	(12,208)	(26,558)	(49,417)		
(158,801)	(224,925)	(316,358)	(445,236)		
(64,576)	(79,225)	(102,320)	0	(21,935)	
(1,549)	(12,208)	(26,558)	(49,417)		
(224,925)	(316,358)	(445,236)	(494,653)		
52,436	52,735	53,037	53,341		
195%	200%	205%	210%	215%	220%
124%	125%	126%	127%	128%	129%