

Common Component Inventory and Capital Expenditure Planning-Common Areas



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Capital Item To Be Replaced	Quantity		Unit cost	CapEx Budget	Expected	Remaining	Planning Notes
	Count	Units			(or Frequency)	Useful Life	
					Years	Years	
Site							
Concrete flatwork-repair allowance	262	SF	\$5.58	\$1,461.96	10	1	
Vinyl fence and gates-replace	1,016	LF	\$42.00	\$42,672.00	30	9	
Chain link fences and gates-replace	793	LF	\$29.00	\$22,997.00	40	19	
Drainage swales-allowance	1	Lot	\$2,500.00	\$2,500.00	5	2	
Landscaping-major project allowance	1	Lot	\$2,000.00	\$2,000.00	5	2	
Benches-replace	5	EA	\$860.00	\$4,300.00	20	10	
Mailboxes-replace	9	EA	\$1,600.00	\$14,400.00	15	2	
Building Exterior							
Building Interior							
Mechanical							
Amenities							
Other							

Annual Capital Expenditure Budgets - 30 Year Projection
Line Item Budgets in Current Dollars - Annual totals inflated @ 3.00% at the bottom line

Year:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Site															
Concrete flatwork-repair allowance	0	1,462	0	0	0	0	0	0	0	0	0	1,462	0	0	0
Vinyl fence and gates-replace	0	0	0	0	0	0	0	0	0	42,672	0	0	0	0	0
Chain link fences and gates-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage swales-allowance	0	0	2,500	0	0	0	0	2,500	0	0	0	0	2,500	0	0
Landscaping-major project allowance	0	0	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0
Benches-replace	0	0	0	0	0	0	0	0	0	0	4,300	0	0	0	0
Mailboxes-replace	0	0	14,400	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs	0	1,462	18,900	0	0	0	0	4,500	0	42,672	4,300	1,462	4,500	0	0
Total Costs Adjusted For 3% Inflation	0	1,506	20,051	0	0	0	0	5,534	0	55,677	5,779	2,024	6,416	0	0

Year:	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site															
Concrete flatwork-repair allowance	0	0	0	0	0	0	1,462	0	0	0	0	0	0	0	0
Vinyl fence and gates-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chain link fences and gates-replace	0	0	0	0	22,997	0	0	0	0	0	0	0	0	0	0
Drainage swales-allowance	0	0	2,500	0	0	0	0	2,500	0	0	0	0	2,500	0	0
Landscaping-major project allowance	0	0	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0
Benches-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mailboxes-replace	0	0	14,400	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs	0	0	18,900	0	22,997	0	1,462	4,500	0	0	0	0	4,500	0	0
Total Costs Adjusted For 3% Inflation	0	0	31,239	0	40,325	0	2,720	8,622	0	0	0	0	9,996	0	0

**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
2020	1	\$25,253	\$9,825	\$0	\$0	\$9,825	\$0	\$35,078	\$0
2021	2	\$35,078	\$9,825	\$0	\$0	\$9,825	\$1,506	\$43,397	\$0
2022	3	\$43,397	\$9,825	\$0	\$0	\$9,825	\$20,051	\$33,171	\$0
2023	4	\$33,171	\$9,825	\$0	\$0	\$9,825	\$0	\$42,996	\$0
2024	5	\$42,996	\$9,825	\$0	\$0	\$9,825	\$0	\$52,821	\$0
2025	6	\$52,821	\$9,825	\$0	\$0	\$9,825	\$0	\$62,646	\$0
2026	7	\$62,646	\$9,825	\$0	\$0	\$9,825	\$0	\$72,471	\$0
2027	8	\$72,471	\$9,825	\$0	\$0	\$9,825	\$5,534	\$76,761	\$0
2028	9	\$76,761	\$9,825	\$0	\$0	\$9,825	\$0	\$86,586	\$0
2029	10	\$86,586	\$9,825	\$0	\$0	\$9,825	\$55,677	\$40,734	\$0
2030	11	\$40,734	\$9,825	\$0	\$0	\$9,825	\$5,779	\$44,780	\$0
2031	12	\$44,780	\$9,825	\$0	\$0	\$9,825	\$2,024	\$52,582	\$0
2032	13	\$52,582	\$9,825	\$0	\$0	\$9,825	\$6,416	\$55,991	\$0
2033	14	\$55,991	\$9,825	\$0	\$0	\$9,825	\$0	\$65,816	\$0
2034	15	\$65,816	\$9,825	\$0	\$0	\$9,825	\$0	\$75,641	\$0
2035	16	\$75,641	\$9,825	\$0	\$0	\$9,825	\$0	\$85,466	\$0
2036	17	\$85,466	\$9,825	\$0	\$0	\$9,825	\$0	\$95,291	\$0
2037	18	\$95,291	\$9,825	\$0	\$0	\$9,825	\$31,239	\$73,877	\$0
2038	19	\$73,877	\$9,825	\$0	\$0	\$9,825	\$0	\$83,702	\$0
2039	20	\$83,702	\$9,825	\$0	\$0	\$9,825	\$40,325	\$53,201	\$0
2040	21	\$53,201	\$9,825	\$0	\$0	\$9,825	\$0	\$63,026	\$0
2041	22	\$63,026	\$9,825	\$0	\$0	\$9,825	\$2,720	\$70,132	\$0
2042	23	\$70,132	\$9,825	\$0	\$0	\$9,825	\$8,622	\$71,334	\$0
2043	24	\$71,334	\$9,825	\$0	\$0	\$9,825	\$0	\$81,159	\$0
2044	25	\$81,159	\$9,825	\$0	\$0	\$9,825	\$0	\$90,984	\$0
2045	26	\$90,984	\$9,825	\$0	\$0	\$9,825	\$0	\$100,809	\$0
2046	27	\$100,809	\$9,825	\$0	\$0	\$9,825	\$0	\$110,634	\$0
2047	28	\$110,634	\$9,825	\$0	\$0	\$9,825	\$9,996	\$110,463	\$0
2048	29	\$110,463	\$9,825	\$0	\$0	\$9,825	\$0	\$120,288	\$0
2049	30	\$120,288	\$9,825	\$0	\$0	\$9,825	\$0	\$130,113	\$0

**Alternate Funding Plan No. 1 - Reduce Contribution to \$55.00 per unit per year in Year One
and maintain throughout the planning period to maintain
Minimum Threshold Balances 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
2020	1	\$25,253	\$7,700	\$0	\$0	\$7,700	\$0	\$32,953	\$0
2021	2	\$32,953	\$7,700	\$0	\$0	\$7,700	\$1,506	\$39,147	\$0
2022	3	\$39,147	\$7,700	\$0	\$0	\$7,700	\$20,051	\$26,796	\$0
2023	4	\$26,796	\$7,700	\$0	\$0	\$7,700	\$0	\$34,496	\$0
2024	5	\$34,496	\$7,700	\$0	\$0	\$7,700	\$0	\$42,196	\$0
2025	6	\$42,196	\$7,700	\$0	\$0	\$7,700	\$0	\$49,896	\$0
2026	7	\$49,896	\$7,700	\$0	\$0	\$7,700	\$0	\$57,596	\$0
2027	8	\$57,596	\$7,700	\$0	\$0	\$7,700	\$5,534	\$59,761	\$0
2028	9	\$59,761	\$7,700	\$0	\$0	\$7,700	\$0	\$67,461	\$0
2029	10	\$67,461	\$7,700	\$0	\$0	\$7,700	\$55,677	\$19,484	\$0
2030	11	\$19,484	\$7,700	\$0	\$0	\$7,700	\$5,779	\$21,405	\$0
2031	12	\$21,405	\$7,700	\$0	\$0	\$7,700	\$2,024	\$27,082	\$0
2032	13	\$27,082	\$7,700	\$0	\$0	\$7,700	\$6,416	\$28,366	\$0
2033	14	\$28,366	\$7,700	\$0	\$0	\$7,700	\$0	\$36,066	\$0
2034	15	\$36,066	\$7,700	\$0	\$0	\$7,700	\$0	\$43,766	\$0
2035	16	\$43,766	\$7,700	\$0	\$0	\$7,700	\$0	\$51,466	\$0
2036	17	\$51,466	\$7,700	\$0	\$0	\$7,700	\$0	\$59,166	\$0
2037	18	\$59,166	\$7,700	\$0	\$0	\$7,700	\$31,239	\$35,627	\$0
2038	19	\$35,627	\$7,700	\$0	\$0	\$7,700	\$0	\$43,327	\$0
2039	20	\$43,327	\$7,700	\$0	\$0	\$7,700	\$40,325	\$10,701	\$0
2040	21	\$10,701	\$7,700	\$0	\$0	\$7,700	\$0	\$18,401	\$0
2041	22	\$18,401	\$7,700	\$0	\$0	\$7,700	\$2,720	\$23,382	\$0
2042	23	\$23,382	\$7,700	\$0	\$0	\$7,700	\$8,622	\$22,459	\$0
2043	24	\$22,459	\$7,700	\$0	\$0	\$7,700	\$0	\$30,159	\$0
2044	25	\$30,159	\$7,700	\$0	\$0	\$7,700	\$0	\$37,859	\$0
2045	26	\$37,859	\$7,700	\$0	\$0	\$7,700	\$0	\$45,559	\$0
2046	27	\$45,559	\$7,700	\$0	\$0	\$7,700	\$0	\$53,259	\$0
2047	28	\$53,259	\$7,700	\$0	\$0	\$7,700	\$9,996	\$50,963	\$0
2048	29	\$50,963	\$7,700	\$0	\$0	\$7,700	\$0	\$58,663	\$0
2049	30	\$58,663	\$7,700	\$0	\$0	\$7,700	\$0	\$66,363	\$0