

# Common Component Inventory and Capital Expenditure Planning-PUD Streets



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Capital Item To Be Replaced	Quantity		Unit cost	CapEx Budget	Expected Useful Life Remaining		Planning Notes
	Count	Units			(or Frequency) Years	Useful Life Years	
<b>Site</b>							
Menaul Ct-replace broken areas	600	SF	\$20.00	\$12,000.00	30	5	
PUD streets-crack seal	1	Lot	\$2,000.00	\$2,000.00	1	1	
PUD streets-sealcoat	48,841	SF	\$0.20	\$9,768.20	6	1	
PUD streets-chip seal	48,841	SF	\$1.30	\$63,493.30	15	5	
<b>Building Exterior</b>							
<b>Building Interior</b>							
<b>Mechanical</b>							
<b>Amenities</b>							
<b>Other</b>							

**Annual Capital Expenditure Budgets -  
Line Item Budgets in Current Dollars -**      **30 Year Projection**  
**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
<b>Site</b>																
Menaul Ct-replace broken areas		0	0	0	0	0	12,000	0	0	0	0	0	0	0	0	0
PUD streets-crack seal		0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
PUD streets-sealcoat		0	9,768	0	0	0	0	0	9,768	0	0	0	0	0	9,768	0
PUD streets-chip seal		0	0	0	0	0	63,493	0	0	0	0	0	0	0	0	0
<b>Building Exterior</b>																
<b>Building Interior</b>																
<b>Mechanical</b>																
<b>Amenities</b>																
<b>Other</b>																
<b>Total Costs</b>		<b>0</b>	<b>11,768</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>77,493</b>	<b>2,000</b>	<b>11,768</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>11,768</b>	<b>2,000</b>
<b>Total Costs Adjusted For 3% Inflation</b>		<b>0</b>	<b>12,121</b>	<b>2,122</b>	<b>2,185</b>	<b>2,251</b>	<b>89,836</b>	<b>2,388</b>	<b>14,473</b>	<b>2,534</b>	<b>2,610</b>	<b>2,688</b>	<b>2,768</b>	<b>2,852</b>	<b>17,282</b>	<b>3,025</b>

	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
<b>Site</b>																
Menaul Ct-replace broken areas		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PUD streets-crack seal		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
PUD streets-sealcoat		0	0	0	0	9,768	0	0	0	0	9,768	0	0	0	0	0
PUD streets-chip seal		0	0	0	0	0	63,493	0	0	0	0	0	0	0	0	0
<b>Building Exterior</b>																
<b>Building Interior</b>																
<b>Mechanical</b>																
<b>Amenities</b>																
<b>Other</b>																
<b>Total Costs</b>		<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>11,768</b>	<b>65,493</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>11,768</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b>Total Costs Adjusted For 3% Inflation</b>		<b>3,116</b>	<b>3,209</b>	<b>3,306</b>	<b>3,405</b>	<b>20,636</b>	<b>118,288</b>	<b>3,721</b>	<b>3,832</b>	<b>3,947</b>	<b>4,066</b>	<b>24,640</b>	<b>4,313</b>	<b>4,443</b>	<b>4,576</b>	<b>4,713</b>

**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	\$13,762	\$2,519	\$0	\$0	\$2,519	\$0	\$16,280	\$0
2021	2	\$16,280	\$6,045	\$0	\$0	\$6,045	\$12,121	\$10,204	\$0
2022	3	\$10,204	\$6,045	\$0	\$0	\$6,045	\$2,122	\$14,127	\$0
2023	4	\$14,127	\$6,045	\$0	\$0	\$6,045	\$2,185	\$17,987	\$0
2024	5	\$17,987	\$6,045	\$0	\$0	\$6,045	\$2,251	\$21,781	\$0
2025	6	\$21,781	\$6,045	\$0	\$0	\$6,045	\$89,836	(\$62,010)	\$0
2026	7	(\$62,010)	\$6,045	\$0	\$0	\$6,045	\$2,388	(\$58,353)	\$0
2027	8	(\$58,353)	\$6,045	\$0	\$0	\$6,045	\$14,473	(\$66,782)	\$0
2028	9	(\$66,782)	\$6,045	\$0	\$0	\$6,045	\$2,534	(\$63,270)	\$0
2029	10	(\$63,270)	\$6,045	\$0	\$0	\$6,045	\$2,610	(\$59,835)	\$0
2030	11	(\$59,835)	\$6,045	\$0	\$0	\$6,045	\$2,688	(\$56,478)	\$0
2031	12	(\$56,478)	\$6,045	\$0	\$0	\$6,045	\$2,768	(\$53,201)	\$0
2032	13	(\$53,201)	\$6,045	\$0	\$0	\$6,045	\$2,852	(\$50,008)	\$0
2033	14	(\$50,008)	\$6,045	\$0	\$0	\$6,045	\$17,282	(\$61,245)	\$0
2034	15	(\$61,245)	\$6,045	\$0	\$0	\$6,045	\$3,025	(\$58,225)	\$0
2035	16	(\$58,225)	\$6,045	\$0	\$0	\$6,045	\$3,116	(\$55,296)	\$0
2036	17	(\$55,296)	\$6,045	\$0	\$0	\$6,045	\$3,209	(\$52,460)	\$0
2037	18	(\$52,460)	\$6,045	\$0	\$0	\$6,045	\$3,306	(\$49,721)	\$0
2038	19	(\$49,721)	\$6,045	\$0	\$0	\$6,045	\$3,405	(\$47,081)	\$0
2039	20	(\$47,081)	\$6,045	\$0	\$0	\$6,045	\$20,636	(\$61,671)	\$0
2040	21	(\$61,671)	\$6,045	\$0	\$0	\$6,045	\$118,288	(\$173,915)	\$0
2041	22	(\$173,915)	\$6,045	\$0	\$0	\$6,045	\$3,721	(\$171,590)	\$0
2042	23	(\$171,590)	\$6,045	\$0	\$0	\$6,045	\$3,832	(\$169,377)	\$0
2043	24	(\$169,377)	\$6,045	\$0	\$0	\$6,045	\$3,947	(\$167,279)	\$0
2044	25	(\$167,279)	\$6,045	\$0	\$0	\$6,045	\$4,066	(\$165,300)	\$0
2045	26	(\$165,300)	\$6,045	\$0	\$0	\$6,045	\$24,640	(\$183,895)	\$0
2046	27	(\$183,895)	\$6,045	\$0	\$0	\$6,045	\$4,313	(\$182,163)	\$0
2047	28	(\$182,163)	\$6,045	\$0	\$0	\$6,045	\$4,443	(\$180,561)	\$0
2048	29	(\$180,561)	\$6,045	\$0	\$0	\$6,045	\$4,576	(\$179,092)	\$0
2049	30	(\$179,092)	\$6,045	\$0	\$0	\$6,045	\$4,713	(\$177,760)	\$0

**Alternate Funding Plan No. 1 - Increase Contribution to \$750 per unit per year in Year One then decrease to \$525.00 per unit per year in 2027 throughout the period required 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	\$13,762	\$7,813	\$0	\$0	\$7,813	\$0	\$21,574	\$0
2021	2	\$21,574	\$18,750	\$0	\$0	\$18,750	\$12,121	\$28,203	\$0
2022	3	\$28,203	\$18,750	\$0	\$0	\$18,750	\$2,122	\$44,831	\$0
2023	4	\$44,831	\$18,750	\$0	\$0	\$18,750	\$2,185	\$61,396	\$0
2024	5	\$61,396	\$18,750	\$0	\$0	\$18,750	\$2,251	\$77,895	\$0
2025	6	\$77,895	\$18,750	\$0	\$0	\$18,750	\$89,836	\$6,809	\$0
2026	7	\$6,809	\$18,750	\$0	\$0	\$18,750	\$2,388	\$23,170	\$0
2027	8	\$23,170	\$13,125	\$0	\$0	\$13,125	\$14,473	\$21,822	\$0
2028	9	\$21,822	\$13,125	\$0	\$0	\$13,125	\$2,534	\$32,413	\$0
2029	10	\$32,413	\$13,125	\$0	\$0	\$13,125	\$2,610	\$42,929	\$0
2030	11	\$42,929	\$13,125	\$0	\$0	\$13,125	\$2,688	\$53,366	\$0
2031	12	\$53,366	\$13,125	\$0	\$0	\$13,125	\$2,768	\$63,723	\$0
2032	13	\$63,723	\$13,125	\$0	\$0	\$13,125	\$2,852	\$73,996	\$0
2033	14	\$73,996	\$13,125	\$0	\$0	\$13,125	\$17,282	\$69,839	\$0
2034	15	\$69,839	\$13,125	\$0	\$0	\$13,125	\$3,025	\$79,939	\$0
2035	16	\$79,939	\$13,125	\$0	\$0	\$13,125	\$3,116	\$89,948	\$0
2036	17	\$89,948	\$13,125	\$0	\$0	\$13,125	\$3,209	\$99,864	\$0
2037	18	\$99,864	\$13,125	\$0	\$0	\$13,125	\$3,306	\$109,683	\$0
2038	19	\$109,683	\$13,125	\$0	\$0	\$13,125	\$3,405	\$119,403	\$0
2039	20	\$119,403	\$13,125	\$0	\$0	\$13,125	\$20,636	\$111,892	\$0
2040	21	\$111,892	\$13,125	\$0	\$0	\$13,125	\$118,288	\$6,729	\$0
2041	22	\$6,729	\$13,125	\$0	\$0	\$13,125	\$3,721	\$16,134	\$0
2042	23	\$16,134	\$13,125	\$0	\$0	\$13,125	\$3,832	\$25,426	\$0
2043	24	\$25,426	\$13,125	\$0	\$0	\$13,125	\$3,947	\$34,604	\$0
2044	25	\$34,604	\$13,125	\$0	\$0	\$13,125	\$4,066	\$43,664	\$0
2045	26	\$43,664	\$13,125	\$0	\$0	\$13,125	\$24,640	\$32,149	\$0
2046	27	\$32,149	\$13,125	\$0	\$0	\$13,125	\$4,313	\$40,960	\$0
2047	28	\$40,960	\$13,125	\$0	\$0	\$13,125	\$4,443	\$49,643	\$0
2048	29	\$49,643	\$13,125	\$0	\$0	\$13,125	\$4,576	\$58,192	\$0
2049	30	\$58,192	\$13,125	\$0	\$0	\$13,125	\$4,713	\$66,604	\$0