

Common Component Inventory and Capital Expenditure Planning



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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							
Streets-replace broken up areas	250	SF	\$20.00	\$5,000.00	25	5	
Streets-slurry seal	208,000	SF	\$0.20	\$41,600.00	6	4	
Streets-grind and replace	208,000	SF	\$2.78	\$578,240.00	30	12	
Gate operator pad-replace	1	EA	\$1,500.00	\$1,500.00	30	2	
Concrete repair allowance	1	Lot	\$2,000.00	\$2,000.00	10	5	
Vinyl fence-replace	730	LF	\$42.00	\$30,660.00	30	12	
Gates and steel fence-repaint	1	Lot	\$1,800.00	\$1,800.00	7	6	
Gate operators-replace	2	EA	\$2,300.00	\$4,600.00	15	6	
Gate keypad controller-replace	1	EA	\$1,250.00	\$1,250.00	15	6	
Mailboxes-replace	5	EA	\$1,600.00	\$8,000.00	25	7	
Drainage improvement allowance	1	Lot	\$2,500.00	\$2,500.00	10	5	
Catch basins-clean	18	EA	\$250.00	\$4,500.00	30	1	
Major landscaping allowance	1	Lot	\$1,500.00	\$1,500.00	5	5	
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															
Streets-replace broken up areas	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0
Streets-slurry seal	0	0	0	0	41,600	0	0	0	0	0	0	0	0	0	0
Streets-grind and replace	0	0	0	0	0	0	0	0	0	0	0	0	578,240	0	0
Gate operator pad-replace	0	0	1,500	0	0	0	0	0	0	0	0	0	0	0	0
Concrete repair allowance	0	0	0	0	0	2,000	0	0	0	0	0	0	0	0	0
Vinyl fence-replace	0	0	0	0	0	0	0	0	0	0	0	0	30,660	0	0
Gates and steel fence-repaint	0	0	0	0	0	0	1,800	0	0	0	0	0	0	1,800	0
Gate operators-replace	0	0	0	0	0	0	4,600	0	0	0	0	0	0	0	0
Gate keypad controller-replace	0	0	0	0	0	0	1,250	0	0	0	0	0	0	0	0
Mailboxes-replace	0	0	0	0	0	0	0	8,000	0	0	0	0	0	0	0
Drainage improvement allowance	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	0
Catch basins-clean	0	4,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Major landscaping allowance	0	0	0	0	0	1,500	0	0	0	0	1,500	0	0	0	0
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs	0	4,500	1,500	0	41,600	11,000	7,650	8,000	0	0	1,500	0	608,900	1,800	0
Total Costs Adjusted For 3% Inflation	0	4,635	1,591	0	46,821	12,752	9,135	9,839	0	0	2,016	0	868,146	2,643	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															
Streets-replace broken up areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Streets-slurry seal	0	41,600	0	0	0	0	0	41,600	0	0	0	0	0	41,600	0
Streets-grind and replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gate operator pad-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete repair allowance	2,000	0	0	0	0	0	0	0	0	0	2,000	0	0	0	0
Vinyl fence-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates and steel fence-repaint	0	0	0	0	0	1,800	0	0	0	0	0	0	1,800	0	0
Gate operators-replace	0	0	0	0	0	0	4,600	0	0	0	0	0	0	0	0
Gate keypad controller-replace	0	0	0	0	0	0	1,250	0	0	0	0	0	0	0	0
Mailboxes-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage improvement allowance	2,500	0	0	0	0	0	0	0	0	0	2,500	0	0	0	0
Catch basins-clean	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major landscaping allowance	1,500	0	0	0	0	1,500	0	0	0	0	1,500	0	0	0	0
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs	6,000	41,600	0	0	0	3,300	5,850	41,600	0	0	6,000	0	1,800	41,600	0
Total Costs Adjusted For 3% Inflation	9,348	66,756	0	0	0	5,960	10,883	79,710	0	0	12,563	0	3,998	95,178	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	\$64,114	\$0	\$0	\$641	\$641	\$0	\$64,756	\$0
2021	2	\$64,756	\$0	\$0	\$601	\$601	\$4,635	\$60,722	\$0
2022	3	\$60,722	\$0	\$0	\$591	\$591	\$1,591	\$59,722	\$0
2023	4	\$59,722	\$0	\$0	\$597	\$597	\$0	\$60,319	\$0
2024	5	\$60,319	\$0	\$0	\$135	\$135	\$46,821	\$13,633	\$0
2025	6	\$13,633	\$0	\$0	\$9	\$9	\$12,752	\$889	\$0
2026	7	\$889	\$0	\$0	\$0	\$0	\$9,135	(\$8,245)	\$0
2027	8	(\$8,245)	\$0	\$0	\$0	\$0	\$9,839	(\$18,084)	\$0
2028	9	(\$18,084)	\$0	\$0	\$0	\$0	\$0	(\$18,084)	\$0
2029	10	(\$18,084)	\$0	\$0	\$0	\$0	\$0	(\$18,084)	\$0
2030	11	(\$18,084)	\$0	\$0	\$0	\$0	\$2,016	(\$20,100)	\$0
2031	12	(\$20,100)	\$0	\$0	\$0	\$0	\$0	(\$20,100)	\$0
2032	13	(\$20,100)	\$0	\$0	\$0	\$0	\$868,146	(\$888,246)	\$0
2033	14	(\$888,246)	\$0	\$0	\$0	\$0	\$2,643	(\$890,889)	\$0
2034	15	(\$890,889)	\$0	\$0	\$0	\$0	\$0	(\$890,889)	\$0
2035	16	(\$890,889)	\$0	\$0	\$0	\$0	\$9,348	(\$900,237)	\$0
2036	17	(\$900,237)	\$0	\$0	\$0	\$0	\$66,756	(\$966,993)	\$0
2037	18	(\$966,993)	\$0	\$0	\$0	\$0	\$0	(\$966,993)	\$0
2038	19	(\$966,993)	\$0	\$0	\$0	\$0	\$0	(\$966,993)	\$0
2039	20	(\$966,993)	\$0	\$0	\$0	\$0	\$0	(\$966,993)	\$0
2040	21	(\$966,993)	\$0	\$0	\$0	\$0	\$5,960	(\$972,953)	\$0
2041	22	(\$972,953)	\$0	\$0	\$0	\$0	\$10,883	(\$983,836)	\$0
2042	23	(\$983,836)	\$0	\$0	\$0	\$0	\$79,710	(\$1,063,545)	\$0
2043	24	(\$1,063,545)	\$0	\$0	\$0	\$0	\$0	(\$1,063,545)	\$0
2044	25	(\$1,063,545)	\$0	\$0	\$0	\$0	\$0	(\$1,063,545)	\$0
2045	26	(\$1,063,545)	\$0	\$0	\$0	\$0	\$12,563	(\$1,076,108)	\$0
2046	27	(\$1,076,108)	\$0	\$0	\$0	\$0	\$0	(\$1,076,108)	\$0
2047	28	(\$1,076,108)	\$0	\$0	\$0	\$0	\$3,998	(\$1,080,106)	\$0
2048	29	(\$1,080,106)	\$0	\$0	\$0	\$0	\$95,178	(\$1,175,284)	\$0
2049	30	(\$1,175,284)	\$0	\$0	\$0	\$0	\$0	(\$1,175,284)	\$0

**Alternate Funding Plan No. 1 - Increase Contribution to \$75.00 per unit per month
then decrease \$45.00 per unit per month in 2035 for a final contribution of \$30.00 per unit per month required to maintain
positive Year-End 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	\$64,114	\$28,500	\$0	\$926	\$29,426	\$0	\$93,541	\$0
2021	2	\$93,541	\$68,400	\$0	\$1,573	\$69,973	\$4,635	\$158,879	\$0
2022	3	\$158,879	\$68,400	\$0	\$2,257	\$70,657	\$1,591	\$227,944	\$0
2023	4	\$227,944	\$68,400	\$0	\$2,963	\$71,363	\$0	\$299,308	\$0
2024	5	\$299,308	\$68,400	\$0	\$3,209	\$71,609	\$46,821	\$324,095	\$0
2025	6	\$324,095	\$68,400	\$0	\$3,797	\$72,197	\$12,752	\$383,541	\$0
2026	7	\$383,541	\$68,400	\$0	\$4,428	\$72,828	\$9,135	\$447,234	\$0
2027	8	\$447,234	\$68,400	\$0	\$5,058	\$73,458	\$9,839	\$510,853	\$0
2028	9	\$510,853	\$68,400	\$0	\$5,793	\$74,193	\$0	\$585,046	\$0
2029	10	\$585,046	\$68,400	\$0	\$6,534	\$74,934	\$0	\$659,980	\$0
2030	11	\$659,980	\$68,400	\$0	\$7,264	\$75,664	\$2,016	\$733,628	\$0
2031	12	\$733,628	\$68,400	\$0	\$8,020	\$76,420	\$0	\$810,048	\$0
2032	13	\$810,048	\$68,400	\$0	\$103	\$68,503	\$868,146	\$10,405	\$0
2033	14	\$10,405	\$68,400	\$0	\$762	\$69,162	\$2,643	\$76,924	\$0
2034	15	\$76,924	\$68,400	\$0	\$1,453	\$69,853	\$0	\$146,777	\$0
2035	16	\$146,777	\$27,360	\$0	\$1,648	\$29,008	\$9,348	\$166,437	\$0
2036	17	\$166,437	\$27,360	\$0	\$1,270	\$28,630	\$66,756	\$128,312	\$0
2037	18	\$128,312	\$27,360	\$0	\$1,557	\$28,917	\$0	\$157,228	\$0
2038	19	\$157,228	\$27,360	\$0	\$1,846	\$29,206	\$0	\$186,434	\$0
2039	20	\$186,434	\$27,360	\$0	\$2,138	\$29,498	\$0	\$215,932	\$0
2040	21	\$215,932	\$27,360	\$0	\$2,373	\$29,733	\$5,960	\$239,705	\$0
2041	22	\$239,705	\$27,360	\$0	\$2,562	\$29,922	\$10,883	\$258,744	\$0
2042	23	\$258,744	\$27,360	\$0	\$2,064	\$29,424	\$79,710	\$208,458	\$0
2043	24	\$208,458	\$27,360	\$0	\$2,358	\$29,718	\$0	\$238,177	\$0
2044	25	\$238,177	\$27,360	\$0	\$2,655	\$30,015	\$0	\$268,192	\$0
2045	26	\$268,192	\$27,360	\$0	\$2,830	\$30,190	\$12,563	\$285,819	\$0
2046	27	\$285,819	\$27,360	\$0	\$3,132	\$30,492	\$0	\$316,311	\$0
2047	28	\$316,311	\$27,360	\$0	\$3,397	\$30,757	\$3,998	\$343,069	\$0
2048	29	\$343,069	\$27,360	\$0	\$2,753	\$30,113	\$95,178	\$278,004	\$0
2049	30	\$278,004	\$27,360	\$0	\$3,054	\$30,414	\$0	\$308,418	\$0

Alternate Funding Plan No. 2 - Increase Contribution to \$75.00 per unit per month decrease this by 60% in 2033 to \$12 per unit per month required to maintain positive Year-End 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	\$64,114	\$28,500	\$0	\$926	\$29,426	\$0	\$93,541	\$0
2021	2	\$93,541	\$68,400	\$0	\$1,573	\$69,973	\$4,635	\$158,879	\$0
2022	3	\$158,879	\$68,400	\$0	\$2,257	\$70,657	\$1,591	\$227,944	\$0
2023	4	\$227,944	\$68,400	\$0	\$2,963	\$71,363	\$0	\$299,308	\$0
2024	5	\$299,308	\$68,400	\$0	\$3,209	\$71,609	\$46,821	\$324,095	\$0
2025	6	\$324,095	\$68,400	\$0	\$3,797	\$72,197	\$12,752	\$383,541	\$0
2026	7	\$383,541	\$68,400	\$0	\$4,428	\$72,828	\$9,135	\$447,234	\$0
2027	8	\$447,234	\$68,400	\$0	\$5,058	\$73,458	\$9,839	\$510,853	\$0
2028	9	\$510,853	\$68,400	\$0	\$5,793	\$74,193	\$0	\$585,046	\$0
2029	10	\$585,046	\$68,400	\$0	\$6,534	\$74,934	\$0	\$659,980	\$0
2030	11	\$659,980	\$68,400	\$0	\$7,264	\$75,664	\$2,016	\$733,628	\$0
2031	12	\$733,628	\$68,400	\$0	\$8,020	\$76,420	\$0	\$810,048	\$0
2032	13	\$810,048	\$68,400	\$0	\$103	\$68,503	\$868,146	\$10,405	\$0
2033	14	\$10,405	\$27,360	\$0	\$351	\$27,711	\$2,643	\$35,473	\$0
2034	15	\$35,473	\$27,360	\$0	\$628	\$27,988	\$0	\$63,462	\$0
2035	16	\$63,462	\$27,360	\$0	\$815	\$28,175	\$9,348	\$82,289	\$0
2036	17	\$82,289	\$27,360	\$0	\$429	\$27,789	\$66,756	\$43,322	\$0
2037	18	\$43,322	\$27,360	\$0	\$707	\$28,067	\$0	\$71,388	\$0
2038	19	\$71,388	\$27,360	\$0	\$987	\$28,347	\$0	\$99,736	\$0
2039	20	\$99,736	\$27,360	\$0	\$1,271	\$28,631	\$0	\$128,367	\$0
2040	21	\$128,367	\$27,360	\$0	\$1,498	\$28,858	\$5,960	\$151,264	\$0
2041	22	\$151,264	\$27,360	\$0	\$1,677	\$29,037	\$10,883	\$169,419	\$0
2042	23	\$169,419	\$27,360	\$0	\$1,171	\$28,531	\$79,710	\$118,240	\$0
2043	24	\$118,240	\$27,360	\$0	\$1,456	\$28,816	\$0	\$147,056	\$0
2044	25	\$147,056	\$27,360	\$0	\$1,744	\$29,104	\$0	\$176,160	\$0
2045	26	\$176,160	\$27,360	\$0	\$1,910	\$29,270	\$12,563	\$192,867	\$0
2046	27	\$192,867	\$10,944	\$0	\$2,038	\$12,982	\$0	\$205,849	\$0
2047	28	\$205,849	\$10,944	\$0	\$2,128	\$13,072	\$3,998	\$214,923	\$0
2048	29	\$214,923	\$10,944	\$0	\$1,307	\$12,251	\$95,178	\$131,996	\$0
2049	30	\$131,996	\$10,944	\$0	\$1,429	\$12,373	\$0	\$144,369	\$0

**Alternate Funding Plan No. 3 - Set contribution at \$45.0 per unit per month and maintain throughout the period
levy a special assessment of \$4,605.26 per unit in 2029 required to maintain
positive Year-End Balance 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	\$64,114	\$17,100	\$0	\$812	\$17,912	\$0	\$82,027	\$0
2021	2	\$82,027	\$41,040	\$0	\$1,184	\$42,224	\$4,635	\$119,616	\$0
2022	3	\$119,616	\$41,040	\$0	\$1,591	\$42,631	\$1,591	\$160,655	\$0
2023	4	\$160,655	\$41,040	\$0	\$2,017	\$43,057	\$0	\$203,712	\$0
2024	5	\$203,712	\$41,040	\$0	\$1,979	\$43,019	\$46,821	\$199,910	\$0
2025	6	\$199,910	\$41,040	\$0	\$2,282	\$43,322	\$12,752	\$230,480	\$0
2026	7	\$230,480	\$41,040	\$0	\$2,624	\$43,664	\$9,135	\$265,010	\$0
2027	8	\$265,010	\$41,040	\$0	\$2,962	\$44,002	\$9,839	\$299,173	\$0
2028	9	\$299,173	\$41,040	\$0	\$3,402	\$44,442	\$0	\$343,615	\$0
2029	10	\$343,615	\$41,040	\$350,000	\$7,347	\$398,387	\$0	\$742,001	\$0
2030	11	\$742,001	\$41,040	\$0	\$7,810	\$48,850	\$2,016	\$788,836	\$0
2031	12	\$788,836	\$41,040	\$0	\$8,299	\$49,339	\$0	\$838,174	\$0
2032	13	\$838,174	\$41,040	\$0	\$111	\$41,151	\$868,146	\$11,179	\$0
2033	14	\$11,179	\$41,040	\$0	\$496	\$41,536	\$2,643	\$50,072	\$0
2034	15	\$50,072	\$41,040	\$0	\$911	\$41,951	\$0	\$92,023	\$0
2035	16	\$92,023	\$41,040	\$0	\$1,237	\$42,277	\$9,348	\$124,952	\$0
2036	17	\$124,952	\$41,040	\$0	\$992	\$42,032	\$66,756	\$100,229	\$0
2037	18	\$100,229	\$41,040	\$0	\$1,413	\$42,453	\$0	\$142,681	\$0
2038	19	\$142,681	\$41,040	\$0	\$1,837	\$42,877	\$0	\$185,559	\$0
2039	20	\$185,559	\$41,040	\$0	\$2,266	\$43,306	\$0	\$228,865	\$0
2040	21	\$228,865	\$41,040	\$0	\$2,639	\$43,679	\$5,960	\$266,584	\$0
2041	22	\$266,584	\$41,040	\$0	\$2,967	\$44,007	\$10,883	\$299,709	\$0
2042	23	\$299,709	\$41,040	\$0	\$2,610	\$43,650	\$79,710	\$263,649	\$0
2043	24	\$263,649	\$41,040	\$0	\$3,047	\$44,087	\$0	\$307,736	\$0
2044	25	\$307,736	\$41,040	\$0	\$3,488	\$44,528	\$0	\$352,264	\$0
2045	26	\$352,264	\$41,040	\$0	\$3,807	\$44,847	\$12,563	\$384,549	\$0
2046	27	\$384,549	\$41,040	\$0	\$4,256	\$45,296	\$0	\$429,844	\$0
2047	28	\$429,844	\$41,040	\$0	\$4,669	\$45,709	\$3,998	\$471,555	\$0
2048	29	\$471,555	\$41,040	\$0	\$4,174	\$45,214	\$95,178	\$421,591	\$0
2049	30	\$421,591	\$41,040	\$0	\$4,626	\$45,666	\$0	\$467,258	\$0