

Common Component Inventory and Capital Expenditure Planning

Capital Item To Be Replaced	Quantity Count Units	Unit cost	CapEx Budget	Expected Useful Life		Remaining Useful Life Years	Planning Notes
				(or Frequency)	Years		
Site							
Wandermere Estates Lane-runoff control	1 Lot	\$20,000.00	\$20,000.00	50	1		
Asphalt-replace broken up area at Copper Canyon	500 SF	\$20.00	\$10,000.00	15	5		
Seal curb/street gaps	1,500 LF	\$1.00	\$1,500.00	10	1		
Sealcoat streets	406,405 SF	\$0.20	\$81,281.00	7	5		
Chip seal Lakeview, Lower Wandermere Estates Ln	76,974 SF	\$1.40	\$107,763.60	20	10		
Chip seal Copper Canyon, Alpine, mid-Wand Estates	203,776 SF	\$1.40	\$285,286.40	20	11		
Chip seal upper streets	125,655 SF	\$1.40	\$175,917.00	20	16		
Rebuild Copper Canyon private drive	7,264 SF	\$5.50	\$39,952.00	20	5		
Concrete flatwork-replace damaged areas	467 SF	\$5.58	\$2,605.86	15	8		
Pedestrian bridge-rebuild	1 EA	\$10,000.00	\$10,000.00	25	8		
Replace gate operators and sensors	2 EA	\$2,300.00	\$4,600.00	15	1		
Replace gate keypad/callboxes	2 EA	\$3,500.00	\$7,000.00	15	14		
Install 5 snow removal access aprons to swales	5 EA	\$4,500.00	\$22,500.00	50	1		
Debris removal allowance	1 Lot	\$7,500.00	\$7,500.00	1	1		
Major landscaping allowance	1 Lot	\$5,000.00	\$5,000.00	5	1		
Replace mailboxes	9 EA	\$1,650.00	\$14,850.00	15	4		
Street lights-recoat poles	34 EA	\$650.00	\$22,100.00	25	9		
Vinyl fences-replace	1,164 LF	\$40.00	\$46,560.00	30	13		
Wood fences-replace	300 LF	\$30.00	\$9,000.00	20	6		
Chain link fences-replace	1,468 LF	\$29.00	\$42,572.00	40	26		
Sealcoat asphalt paths	14,920 SF	\$0.20	\$2,984.00	7	1		
Building Exterior							
Building Interior							
Mechanical							
Amenities							
Other							

**Annual Capital Expenditure Budgets -
Line Item Budgets in Current Dollars -**

30 Year Projection
Annual totals inflated @ **2.00%** at the bottom line

Year: Year Number:	2020 1	2021 2	2022 3	2023 4	2024 5	2025 6	2026 7	2027 8	2028 9	2029 10	2030 11	2031 12	2032 13	2033 14	2034 15
Site															
Wandermere Estates Lane-runoff control	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt-replace broken up area at Copper Canyon	0	0	0	0	0	10,000	0	0	0	0	0	0	0	0	0
Seal curb/street gaps	0	1,500	0	0	0	0	0	0	0	0	0	1,500	0	0	0
Sealcoat streets	0	0	0	0	0	81,281	0	0	0	0	0	0	0	0	0
Chip seal Lakeview, Lower Wandermere Estates Ln	0	0	0	0	0	0	0	0	0	0	107,764	0	0	0	0
Chip seal Copper Canyon, Alpine, mid-Wand Estates	0	0	0	0	0	0	0	0	0	0	0	285,286	0	0	0
Chip seal upper streets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rebuild Copper Canyon private drive	0	0	0	0	0	39,952	0	0	0	0	0	0	0	0	0
Concrete flatwork-replace damaged areas	0	0	0	0	0	0	0	0	0	2,606	0	0	0	0	0
Pedestrian bridge-rebuild	0	0	0	0	0	0	0	0	0	10,000	0	0	0	0	0
Replace gate operators and sensors	0	4,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace gate keypad/callboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000
Install 5 snow removal access aprons to swales	0	22,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Debris removal allowance	0	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Major landscaping allowance	0	5,000	0	0	0	0	5,000	0	0	0	0	5,000	0	0	0
Replace mailboxes	0	0	0	0	14,850	0	0	0	0	0	0	0	0	0	0
Street lights-recoat poles	0	0	0	0	0	0	0	0	0	22,100	0	0	0	0	0
Vinyl fences-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	46,560	0
Wood fences-replace	0	0	0	0	0	0	9,000	0	0	0	0	0	0	0	0
Chain link fences-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sealcoat asphalt paths	0	2,984	0	0	0	0	0	0	0	2,984	0	0	0	0	0
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs	0	64,084	7,500	7,500	22,350	138,733	21,500	7,500	23,090	29,600	115,264	299,286	7,500	54,060	14,500
Total Costs Adjusted For 2% Inflation	0	65,366	7,803	7,959	24,192	153,172	24,212	8,615	27,053	35,375	140,506	372,125	9,512	69,932	19,132

**Annual Capital Expenditure Budgets -
Line Item Budgets in Current Dollars -**

30 Year Projection
Annual totals inflated @ **2.00%** at the bottom line

Year: Year Number:	2035 16	2036 17	2037 18	2038 19	2039 20	2040 21	2041 22	2042 23	2043 24	2044 25	2045 26	2046 27	2047 28	2048 29	2049 30
Site															
Wandermere Estates Lane-runoff control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt-replace broken up area at Copper Canyon	0	0	0	0	0	10,000	0	0	0	0	0	0	0	0	0
Seal curb/street gaps	0	0	0	0	0	0	1,500	0	0	0	0	0	0	0	0
Sealcoat streets	0	0	0	0	81,281	0	0	0	0	0	0	81,281	0	0	0
Chip seal Lakeview, Lower Wandermere Estates Ln	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chip seal Copper Canyon, Alpine, mid-Wand Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chip seal upper streets	0	175,917	0	0	0	0	0	0	0	0	0	0	0	0	0
Rebuild Copper Canyon private drive	0	0	0	0	0	0	0	0	0	0	0	39,952	0	0	0
Concrete flatwork-replace damaged areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrian bridge-rebuild	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace gate operators and sensors	0	4,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace gate keypad/callboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000
Install 5 snow removal access aprons to swales	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debris removal allowance	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Major landscaping allowance	0	5,000	0	0	0	0	5,000	0	0	0	0	5,000	0	0	0
Replace mailboxes	0	0	0	0	14,850	0	0	0	0	0	0	0	0	0	0
Street lights-recoat poles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vinyl fences-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wood fences-replace	0	0	0	0	0	0	0	0	0	0	0	9,000	0	0	0
Chain link fences-replace	0	0	0	0	0	0	0	0	0	0	0	42,572	0	0	0
Sealcoat asphalt paths	2,984	0	0	0	0	0	0	0	2,984	0	0	0	0	0	2,984
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs	10,484	193,017	7,500	7,500	103,631	17,500	14,000	10,484	10,106	7,500	47,452	145,353	7,500	7,500	17,484
Total Costs Adjusted For 2% Inflation	14,110	264,971	10,502	10,712	150,971	26,004	21,219	16,208	15,936	12,063	77,850	243,236	12,802	13,058	31,049

**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	\$100,097	\$4,500	\$0	\$21	\$4,521	\$0	\$104,618	\$0
2021	2	\$104,618	\$18,000	\$0	\$11	\$18,011	\$65,366	\$57,264	\$0
2022	3	\$57,264	\$18,000	\$0	\$13	\$18,013	\$7,803	\$67,474	\$0
2023	4	\$67,474	\$18,000	\$0	\$16	\$18,016	\$7,959	\$77,531	\$0
2024	5	\$77,531	\$18,000	\$0	\$14	\$18,014	\$24,192	\$71,353	\$0
2025	6	\$71,353	\$18,000	\$0	\$0	\$18,000	\$153,172	(\$63,820)	\$0
2026	7	(\$63,820)	\$18,000	\$0	\$0	\$18,000	\$24,212	(\$70,032)	\$0
2027	8	(\$70,032)	\$18,000	\$0	\$0	\$18,000	\$8,615	(\$60,647)	\$0
2028	9	(\$60,647)	\$18,000	\$0	\$0	\$18,000	\$27,053	(\$69,701)	\$0
2029	10	(\$69,701)	\$18,000	\$0	\$0	\$18,000	\$35,375	(\$87,076)	\$0
2030	11	(\$87,076)	\$18,000	\$0	\$0	\$18,000	\$140,506	(\$209,581)	\$0
2031	12	(\$209,581)	\$18,000	\$0	\$0	\$18,000	\$372,125	(\$563,706)	\$0
2032	13	(\$563,706)	\$18,000	\$0	\$0	\$18,000	\$9,512	(\$555,218)	\$0
2033	14	(\$555,218)	\$18,000	\$0	\$0	\$18,000	\$69,932	(\$607,151)	\$0
2034	15	(\$607,151)	\$18,000	\$0	\$0	\$18,000	\$19,132	(\$608,283)	\$0
2035	16	(\$608,283)	\$18,000	\$0	\$0	\$18,000	\$14,110	(\$604,393)	\$0
2036	17	(\$604,393)	\$18,000	\$0	\$0	\$18,000	\$264,971	(\$851,364)	\$0
2037	18	(\$851,364)	\$18,000	\$0	\$0	\$18,000	\$10,502	(\$843,866)	\$0
2038	19	(\$843,866)	\$18,000	\$0	\$0	\$18,000	\$10,712	(\$836,578)	\$0
2039	20	(\$836,578)	\$18,000	\$0	\$0	\$18,000	\$150,971	(\$969,548)	\$0
2040	21	(\$969,548)	\$18,000	\$0	\$0	\$18,000	\$26,004	(\$977,553)	\$0
2041	22	(\$977,553)	\$18,000	\$0	\$0	\$18,000	\$21,219	(\$980,772)	\$0
2042	23	(\$980,772)	\$18,000	\$0	\$0	\$18,000	\$16,208	(\$978,980)	\$0
2043	24	(\$978,980)	\$18,000	\$0	\$0	\$18,000	\$15,936	(\$976,916)	\$0
2044	25	(\$976,916)	\$18,000	\$0	\$0	\$18,000	\$12,063	(\$970,979)	\$0
2045	26	(\$970,979)	\$18,000	\$0	\$0	\$18,000	\$77,850	(\$1,030,829)	\$0
2046	27	(\$1,030,829)	\$18,000	\$0	\$0	\$18,000	\$243,236	(\$1,256,066)	\$0
2047	28	(\$1,256,066)	\$18,000	\$0	\$0	\$18,000	\$12,802	(\$1,250,867)	\$0
2048	29	(\$1,250,867)	\$18,000	\$0	\$0	\$18,000	\$13,058	(\$1,245,925)	\$0
2049	30	(\$1,245,925)	\$18,000	\$0	\$0	\$18,000	\$31,049	(\$1,258,974)	\$0

Alternate Funding Plan No. 1 - Immediate increase in contribution to \$3,500 per month followed by \$1,750 increase in 3 years, 2 times to a final contribution of \$7,000 per month 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	\$100,097	\$10,500	\$0	\$22	\$10,522	\$0	\$110,619	\$0
2021	2	\$110,619	\$42,000	\$0	\$17	\$42,017	\$65,366	\$87,271	\$0
2022	3	\$87,271	\$42,000	\$0	\$24	\$42,024	\$7,803	\$121,492	\$0
2023	4	\$121,492	\$63,000	\$0	\$35	\$63,035	\$7,959	\$176,569	\$0
2024	5	\$176,569	\$63,000	\$0	\$43	\$63,043	\$24,192	\$215,419	\$0
2025	6	\$215,419	\$63,000	\$0	\$25	\$63,025	\$153,172	\$125,272	\$0
2026	7	\$125,272	\$84,000	\$0	\$37	\$84,037	\$24,212	\$185,096	\$0
2027	8	\$185,096	\$84,000	\$0	\$52	\$84,052	\$8,615	\$260,533	\$0
2028	9	\$260,533	\$84,000	\$0	\$63	\$84,063	\$27,053	\$317,543	\$0
2029	10	\$317,543	\$84,000	\$0	\$73	\$84,073	\$35,375	\$366,242	\$0
2030	11	\$366,242	\$84,000	\$0	\$62	\$84,062	\$140,506	\$309,798	\$0
2031	12	\$309,798	\$84,000	\$0	\$4	\$84,004	\$372,125	\$21,677	\$0
2032	13	\$21,677	\$84,000	\$0	\$19	\$84,019	\$9,512	\$96,185	\$0
2033	14	\$96,185	\$84,000	\$0	\$22	\$84,022	\$69,932	\$110,275	\$0
2034	15	\$110,275	\$84,000	\$0	\$35	\$84,035	\$19,132	\$175,177	\$0
2035	16	\$175,177	\$84,000	\$0	\$49	\$84,049	\$14,110	\$245,116	\$0
2036	17	\$245,116	\$84,000	\$0	\$13	\$84,013	\$264,971	\$64,158	\$0
2037	18	\$64,158	\$84,000	\$0	\$28	\$84,028	\$10,502	\$137,684	\$0
2038	19	\$137,684	\$84,000	\$0	\$42	\$84,042	\$10,712	\$211,014	\$0
2039	20	\$211,014	\$84,000	\$0	\$29	\$84,029	\$150,971	\$144,072	\$0
2040	21	\$144,072	\$84,000	\$0	\$40	\$84,040	\$26,004	\$202,108	\$0
2041	22	\$202,108	\$84,000	\$0	\$53	\$84,053	\$21,219	\$264,942	\$0
2042	23	\$264,942	\$84,000	\$0	\$67	\$84,067	\$16,208	\$332,800	\$0
2043	24	\$332,800	\$84,000	\$0	\$80	\$84,080	\$15,936	\$400,945	\$0
2044	25	\$400,945	\$84,000	\$0	\$95	\$84,095	\$12,063	\$472,976	\$0
2045	26	\$472,976	\$84,000	\$0	\$96	\$84,096	\$77,850	\$479,222	\$0
2046	27	\$479,222	\$84,000	\$0	\$64	\$84,064	\$243,236	\$320,049	\$0
2047	28	\$320,049	\$84,000	\$0	\$78	\$84,078	\$12,802	\$391,326	\$0
2048	29	\$391,326	\$84,000	\$0	\$92	\$84,092	\$13,058	\$462,361	\$0
2049	30	\$462,361	\$84,000	\$0	\$103	\$84,103	\$31,049	\$515,415	\$0

Alternate Funding Plan No. 2 - Immediate increase in the contribution to \$5750 per month then 20% increase in 2035 for a final contribution of \$6,900 per month 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	\$100,097	\$17,250	\$0	\$23	\$17,273	\$0	\$117,371	\$0
2021	2	\$117,371	\$69,000	\$0	\$24	\$69,024	\$65,366	\$121,029	\$0
2022	3	\$121,029	\$69,000	\$0	\$36	\$69,036	\$7,803	\$182,263	\$0
2023	4	\$182,263	\$69,000	\$0	\$49	\$69,049	\$7,959	\$243,352	\$0
2024	5	\$243,352	\$69,000	\$0	\$58	\$69,058	\$24,192	\$288,217	\$0
2025	6	\$288,217	\$69,000	\$0	\$41	\$69,041	\$153,172	\$204,086	\$0
2026	7	\$204,086	\$69,000	\$0	\$50	\$69,050	\$24,212	\$248,923	\$0
2027	8	\$248,923	\$69,000	\$0	\$62	\$69,062	\$8,615	\$309,370	\$0
2028	9	\$309,370	\$69,000	\$0	\$70	\$69,070	\$27,053	\$351,387	\$0
2029	10	\$351,387	\$69,000	\$0	\$77	\$69,077	\$35,375	\$385,089	\$0
2030	11	\$385,089	\$69,000	\$0	\$63	\$69,063	\$140,506	\$313,646	\$0
2031	12	\$313,646	\$69,000	\$0	\$2	\$69,002	\$372,125	\$10,523	\$0
2032	13	\$10,523	\$69,000	\$0	\$14	\$69,014	\$9,512	\$70,025	\$0
2033	14	\$70,025	\$69,000	\$0	\$14	\$69,014	\$69,932	\$69,107	\$0
2034	15	\$69,107	\$69,000	\$0	\$24	\$69,024	\$19,132	\$118,998	\$0
2035	16	\$118,998	\$82,800	\$0	\$38	\$82,838	\$14,110	\$187,725	\$0
2036	17	\$187,725	\$82,800	\$0	\$1	\$82,801	\$264,971	\$5,556	\$0
2037	18	\$5,556	\$82,800	\$0	\$16	\$82,816	\$10,502	\$77,869	\$0
2038	19	\$77,869	\$82,800	\$0	\$30	\$82,830	\$10,712	\$149,987	\$0
2039	20	\$149,987	\$82,800	\$0	\$16	\$82,816	\$150,971	\$81,833	\$0
2040	21	\$81,833	\$82,800	\$0	\$28	\$82,828	\$26,004	\$138,657	\$0
2041	22	\$138,657	\$82,800	\$0	\$40	\$82,840	\$21,219	\$200,277	\$0
2042	23	\$200,277	\$82,800	\$0	\$53	\$82,853	\$16,208	\$266,923	\$0
2043	24	\$266,923	\$82,800	\$0	\$67	\$82,867	\$15,936	\$333,854	\$0
2044	25	\$333,854	\$82,800	\$0	\$81	\$82,881	\$12,063	\$404,671	\$0
2045	26	\$404,671	\$82,800	\$0	\$82	\$82,882	\$77,850	\$409,703	\$0
2046	27	\$409,703	\$82,800	\$0	\$50	\$82,850	\$243,236	\$249,317	\$0
2047	28	\$249,317	\$82,800	\$0	\$64	\$82,864	\$12,802	\$319,379	\$0
2048	29	\$319,379	\$82,800	\$0	\$78	\$82,878	\$13,058	\$389,199	\$0
2049	30	\$389,199	\$82,800	\$0	\$88	\$82,888	\$31,049	\$441,038	\$0