

Itemized Worksheet

Capital Item To Be Replaced	Quantity	Unit cost	Reserve Requirement (*)	Beginning Balance	Frequency (yrs**)	Remaining Life (yrs)	Reserve Monthly	Funding Required Annual	Full Funding Balance	Information Source	
Site											
Overlay Lakeview, lower Wand. Est. Lane	104,979 SF	\$1.25	\$131,223.75	\$0.00	25	19	\$575.54	\$6,906.51	\$31,493.70	Local contractor	
Overlay Copper Canyon, Alpine, Mid. Wand. Est.	178,160 SF	\$1.25	\$222,700.00	\$0.00	25	24	\$773.26	\$9,279.17	\$8,908.00	Local contractor	
Overlay Upper Lanes	195,584 SF	\$1.25	\$244,480.00	\$0.00	25	29	\$702.53	\$8,430.34	(\$39,116.80)	Local contractor	
Replace deteriorated sidewalk sections (5%)	238 SF	\$5.58	\$1,328.04	\$0.00	30	14	\$7.91	\$94.86	\$708.29	RS Means	
Replace Lakeview Lane Pathway Bridge	1 EA	\$8,000.00	\$8,000.00	\$0.00	25	16	\$41.67	\$500.00	\$2,880.00	Engineer's estimate	
Replace gate operators and controls	2 EA	\$5,638.00	\$11,276.00	\$0.00	15	6	\$156.61	\$1,879.33	\$6,765.60	Elite website	
Replace vinyl fences	1,164 LF	\$16.11	\$18,752.04	\$0.00	30	21	\$74.41	\$892.95	\$5,625.61	Internet	
Seal pathways	17,530 SF	\$0.15	\$2,629.50	\$0.00	7	7	\$31.30	\$375.64	\$0.00	Local contractor	
Seal Lakeview, lower Wand. Est. Lane	104,979	\$0.15	\$15,746.85	\$0.00	7	1	\$1,312.24	\$15,746.85	\$13,497.30	Local contractor	
Seal Copper Canyon, Alpine, mid Wand. Est Lane	178,160	\$0.15	\$26,724.00	\$0.00	7	2	\$1,113.50	\$13,362.00	\$19,088.57	Local contractor	
Seal Upper Lanes	195,584	\$0.15	\$29,337.60	\$0.00	7	3	\$814.93	\$9,779.20	\$16,764.34	Local contractor	
Building Exterior											
Building Interior											
Mechanical											
Amenities											
Other											
			Totals	\$712,197.78		\$0.00			\$5,603.91	\$67,246.87	\$66,614.61
			Total Over Term	\$962,534.48							

* Costs are typically 10%±

** Reserve study is based on a 30 year projection of non-annual maintenance

Annual Expense By Year

Year:	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Site																
Overlay Lakeview, lower Wand. Est. Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overlay Copper Canyon, Alpine, Mid. Wand. Est.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overlay Upper Lanes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace deteriorated sidewalk sections (5%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,328	0
Replace Lakeview Lane Pathway Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace gate operators and controls	0	0	0	0	0	0	11,276	0	0	0	0	0	0	0	0	0
Replace vinyl fences	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seal pathways	0	0	0	0	0	0	0	2,630	0	0	0	0	0	0	2,630	0
Seal Lakeview, lower Wand. Est. Lane	0	15,747	0	0	0	0	0	0	15,747	0	0	0	0	0	0	15,747
Seal Copper Canyon, Alpine, mid Wand. Est Lane	0	0	26,724	0	0	0	0	0	0	26,724	0	0	0	0	0	0
Seal Upper Lanes	0	0	0	29,338	0	0	0	0	0	0	29,338	0	0	0	0	0
Building Exterior																
Building Interior																
Mechanical																
Amenities																
Other																
Total Costs	0	15,747	26,724	29,338	0	0	11,276	2,630	15,747	26,724	29,338	0	0	0	3,958	15,747
Total Costs Adjusted For 2.5% Inflation	0	16,141	28,077	31,593	0	0	13,077	3,126	19,186	33,375	37,555	0	0	0	5,592	22,806

Annual Expense By Year

	Year: Year Number:	2028 17	2029 18	2030 19	2031 20	2032 21	2033 22	2034 23	2035 24	2036 25	2037 26	2038 27	2039 28	2040 29	2041 30
Site															
Overlay Lakeview, lower Wand. Est. Lane		0	0	0	131,224	0	0	0	0	0	0	0	0	0	0
Overlay Copper Canyon, Alpine, Mid. Wand. Est.		0	0	0	0	0	0	0	0	222,700	0	0	0	0	0
Overlay Upper Lanes		0	0	0	0	0	0	0	0	0	0	0	0	0	244,480
Replace deteriorated sidewalk sections (5%)		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace Lakeview Lane Pathway Bridge	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace gate operators and controls		0	0	0	0	0	11,276	0	0	0	0	0	0	0	0
Replace vinyl fences		0	0	0	0	0	18,752	0	0	0	0	0	0	0	0
Seal pathways		0	0	0	0	0	2,630	0	0	0	0	0	0	2,630	0
Seal Lakeview, lower Wand. Est. Lane		0	0	0	0	0	0	0	0	0	0	0	0	0	15,747
Seal Copper Canyon, Alpine, mid Wand. Est Lane	26,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seal Upper Lanes		0	29,338	0	0	0	0	0	0	29,338	0	0	0	0	0
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs		34,724	29,338	0	131,224	0	32,658	0	0	252,038	0	0	0	2,630	260,227
Total Costs Adjusted For 2.5% Inflation		51,548	44,641	0	209,781	0	54,851	0	0	455,867	0	0	0	5,250	532,530

Existing Funding Levels

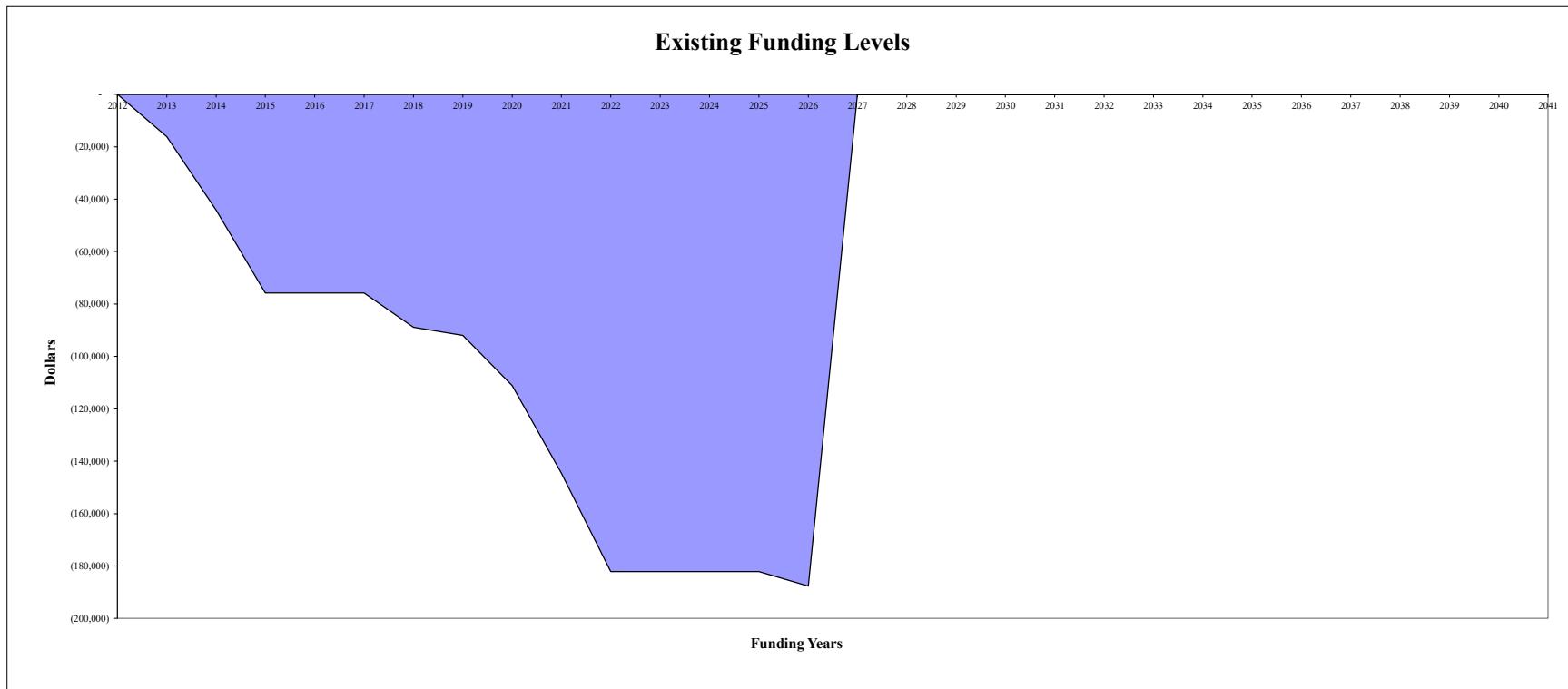
Beginning Balance as of start of year beginning Jan 2012: \$

CONTRIBUTIONS	
AMOUNT	
\$0.00	per year
\$0.00	per unit per year
\$0.00	per month
\$0.00	per unit per month

SPECIAL ASSESSMENTS		
Totals		
Per Year	\$0	Per Unit
	\$0	

Projected Annual Funding and Expenditures:

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Year:																
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
End of Year Reserve Fund Balance	-	(16,141)	(44,217)	(75,811)	(75,811)	(88,888)	(92,013)	(111,199)	(144,574)	(182,128)	(182,128)	(182,128)	(182,128)	(187,720)		
Capital Expenditures:	-	16,141	28,077	31,593	-	13,077	3,126	19,186	33,375	37,555	-	-	-	5,592		
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Year:		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
End of Year Reserve Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Expenditures:	(210,526)	(262,074)	(306,715)	(306,715)	(516,496)	(516,496)	(571,347)	(571,347)	(571,347)	(1,027,214)	(1,027,214)	(1,027,214)	(1,027,214)	(1,032,464)	(1,564,994)	
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



Alternative 1: Level Funding with Steps

Year	Year Number	Beginning		Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
		Reserve Fund Balance	Balance						
2012	1	\$0	\$20,300	\$0	\$0	\$0	\$81	\$0	\$20,381
2013	2	\$20,381	\$34,800	\$0	\$0	\$0	\$156	\$16,141	\$39,197
2014	3	\$39,197	\$34,800	\$0	\$0	\$0	\$184	\$28,077	\$46,104
2015	4	\$46,104	\$34,800	\$0	\$0	\$0	\$197	\$31,593	\$49,507
2016	5	\$49,507	\$34,800	\$0	\$0	\$0	\$337	\$0	\$84,645
2017	6	\$84,645	\$43,268	\$0	\$0	\$0	\$512	\$0	\$128,424
2018	7	\$128,424	\$43,268	\$0	\$0	\$0	\$634	\$13,077	\$159,250
2019	8	\$159,250	\$43,268	\$0	\$0	\$0	\$798	\$3,126	\$200,190
2020	9	\$200,190	\$43,268	\$0	\$0	\$0	\$897	\$19,186	\$225,169
2021	10	\$225,169	\$43,268	\$0	\$0	\$0	\$940	\$33,375	\$236,003
2022	11	\$236,003	\$51,736	\$0	\$0	\$0	\$1,001	\$37,555	\$251,185
2023	12	\$251,185	\$51,736	\$0	\$0	\$0	\$1,212	\$0	\$304,133
2024	13	\$304,133	\$51,736	\$0	\$0	\$0	\$1,423	\$0	\$357,292
2025	14	\$357,292	\$51,736	\$0	\$0	\$0	\$1,636	\$0	\$410,664
2026	15	\$410,664	\$51,736	\$0	\$0	\$0	\$1,827	\$5,592	\$458,635
2027	16	\$458,635	\$60,204	\$0	\$0	\$0	\$1,984	\$22,806	\$498,017
2028	17	\$498,017	\$60,204	\$0	\$0	\$0	\$2,027	\$51,548	\$508,700
2029	18	\$508,700	\$60,204	\$0	\$0	\$0	\$2,097	\$44,641	\$526,361
2030	19	\$526,361	\$60,204	\$0	\$0	\$0	\$2,346	\$0	\$588,911
2031	20	\$588,911	\$60,204	\$0	\$0	\$0	\$1,757	\$209,781	\$441,091
2032	21	\$441,091	\$60,204	\$0	\$0	\$0	\$2,005	\$0	\$503,301
2033	22	\$503,301	\$60,204	\$0	\$0	\$0	\$2,035	\$54,851	\$510,688
2034	23	\$510,688	\$60,204	\$0	\$0	\$0	\$2,284	\$0	\$573,176
2035	24	\$573,176	\$60,204	\$0	\$0	\$0	\$2,534	\$0	\$635,913
2036	25	\$635,913	\$60,204	\$0	\$0	\$0	\$961	\$455,867	\$241,211
2037	26	\$241,211	\$60,204	\$0	\$0	\$0	\$1,206	\$0	\$302,621
2038	27	\$302,621	\$60,204	\$0	\$0	\$0	\$1,451	\$0	\$364,276
2039	28	\$364,276	\$60,204	\$0	\$0	\$0	\$1,698	\$0	\$426,178
2040	29	\$426,178	\$60,204	\$0	\$0	\$0	\$1,925	\$5,250	\$483,057

Alternative 2: Escalating Funding at 25% per Year

Year	Year Number	Beginning		Fee Revenue	Special		Investment Earnings	Capital Expenditures	Ending Balance
		Reserve Fund Balance			Assessments 1	Assessments 2			
2012	1	\$0		\$18,676	\$0	\$0	\$75	\$0	\$18,751
2013	2	\$18,751		\$32,016	\$0	\$0	\$139	\$16,141	\$34,765
2014	3	\$34,765		\$32,016	\$0	\$0	\$155	\$28,077	\$38,859
2015	4	\$38,859		\$32,016	\$0	\$0	\$157	\$31,593	\$39,438
2016	5	\$39,438		\$32,016	\$0	\$0	\$286	\$0	\$71,740
2017	6	\$71,740		\$40,020	\$0	\$0	\$447	\$0	\$112,207
2018	7	\$112,207		\$40,020	\$0	\$0	\$557	\$13,077	\$139,707
2019	8	\$139,707		\$40,020	\$0	\$0	\$706	\$3,126	\$177,308
2020	9	\$177,308		\$40,020	\$0	\$0	\$793	\$19,186	\$198,934
2021	10	\$198,934		\$40,020	\$0	\$0	\$822	\$33,375	\$206,402
2022	11	\$206,402		\$50,025	\$0	\$0	\$875	\$37,555	\$219,748
2023	12	\$219,748		\$50,025	\$0	\$0	\$1,079	\$0	\$270,852
2024	13	\$270,852		\$50,025	\$0	\$0	\$1,284	\$0	\$322,161
2025	14	\$322,161		\$50,025	\$0	\$0	\$1,489	\$0	\$373,674
2026	15	\$373,674		\$50,025	\$0	\$0	\$1,672	\$5,592	\$419,780
2027	16	\$419,780		\$62,531	\$0	\$0	\$1,838	\$22,806	\$461,343
2028	17	\$461,343		\$62,531	\$0	\$0	\$1,889	\$51,548	\$474,216
2029	18	\$474,216		\$62,531	\$0	\$0	\$1,968	\$44,641	\$494,075
2030	19	\$494,075		\$62,531	\$0	\$0	\$2,226	\$0	\$558,832
2031	20	\$558,832		\$62,531	\$0	\$0	\$1,646	\$209,781	\$413,229
2032	21	\$413,229		\$62,531	\$0	\$0	\$1,903	\$0	\$477,663
2033	22	\$477,663		\$62,531	\$0	\$0	\$1,941	\$54,851	\$487,285
2034	23	\$487,285		\$62,531	\$0	\$0	\$2,199	\$0	\$552,015
2035	24	\$552,015		\$62,531	\$0	\$0	\$2,458	\$0	\$617,005
2036	25	\$617,005		\$62,531	\$0	\$0	\$895	\$455,867	\$224,564
2037	26	\$224,564		\$62,531	\$0	\$0	\$1,148	\$0	\$288,243
2038	27	\$288,243		\$62,531	\$0	\$0	\$1,403	\$0	\$352,178
2039	28	\$352,178		\$62,531	\$0	\$0	\$1,659	\$0	\$416,368
2040	29	\$416,368		\$62,531	\$0	\$0	\$1,895	\$5,250	\$475,544

Alternative 3: Escalating Funding with Special Assessments

Year	Year Number	Beginning		Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
		Reserve Fund Balance	Balance						
2012	1	\$0	\$22,195	\$0	\$0	\$0	\$89	\$0	\$22,283
2013	2	\$22,283	\$38,048	\$0	\$0	\$0	\$177	\$16,141	\$44,368
2014	3	\$44,368	\$38,048	\$0	\$0	\$0	\$217	\$28,077	\$54,556
2015	4	\$54,556	\$38,048	\$0	\$0	\$0	\$244	\$31,593	\$61,255
2016	5	\$61,255	\$38,048	\$0	\$0	\$0	\$397	\$0	\$99,700
2017	6	\$99,700	\$38,048	\$0	\$0	\$0	\$551	\$0	\$138,299
2018	7	\$138,299	\$38,048	\$0	\$0	\$0	\$653	\$13,077	\$163,923
2019	8	\$163,923	\$38,048	\$0	\$0	\$0	\$795	\$3,126	\$199,641
2020	9	\$199,641	\$38,048	\$0	\$0	\$0	\$874	\$19,186	\$219,377
2021	10	\$219,377	\$38,048	\$174,000	\$0	\$0	\$1,592	\$33,375	\$399,643
2022	11	\$399,643	\$38,048	\$0	\$0	\$0	\$1,601	\$37,555	\$401,737
2023	12	\$401,737	\$38,048	\$0	\$0	\$0	\$1,759	\$0	\$441,544
2024	13	\$441,544	\$38,048	\$0	\$0	\$0	\$1,918	\$0	\$481,510
2025	14	\$481,510	\$38,048	\$0	\$0	\$0	\$2,078	\$0	\$521,636
2026	15	\$521,636	\$38,048	\$0	\$0	\$0	\$2,216	\$5,592	\$556,309
2027	16	\$556,309	\$38,048	\$0	\$0	\$0	\$2,286	\$22,806	\$573,837
2028	17	\$573,837	\$38,048	\$0	\$0	\$0	\$2,241	\$51,548	\$562,578
2029	18	\$562,578	\$38,048	\$0	\$0	\$0	\$2,224	\$44,641	\$558,210
2030	19	\$558,210	\$38,048	\$0	\$0	\$0	\$2,385	\$0	\$598,643
2031	20	\$598,643	\$38,048	\$0	\$0	\$0	\$1,708	\$209,781	\$428,617
2032	21	\$428,617	\$38,048	\$0	\$0	\$0	\$1,867	\$0	\$468,532
2033	22	\$468,532	\$38,048	\$0	\$0	\$0	\$1,807	\$54,851	\$453,536
2034	23	\$453,536	\$38,048	\$0	\$0	\$0	\$1,966	\$0	\$493,550
2035	24	\$493,550	\$38,048	\$0	\$0	\$0	\$2,126	\$0	\$533,725
2036	25	\$533,725	\$38,048	\$0	\$232,000	\$0	\$464	\$455,867	\$348,369
2037	26	\$348,369	\$38,048	\$0	\$0	\$0	\$1,546	\$0	\$387,963
2038	27	\$387,963	\$38,048	\$0	\$0	\$0	\$1,704	\$0	\$427,715
2039	28	\$427,715	\$38,048	\$0	\$0	\$0	\$1,863	\$0	\$467,626
2040	29	\$467,626	\$38,048	\$0	\$0	\$0	\$2,002	\$5,250	\$502,426