

Itemized Worksheet

Capital Item To Be Replaced	Quantity	Unit cost	Reserve Requirement (*)	Beginning Balance	Frequency (yrs**)	Remaining Life (yrs)	Reserve Funding Monthly	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:	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	Year Number:	17	18	19	20	21	22	23	24	25	26	27	28	29	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
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
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: \$

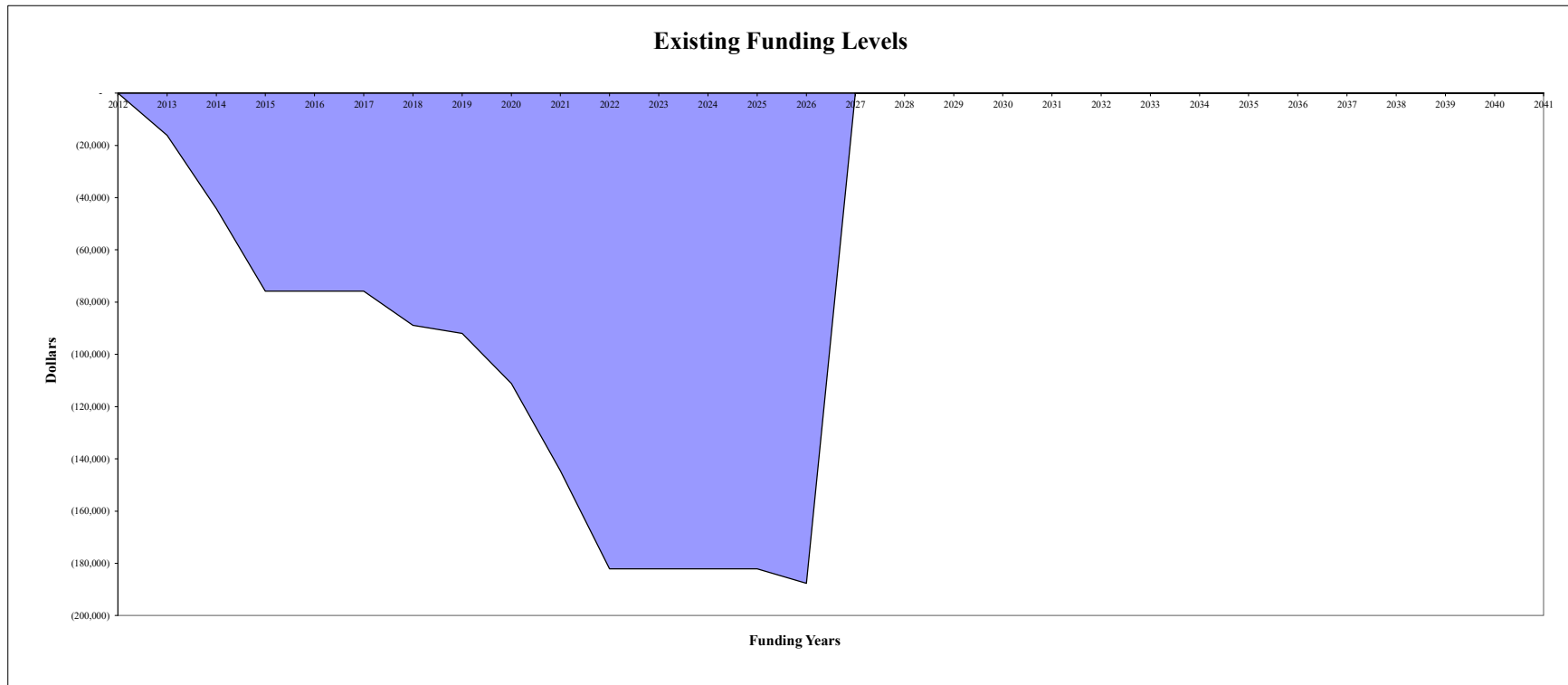
CONTRIBUTIONS	
AMOUNT	
\$0.00	per year
\$0.00	per unit per year
\$0.00	per month
\$0.00	per unit per month

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

Projected Annual Funding and Expenditures:

Year:	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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)	(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 Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
2012	1	\$0	\$20,300	\$0	\$0	\$81	\$0	\$20,381
2013	2	\$20,381	\$34,800	\$0	\$0	\$156	\$16,141	\$39,197
2014	3	\$39,197	\$34,800	\$0	\$0	\$184	\$28,077	\$46,104
2015	4	\$46,104	\$34,800	\$0	\$0	\$197	\$31,593	\$49,507
2016	5	\$49,507	\$34,800	\$0	\$0	\$337	\$0	\$84,645
2017	6	\$84,645	\$43,268	\$0	\$0	\$512	\$0	\$128,424
2018	7	\$128,424	\$43,268	\$0	\$0	\$634	\$13,077	\$159,250
2019	8	\$159,250	\$43,268	\$0	\$0	\$798	\$3,126	\$200,190
2020	9	\$200,190	\$43,268	\$0	\$0	\$897	\$19,186	\$225,169
2021	10	\$225,169	\$43,268	\$0	\$0	\$940	\$33,375	\$236,003
2022	11	\$236,003	\$51,736	\$0	\$0	\$1,001	\$37,555	\$251,185
2023	12	\$251,185	\$51,736	\$0	\$0	\$1,212	\$0	\$304,133
2024	13	\$304,133	\$51,736	\$0	\$0	\$1,423	\$0	\$357,292
2025	14	\$357,292	\$51,736	\$0	\$0	\$1,636	\$0	\$410,664
2026	15	\$410,664	\$51,736	\$0	\$0	\$1,827	\$5,592	\$458,635
2027	16	\$458,635	\$60,204	\$0	\$0	\$1,984	\$22,806	\$498,017
2028	17	\$498,017	\$60,204	\$0	\$0	\$2,027	\$51,548	\$508,700
2029	18	\$508,700	\$60,204	\$0	\$0	\$2,097	\$44,641	\$526,361
2030	19	\$526,361	\$60,204	\$0	\$0	\$2,346	\$0	\$588,911
2031	20	\$588,911	\$60,204	\$0	\$0	\$1,757	\$209,781	\$441,091
2032	21	\$441,091	\$60,204	\$0	\$0	\$2,005	\$0	\$503,301
2033	22	\$503,301	\$60,204	\$0	\$0	\$2,035	\$54,851	\$510,688
2034	23	\$510,688	\$60,204	\$0	\$0	\$2,284	\$0	\$573,176
2035	24	\$573,176	\$60,204	\$0	\$0	\$2,534	\$0	\$635,913
2036	25	\$635,913	\$60,204	\$0	\$0	\$961	\$455,867	\$241,211
2037	26	\$241,211	\$60,204	\$0	\$0	\$1,206	\$0	\$302,621
2038	27	\$302,621	\$60,204	\$0	\$0	\$1,451	\$0	\$364,276
2039	28	\$364,276	\$60,204	\$0	\$0	\$1,698	\$0	\$426,178
2040	29	\$426,178	\$60,204	\$0	\$0	\$1,925	\$5,250	\$483,057
Criterium Engineers		\$483,057	\$60,204	Page 1 of 1		\$43	\$532,530	11/5/2020

Alternative 2: Escalating Funding at 25% per Year

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
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
Criterium Engineers		\$475,544	\$62,531	Page 1 of 1	\$0	\$22	\$532,530	11/5/2020

Alternative 3: Escalating Funding with Special Assessments

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
2012	1	\$0	\$22,195	\$0	\$0	\$89	\$0	\$22,283
2013	2	\$22,283	\$38,048	\$0	\$0	\$177	\$16,141	\$44,368
2014	3	\$44,368	\$38,048	\$0	\$0	\$217	\$28,077	\$54,556
2015	4	\$54,556	\$38,048	\$0	\$0	\$244	\$31,593	\$61,255
2016	5	\$61,255	\$38,048	\$0	\$0	\$397	\$0	\$99,700
2017	6	\$99,700	\$38,048	\$0	\$0	\$551	\$0	\$138,299
2018	7	\$138,299	\$38,048	\$0	\$0	\$653	\$13,077	\$163,923
2019	8	\$163,923	\$38,048	\$0	\$0	\$795	\$3,126	\$199,641
2020	9	\$199,641	\$38,048	\$0	\$0	\$874	\$19,186	\$219,377
2021	10	\$219,377	\$38,048	\$174,000	\$0	\$1,592	\$33,375	\$399,643
2022	11	\$399,643	\$38,048	\$0	\$0	\$1,601	\$37,555	\$401,737
2023	12	\$401,737	\$38,048	\$0	\$0	\$1,759	\$0	\$441,544
2024	13	\$441,544	\$38,048	\$0	\$0	\$1,918	\$0	\$481,510
2025	14	\$481,510	\$38,048	\$0	\$0	\$2,078	\$0	\$521,636
2026	15	\$521,636	\$38,048	\$0	\$0	\$2,216	\$5,592	\$556,309
2027	16	\$556,309	\$38,048	\$0	\$0	\$2,286	\$22,806	\$573,837
2028	17	\$573,837	\$38,048	\$0	\$0	\$2,241	\$51,548	\$562,578
2029	18	\$562,578	\$38,048	\$0	\$0	\$2,224	\$44,641	\$558,210
2030	19	\$558,210	\$38,048	\$0	\$0	\$2,385	\$0	\$598,643
2031	20	\$598,643	\$38,048	\$0	\$0	\$1,708	\$209,781	\$428,617
2032	21	\$428,617	\$38,048	\$0	\$0	\$1,867	\$0	\$468,532
2033	22	\$468,532	\$38,048	\$0	\$0	\$1,807	\$54,851	\$453,536
2034	23	\$453,536	\$38,048	\$0	\$0	\$1,966	\$0	\$493,550
2035	24	\$493,550	\$38,048	\$0	\$0	\$2,126	\$0	\$533,725
2036	25	\$533,725	\$38,048	\$0	\$232,000	\$464	\$455,867	\$348,369
2037	26	\$348,369	\$38,048	\$0	\$0	\$1,546	\$0	\$387,963
2038	27	\$387,963	\$38,048	\$0	\$0	\$1,704	\$0	\$427,715
2039	28	\$427,715	\$38,048	\$0	\$0	\$1,863	\$0	\$467,626
2040	29	\$467,626	\$38,048	\$0	\$0	\$2,002	\$5,250	\$502,426
2041	30	\$502,426	\$38,048	\$0	\$0	\$32	\$532,530	\$11,500