

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							
Sidewalk spot repairs (5% of total)	5,061	SF	\$6.50	\$32,896.50	15	2	Internet research + labor est
Sealcoat fire lanes and trails	1	Lot	\$17,663.00	\$17,663.00	7	0	Estimate provided by manager
Replace missing/damaged monument letters	1	Lot	\$2,000.00	\$2,000.00	10	2	Engineer's estimate
Replace Eagle Ridge and Shelby ridge pump/motors	1	Lot	\$12,535.00	\$12,535.00	10	3	2015 cost + inflation
Replace Estates pump/motor	1	EA	\$660.00	\$660.00	10	5	2015 cost + inflation
Replace Reflections Pond pump/motor	1	EA	\$2,376.00	\$2,376.00	10	4	2015 cost + inflation
Replace original portion of wood fence	6,850	LF	\$26.33	\$180,360.50	32	10	Homewyse
Replace second portion of wood fence	6,850	LF	\$26.33	\$180,360.50	32	20	Homewyse
Replace newest portion of wood fence	951	LF	\$26.33	\$25,039.83	32	28	Homewyse
Replace Sport Court Park 5 ft fence	584	LF	\$25.00	\$14,600.00	40	20	Homewyse
Resurface Sport Court Park court	1,920	SF	\$1.82	\$3,494.40	12	9	Homeadvisor
Replace Splash Pad and Whispering Pines fences	596	LF	\$26.00	\$15,496.00	40	27	Homewyse + adder for extra height
Repair Splash Pad Park splash pad	1	Lot	\$28,941.00	\$28,941.00	40	0	C&C Yard Care
Resurface Splash Pad Park splash pad	1,020	SF	\$1.82	\$1,856.40	12	1	Homeadvisor
Resurface Whispering Pines sport court	3,000	SF	\$2.25	\$6,750.00	12	9	Homeadvisor
Repair Woodland Court street lights	1	Lot	\$1,750.00	\$1,750.00	25	0	Estimate provided by manager
Replace street lights	62	EA	\$1,600.00	\$99,200.00	25	4	Internet research + labor est
Replace Tot Park and Sport Court Park playsets	2	EA	\$3,500.00	\$7,000.00	20	2	Home Depot
Replace Whispering Pines playsets	4	EA	\$5,000.00	\$20,000.00	20	6	Home Depot
Replace Forest Ridge crazy house	1	EA	\$5,000.00	\$5,000.00	20	17	Home Depot
Replace Forest Ridge zipline	1	EA	\$3,000.00	\$3,000.00	10	7	Engineer's estimate
Replace 1/3 of benches, tables, garbage, pots	1	Lot	\$11,000.00	\$11,000.00	20	1	Internet research + labor est
Replace 1/3 of benches, tables, garbage, pots	1	Lot	\$11,000.00	\$11,000.00	20	7	Internet research + labor est
Replace 1/3 of benches, tables, garbage, pots	1	Lot	\$11,000.00	\$11,000.00	20	13	Internet research + labor est
Replace Forest Ridge amphitheater	1	Lot	\$12,000.00	\$12,000.00	15	12	Engineer's estimate
Replace second sewage lift pump/motor	1	EA	\$7,759.00	\$7,759.00	15	1	2018 actual cost
Replace first sewage lift pump/motor	1	EA	\$7,759.00	\$7,759.00	15	15	2018 actual cost
Replace movie screen	1	EA	\$9,849.00	\$9,849.00	10	10	2018 actual cost
Re-roof storage shed	1	Lot	\$600.00	\$600.00	25	1	Engineer's estimate
Replace oldest 1/3 of mailboxes	11	EA	\$1,600.00	\$17,600.00	15	1	Mailboxes.com + labor est
Replace 2nd 1/3 of mailboxes	11	EA	\$1,600.00	\$17,600.00	15	7	Mailboxes.com + labor est
Replace newest 1/3 of mailboxes	10	EA	\$1,600.00	\$16,000.00	15	12	Mailboxes.com + labor est
Replace John Deere Gator	1	EA	\$18,000.00	\$18,000.00	10	6	2015 manager estimate
Major landscaping allowance	1	Lot	\$5,000.00	\$5,000.00	1	1	Engineer's estimate
Paint/stain 1/4 of wood fences per year	1	Lot	\$10,000.00	\$10,000.00	1	0	Contractors quote
Professional playground safety inspection	4	EA	\$1,000.00	\$4,000.00	5	2	Certified Playground Safety Inspections
Re-roof Whispering Pines pavillion & kiosk	416	SF	\$6.61	\$2,749.76	40	38	RS Means + demo estimate
Happy Trail wood chipping	1	Lot	\$9,139.00	\$9,139.00	20	0	Association

Common Component Inventory and Capital Expenditure Planning



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Capital Item To Be Replaced	Quantity Count Units	Unit cost	CapEx Budget	Expected Useful Life (or Frequency) Years	Remaining Useful Life Years	Association	Planning Notes
Fence spot repair allowance (first 10 years)	1 Lot	\$10,000.00	\$10,000.00	2	1	Association	
Building Exterior							
Building Interior							
Mechanical							
Amenities							
Other							

Annual Capital Expenditure Budgets - 30 Year Projection
Line Item Budgets in Current Dollars - Annual totals inflated @ 2.00% at the bottom line

Year:	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Site															
Sidewalk spot repairs (5% of total)	0	0	32,897	0	0	0	0	0	0	0	0	0	0	0	0
Sealcoat fire lanes and trails	17,663	0	0	0	0	0	0	17,663	0	0	0	0	0	0	17,663
Replace missing/damaged monument letters	0	0	2,000	0	0	0	0	0	0	0	0	0	2,000	0	0
Replace Eagle Ridge and Shelby ridge pump/motors	0	0	0	12,535	0	0	0	0	0	0	0	0	0	12,535	0
Replace Estates pump/motor	0	0	0	0	0	660	0	0	0	0	0	0	0	0	0
Replace Reflections Pond pump/motor	0	0	0	0	2,376	0	0	0	0	0	0	0	0	0	2,376
Replace original portion of wood fence	0	0	0	0	0	0	0	0	0	0	180,361	0	0	0	0
Replace second portion of wood fence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace newest portion of wood fence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace Sport Court Park 5 ft fence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resurface Sport Court Park court	0	0	0	0	0	0	0	0	0	3,494	0	0	0	0	0
Replace Splash Pad and Whispering Pines fences	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair Splash Pad Park splash pad	28,941	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resurface Splash Pad Park splash pad	0	1,856	0	0	0	0	0	0	0	0	0	0	0	1,856	0
Resurface Whispering Pines sport court	0	0	0	0	0	0	0	0	0	6,750	0	0	0	0	0
Repair Woodland Court street lights	1,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace street lights	0	0	0	0	99,200	0	0	0	0	0	0	0	0	0	0
Replace Tot Park and Sport Court Park playsets	0	0	7,000	0	0	0	0	0	0	0	0	0	0	0	0
Replace Whispering Pines playsets	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0
Replace Forest Ridge crazy house	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace Forest Ridge zipline	0	0	0	0	0	0	0	3,000	0	0	0	0	0	0	0
Replace 1/3 of benches, tables, garbage, pots	0	11,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace 1/3 of benches, tables, garbage, pots	0	0	0	0	0	0	0	11,000	0	0	0	0	0	0	0
Replace 1/3 of benches, tables, garbage, pots	0	0	0	0	0	0	0	0	0	0	0	0	0	11,000	0
Replace Forest Ridge amphitheater	0	0	0	0	0	0	0	0	0	0	0	0	12,000	0	0
Replace second sewage lift pump/motor	0	7,759	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace first sewage lift pump/motor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace movie screen	0	0	0	0	0	0	0	0	0	0	9,849	0	0	0	0
Re-roof storage shed	0	600	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace oldest 1/3 of mailboxes	0	17,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace 2nd 1/3 of mailboxes	0	0	0	0	0	0	0	17,600	0	0	0	0	0	0	0
Replace newest 1/3 of mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	16,000	0	0
Replace John Deere Gator	0	0	0	0	0	0	18,000	0	0	0	0	0	0	0	0
Major landscaping allowance	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Paint/stain 1/4 of wood fences per year	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Professional playground safety inspection	0	0	4,000	0	0	0	0	4,000	0	0	0	0	4,000	0	0
Re-roof Whispering Pines pavillion & kiosk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Happy Trail wood chipping	9,139	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fence spot repair allowance (first 10 years)	0	10,000	0	10,000	0	10,000	0	10,000	0	10,000	0	0	0	0	0
Building Exterior															
Building Interior															
Mechanical															
Amenities															
Other															
Total Costs	67,493	63,815	60,897	37,535	116,576	25,660	53,000	78,263	15,000	35,244	205,210	15,000	49,000	40,391	35,039
Total Costs Adjusted For 2% Inflation	67,493	65,092	63,357	39,832	126,186	28,331	59,687	89,900	17,575	42,120	250,149	18,651	62,144	52,251	46,233

Annual Capital Expenditure Budgets - 30 Year Projection
Line Item Budgets in Current Dollars - Annual totals inflated @ 2.00% at the bottom line

	Year:	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
	Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site																
Sidewalk spot repairs (5% of total)		0	0	32,897	0	0	0	0	0	0	0	0	0	0	0	0
Sealcoat fire lanes and trails		0	0	0	0	0	0	17,663	0	0	0	0	0	0	17,663	0
Replace missing/damaged monument letters		0	0	0	0	0	0	0	2,000	0	0	0	0	0	0	0
Replace Eagle Ridge and Shelby ridge pump/motors		0	0	0	0	0	0	0	0	12,535	0	0	0	0	0	0
Replace Estates pump/motor		660	0	0	0	0	0	0	0	0	0	660	0	0	0	0
Replace Reflections Pond pump/motor		0	0	0	0	0	0	0	0	0	2,376	0	0	0	0	0
Replace original portion of wood fence		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace second portion of wood fence		0	0	0	0	0	180,361	0	0	0	0	0	0	0	0	0
Replace newest portion of wood fence		0	0	0	0	0	0	0	0	0	0	0	0	0	25,040	0
Replace Sport Court Park 5 ft fence		0	0	0	0	0	14,600	0	0	0	0	0	0	0	0	0
Resurface Sport Court Park court		0	0	0	0	0	0	3,494	0	0	0	0	0	0	0	0
Replace Splash Pad and Whispering Pines fences		0	0	0	0	0	0	0	0	0	0	0	0	15,496	0	0
Repair Splash Pad Park splash pad		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resurface Splash Pad Park splash pad		0	0	0	0	0	0	0	0	0	0	1,856	0	0	0	0
Resurface Whispering Pines sport court		0	0	0	0	0	0	6,750	0	0	0	0	0	0	0	0
Repair Woodland Court street lights		0	0	0	0	0	0	0	0	0	0	1,750	0	0	0	0
Replace street lights		0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,200
Replace Tot Park and Sport Court Park playsets		0	0	0	0	0	0	0	7,000	0	0	0	0	0	0	0
Replace Whispering Pines playsets		0	0	0	0	0	0	0	0	0	0	0	20,000	0	0	0
Replace Forest Ridge crazy house		0	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0
Replace Forest Ridge zipline		0	0	3,000	0	0	0	0	0	0	0	0	0	3,000	0	0
Replace 1/3 of benches, tables, garbage, pots		0	0	0	0	0	0	11,000	0	0	0	0	0	0	0	0
Replace 1/3 of benches, tables, garbage, pots		0	0	0	0	0	0	0	0	0	0	0	0	11,000	0	0
Replace 1/3 of benches, tables, garbage, pots		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace Forest Ridge amphitheater		0	0	0	0	0	0	0	0	0	0	0	0	12,000	0	0
Replace second sewage lift pump/motor		0	7,759	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace first sewage lift pump/motor		7,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace movie screen		0	0	0	0	0	9,849	0	0	0	0	0	0	0	0	0
Re-roof storage shed		0	0	0	0	0	0	0	0	0	0	0	600	0	0	0
Replace oldest 1/3 of mailboxes		0	17,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace 2nd 1/3 of mailboxes		0	0	0	0	0	0	0	17,600	0	0	0	0	0	0	0
Replace newest 1/3 of mailboxes		0	0	0	0	0	0	0	0	0	0	0	0	16,000	0	0
Replace John Deere Gator		0	18,000	0	0	0	0	0	0	0	0	0	18,000	0	0	0
Major landscaping allowance		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Paint/stain 1/4 of wood fences per year		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Professional playground safety inspection		0	0	4,000	0	0	0	0	4,000	0	0	0	0	4,000	0	0
Re-roof Whispering Pines pavillion & kiosk		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Happy Trail wood chipping		0	0	0	0	0	9,139	0	0	0	0	0	0	0	0	0
Fence spot repair allowance (first 10 years)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior																
Building Interior																
Mechanical																
Amenities																

**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
2018	1	\$189,601	\$21,104	\$0	\$29	\$21,133	\$67,493	\$143,241	\$15,000
2019	2	\$143,241	\$85,674	\$0	\$33	\$85,707	\$65,092	\$163,856	\$15,300
2020	3	\$163,856	\$90,390	\$0	\$38	\$90,428	\$63,357	\$190,928	\$15,606
2021	4	\$190,928	\$93,377	\$0	\$49	\$93,426	\$39,832	\$244,521	\$15,918
2022	5	\$244,521	\$93,377	\$0	\$42	\$93,419	\$126,186	\$211,754	\$16,236
2023	6	\$211,754	\$93,377	\$0	\$55	\$93,432	\$28,331	\$276,856	\$16,561
2024	7	\$276,856	\$93,377	\$0	\$62	\$93,439	\$59,687	\$310,608	\$16,892
2025	8	\$310,608	\$93,377	\$0	\$63	\$93,440	\$89,900	\$314,148	\$17,230
2026	9	\$314,148	\$93,377	\$0	\$78	\$93,455	\$17,575	\$390,028	\$17,575
2027	10	\$390,028	\$93,377	\$0	\$88	\$93,465	\$42,120	\$441,373	\$17,926
2028	11	\$441,373	\$93,377	\$0	\$57	\$93,434	\$250,149	\$284,657	\$18,285
2029	12	\$284,657	\$93,377	\$0	\$72	\$93,449	\$18,651	\$359,455	\$18,651
2030	13	\$359,455	\$93,377	\$0	\$78	\$93,455	\$62,144	\$390,766	\$19,024
2031	14	\$390,766	\$93,377	\$0	\$86	\$93,463	\$52,251	\$431,979	\$19,404
2032	15	\$431,979	\$93,377	\$0	\$96	\$93,473	\$46,233	\$479,218	\$19,792
2033	16	\$479,218	\$93,377	\$0	\$108	\$93,485	\$31,519	\$541,185	\$20,188
2034	17	\$541,185	\$93,377	\$0	\$111	\$93,488	\$80,114	\$554,558	\$20,592
2035	18	\$554,558	\$93,377	\$0	\$113	\$93,490	\$83,870	\$564,178	\$21,004
2036	19	\$564,178	\$93,377	\$0	\$127	\$93,504	\$21,424	\$636,258	\$21,424
2037	20	\$636,258	\$93,377	\$0	\$142	\$93,518	\$21,852	\$707,924	\$21,852
2038	21	\$707,924	\$93,377	\$0	\$92	\$93,469	\$340,205	\$461,188	\$22,289
2039	22	\$461,188	\$93,377	\$0	\$95	\$93,471	\$81,706	\$472,954	\$22,735
2040	23	\$472,954	\$93,377	\$0	\$99	\$93,476	\$70,497	\$495,933	\$23,190
2041	24	\$495,933	\$93,377	\$0	\$109	\$93,486	\$43,420	\$545,999	\$23,653
2042	25	\$545,999	\$93,377	\$0	\$122	\$93,499	\$27,948	\$611,550	\$24,127
2043	26	\$611,550	\$93,377	\$0	\$135	\$93,511	\$31,609	\$673,453	\$24,609
2044	27	\$673,453	\$93,377	\$0	\$135	\$93,512	\$89,695	\$677,270	\$25,101
2045	28	\$677,270	\$93,377	\$0	\$128	\$93,505	\$130,570	\$640,205	\$25,603
2046	29	\$640,205	\$93,377	\$0	\$127	\$93,503	\$100,462	\$633,246	\$26,115
2047	30	\$633,246	\$93,377	\$0	\$105	\$93,482	\$202,801	\$523,926	\$26,638

**Alternate Funding Plan No. 1 - Decrease Contribution to Capital Reserves in Year Eleven
to \$7,000 total 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
2018	1	\$189,601	\$21,104	\$0	\$29	\$21,133	\$67,493	\$143,241	\$15,000
2019	2	\$143,241	\$85,674	\$0	\$33	\$85,707	\$65,092	\$163,856	\$15,300
2020	3	\$163,856	\$90,390	\$0	\$38	\$90,428	\$63,357	\$190,928	\$15,606
2021	4	\$190,928	\$93,377	\$0	\$49	\$93,426	\$39,832	\$244,521	\$15,918
2022	5	\$244,521	\$93,377	\$0	\$42	\$93,419	\$126,186	\$211,754	\$16,236
2023	6	\$211,754	\$93,377	\$0	\$55	\$93,432	\$28,331	\$276,856	\$16,561
2024	7	\$276,856	\$93,377	\$0	\$62	\$93,439	\$59,687	\$310,608	\$16,892
2025	8	\$310,608	\$93,377	\$0	\$63	\$93,440	\$89,900	\$314,148	\$17,230
2026	9	\$314,148	\$93,377	\$0	\$78	\$93,455	\$17,575	\$390,028	\$17,575
2027	10	\$390,028	\$93,377	\$0	\$88	\$93,465	\$42,120	\$441,373	\$17,926
2028	11	\$441,373	\$84,000	\$0	\$55	\$84,055	\$250,149	\$275,279	\$18,285
2029	12	\$275,279	\$84,000	\$0	\$68	\$84,068	\$18,651	\$340,696	\$18,651
2030	13	\$340,696	\$84,000	\$0	\$73	\$84,073	\$62,144	\$362,625	\$19,024
2031	14	\$362,625	\$84,000	\$0	\$79	\$84,079	\$52,251	\$394,453	\$19,404
2032	15	\$394,453	\$84,000	\$0	\$86	\$84,086	\$46,233	\$432,306	\$19,792
2033	16	\$432,306	\$84,000	\$0	\$97	\$84,097	\$31,519	\$484,884	\$20,188
2034	17	\$484,884	\$84,000	\$0	\$98	\$84,098	\$80,114	\$488,868	\$20,592
2035	18	\$488,868	\$84,000	\$0	\$98	\$84,098	\$83,870	\$489,096	\$21,004
2036	19	\$489,096	\$84,000	\$0	\$110	\$84,110	\$21,424	\$551,783	\$21,424
2037	20	\$551,783	\$84,000	\$0	\$123	\$84,123	\$21,852	\$614,053	\$21,852
2038	21	\$614,053	\$84,000	\$0	\$72	\$84,072	\$340,205	\$357,919	\$22,289
2039	22	\$357,919	\$84,000	\$0	\$72	\$84,072	\$81,706	\$360,286	\$22,735
2040	23	\$360,286	\$84,000	\$0	\$75	\$84,075	\$70,497	\$373,864	\$23,190
2041	24	\$373,864	\$84,000	\$0	\$83	\$84,083	\$43,420	\$414,527	\$23,653
2042	25	\$414,527	\$84,000	\$0	\$94	\$84,094	\$27,948	\$470,673	\$24,127
2043	26	\$470,673	\$84,000	\$0	\$105	\$84,105	\$31,609	\$523,169	\$24,609
2044	27	\$523,169	\$84,000	\$0	\$103	\$84,103	\$89,695	\$517,577	\$25,101
2045	28	\$517,577	\$84,000	\$0	\$94	\$84,094	\$130,570	\$471,101	\$25,603
2046	29	\$471,101	\$84,000	\$0	\$91	\$84,091	\$100,462	\$454,730	\$26,115
2047	30	\$454,730	\$84,000	\$0	\$67	\$84,067	\$202,801	\$335,996	\$26,638