

Antler's Gulch Replacement Reserve Fund 30 Year Study Anticipated Expenditures

Item	Capital Project	2004 Est.	Normal	Present	2004	2005	2006	2007	2008	2009	2010	2011	2012
		Repl. Cost	Life	Age									
Replacement Projects:													
1	Boilers (14 Units)	61,000	15	3	-	-	-	3,394	-	-	-	4,920	-
2	Hot Water Tanks (4 Units)	8,000	10	3	-	-	-	-	-	-	2,900	2,900	-
3	Roofs	75,000	20	3	25,200	1,200	4,951	-	-	-	-	-	-
4	Spas - 2 Units	20,000	7	3	6,397	506	5,551	10,139	1,354	-	-	-	-
5	Asphalt Sealant	5,500	7	2	-	-	-	-	4,701	-	2,466	-	-
6	Concrete Seal	3,500	5	2	-	-	-	-	-	-	-	-	-
7	Stain/Seal Siding	22,500	5	3	-	-	28,000	-	8,500	-	-	-	-
8	Re-side Buildings	175,000	33	3	-	-	-	-	-	-	-	-	-
9	Landscaping	4,000	2	1	-	-	-	-	-	-	12,770	2,626	-
10	Fire Alarm Panels/Smokes	7,500	20	3	-	-	-	-	-	-	-	-	-
11	Rock Siding - Cyclical Repair	4,000	4	2	3,000	-	-	-	-	-	80	-	-
12	Concrete Curbing	5,000	5	2	-	-	-	-	-	-	-	-	-
Improvement Projects:													
13	Annual Improvement Budget	1,000	1	1	-	2,704	3,560	5,959	-	-	-	1,000	1,172
14	Contingency	1%			-	3,998	-	-	-	-	-	17,056	4,593
Total Replacement Costs		392,000			34,597	8,408	42,062	19,492	14,555	-	18,216	28,502	5,765
Previous Y.E. Balance					44,531	18,971	34,631	33,931	50,752	38,586	78,236	99,329	112,598
Current Year Assessment					9,000	23,918	40,589	34,715	1,626	39,575	39,210	41,719	43,388
Current Year Interest					37	150	773	1,598	763	75	99	52	150
Current Y. E. Balance					18,971	34,631	33,931	50,752	38,586	78,236	99,329	112,598	150,371
					18,971	34,631	33,931	50,752	38,586	78,236	99,329	112,598	
Rate of Assessment Increase					4.00%								
Rate of Inflation					2.00%								
Rate of Interest					0.10%								

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Item	Capital Project	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Replacement Projects:													
1	Boilers (14 Units)	-	-	75,845	-	-	-	-	-	-	-	-	-
2	Hot Water Tanks (4 Units)	-	-	-	-	-	-	-	10,981	-	-	-	-
3	Roofs	-	-	-	-	-	-	-	102,960	-	-	-	-
4	Spas - 2 Units	-	24,379	-	-	-	-	-	-	28,003	-	-	-
5	Asphalt Sealant	-	-	6,837	-	-	-	-	-	-	7,853	-	-
6	Concrete Seal	-	-	-	4,438	-	-	-	-	4,900	-	-	-
7	Stain/Seal Siding	-	-	27,977	-	-	-	-	30,890	-	-	-	-
8	Re-side Buildings	-	-	-	-	-	-	-	-	-	-	-	-
9	Landscaping	4,781	-	4,975	-	5,177	-	5,387	-	5,605	-	5,831	-
10	Fire Alarm Panels/Smokes	-	-	-	-	-	-	-	10,296	-	-	-	-
11	Rock Siding - Cyclical Repair	4,781	-	-	-	5,177	-	-	-	5,605	-	-	-
12	Concrete Curbing	-	-	-	6,341	-	-	-	-	7,001	-	-	-
Improvement Projects:													
13	Annual Improvement Budget	1,195	1,219	1,243	1,268	1,293	1,319	1,345	1,372	1,399	1,427	1,456	1,485
14	Contingency	4,685	4,779	4,875	4,973	5,072	5,173	5,276	5,382	5,490	5,600	5,712	5,826
Total Replacement Costs		15,442	30,377	121,752	17,020	16,719	6,492	12,008	161,881	58,003	14,880	12,999	7,311
		150,371	168,097	172,212	86,239	106,446	128,461	162,281	192,220	73,839	61,059	93,242	129,220
		33,000	34,320	35,693	37,121	38,605	40,150	41,756	43,426	45,163	46,969	48,848	50,802
		168	172	86	106	128	162	192	74	61	93	129	173
		168,097	172,212	86,239	106,446	128,461	162,281	192,220	73,839	61,059	93,242	129,220	172,884

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Item	Capital Project	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Replacement Projects:												
1	Boilers (14 Units)	-	-	-	-	-	102,077	-	-	-	-	-
2	Hot Water Tanks (4 Units)	-	-	-	-	-	13,386	-	-	-	-	-
3	Roofs	-	-	-	-	-	-	-	-	-	-	-
4	Spas - 2 Units	-	-	-	32,166	-	-	-	-	-	-	36,947
5	Asphalt Sealant	-	-	-	-	9,020	-	-	-	-	-	-
6	Concrete Seal	-	5,410	-	-	-	-	5,973	-	-	-	-
7	Stain/Seal Siding	34,106	-	-	-	-	37,656	-	-	-	-	41,575
8	Re-side Buildings	-	-	-	-	-	-	-	-	310,775	-	-
9	Landscaping	6,067	-	6,312	-	6,567	-	6,832	-	7,108	-	7,395
10	Fire Alarm Panels/Smokes	-	-	-	-	-	-	-	-	-	-	-
11	Rock Siding - Cyclical Repair	6,067	-	-	-	6,567	-	-	-	7,108	-	-
12	Concrete Curbing	-	7,731	-	-	-	-	8,536	-	-	-	-
Improvement Projects:												
13	Annual Improvement Budget	1,515	1,545	1,576	1,608	1,640	1,673	1,706	1,740	1,775	1,811	1,847
14	Contingency	5,943	6,062	6,183	6,307	6,433	6,562	6,693	6,827	6,964	7,103	7,245
Total Replacement Costs		53,698	20,748	14,071	40,081	30,227	161,354	29,740	8,567	333,730	8,914	95,009
		172,884	172,192	206,598	249,922	269,541	301,423	204,555	241,908	303,170	41,789	108,182
		52,834	54,947	57,145	59,431	61,808	64,281	66,852	69,526	72,307	75,199	78,207
		172	206	250	269	301	204	242	303	42	108	91
		172,192	206,598	249,922	269,541	301,423	204,555	241,908	303,170	41,789	108,182	91,472

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