

Campfire Mountain Homes Replacement Reserve Fund 30 Year Study Anticipated Expenditures

Rate of Assessment Increase	4.50%
Rate of Inflation	5.00%
Rate of Interest	0.20%

Item	Capital Project	2003 Est. Repl. Cost	Normal Life	2003	2004	2005	2006	2007	2008	2009
	Repair & Replacement Projects									
Paving & Curbing										
1	Crackfill Asphalt & Seal Coat	4,000	3			3,375				
2	Asphalt Replacement	40,656	12							
Landscaping & Appurtenances										
3	Landscaping Upgrades	2,000	2							
4	Replace Dumpster Enclosure	7,000	20							
5	Replace Street Lights	15,000	20							
6	Replace Entrance Monument	4,500	15							
7	Replace (Partial) Gazebo	3,000	14							
Facades										
8	Seal/Stain Wood Siding and Trim	35,010	4						43,100	
9	Seal Wood Decks & Porches	4,000	4			3,600				
10	Tuckpoint Mortar Joints	1,000	4							
11	Siding Replacement	140,000	30							
Roofing										
12	Roof Replacement	46,640	20							
Other										
13	Annual Improvement	2,000	1							
14	Contingency (1%)	1%	n/a							
	Total Replacement Costs			0	0	6,975	0	0	43,100	0
	Previous Y.E. Balance			0	0	11,612	22,783	42,403	54,745	29,445
	Current Year Assessment			0	11,612	18,000	18,816	10,316	17,120	23,968
	Current Year Interest			0	0	146	804	2,025	680	49
	Current Y. E. Balance			0	11,612	22,783	42,403	54,745	29,445	53,462

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Item	Capital Project	2003 Est. Repl. Cost	2010	2011	2012	2013	2014	2015	2016	2017
	Repair & Replacement Projects									
Paving & Curbing										
1	Crackfill Asphalt & Seal Coat	4,000				4,877				5,281
2	Asphalt Replacement	40,656			48,588					
Landscaping & Appurtenances										
3	Landscaping Upgrades	2,000				2,438		2,537		2,640
4	Replace Dumpster Enclosure	7,000								
5	Replace Street Lights	15,000								
6	Replace Entrance Monument	4,500						5,707		
7	Replace (Partial) Gazebo	3,000					3,730			
Facades										
8	Seal/Stain Wood Siding and Trim	35,010	5,000	6,000		42,676				
9	Seal Wood Decks & Porches	4,000				4,877				5,281
10	Tuckpoint Mortar Joints	1,000				1,219				1,319
11	Siding Replacement	140,000								
Roofing										
12	Roof Replacement	46,640								
Other										
13	Annual Improvement	2,000	2,848	2,165	2,390	2,438	2,487	2,537	2,588	2,640
14	Contingency (1%)	1%			510	585	62	108	26	172
	Total Replacement Costs		7,848	8,165	51,488	59,110	6,279	10,889	2,614	17,333
	Previous Y.E. Balance		53,462	66,233	82,938	53,516	17,508	35,409	49,943	74,049
	Current Year Assessment		20,544	24,831	21,900	22,995	24,145	25,352	26,620	27,951
	Current Year Interest		75	39	166	107	35	71	100	148
	Current Y. E. Balance		66,233	82,938	53,516	17,508	35,409	49,943	74,049	84,815

66232.67 82,937.58

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Item	Capital Project	2003 Est. Repl. Cost	2018	2019	2020	2021	2022	2023	2024	2025
	Repair & Replacement Projects									
Paving & Curbing										
1	Crackfill Asphalt & Seal Coat	4,000				5,717				6,188
2	Asphalt Replacement	40,656							61,621	
Landscaping & Appurtenances										
3	Landscaping Upgrades	2,000		2,747		2,858		2,973		3,093
4	Replace Dumpster Enclosure	7,000			9,804					
5	Replace Street Lights	15,000			21,006					
6	Replace Entrance Monument	4,500								
7	Replace (Partial) Gazebo	3,000								
Facades										
8	Seal/Stain Wood Siding and Trim	35,010	47,119					52,022		
9	Seal Wood Decks & Porches	4,000				5,717				6,188
10	Tuckpoint Mortar Joints	1,000				1,427				1,545
11	Siding Replacement	140,000								
Roofing										
12	Roof Replacement	46,640			65,307					
Other										
13	Annual Improvement	2,000	2,693	2,747	2,802	2,858	2,915	2,973	3,032	3,093
14	Contingency (1%)	1%	498	55	989	186	29	580	647	201
	Total Replacement Costs		50,310	5,549	99,908	18,763	2,944	58,548	65,300	20,308
	Previous Y.E. Balance		84,815	64,024	89,419	22,047	37,303	70,108	49,158	23,287
	Current Year Assessment		29,349	30,816	32,357	33,975	35,674	37,458	39,331	41,298
	Current Year Interest		170	128	179	44	75	140	98	47
	Current Y. E. Balance		64,024	89,419	22,047	37,303	70,108	49,158	23,287	44,324

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Item	Capital Project	2003 Est. Repl. Cost	2026	2027	2028	2029	2030
	Repair & Replacement Projects						
Paving & Curbing							
1	Crackfill Asphalt & Seal Coat	4,000				6,698	
2	Asphalt Replacement	40,656					
Landscaping & Appurtenances							
3	Landscaping Upgrades	2,000		3,218		3,348	
4	Replace Dumpster Enclosure	7,000					
5	Replace Street Lights	15,000					
6	Replace Entrance Monument	4,500					7,682
7	Replace (Partial) Gazebo	3,000			4,923		
Facades							
8	Seal/Stain Wood Siding and Trim	35,010			57,435		
9	Seal Wood Decks & Porches	4,000				6,698	
10	Tuckpoint Mortar Joints	1,000				1,673	
11	Siding Replacement	140,000					238,964
Roofing							
12	Roof Replacement	46,640					
Other							
13	Annual Improvement	2,000	3,155	3,218	3,282	3,348	3,415
14	Contingency (1%)	1%	32	64	656	218	2,501
	Total Replacement Costs		3,187	6,500	66,296	21,983	252,562
	Previous Y.E. Balance		44,324	84,589	123,789	105,549	133,975
	Current Year Assessment		43,363	45,531	47,808	50,198	52,708
	Current Year Interest		89	169	248	211	268
	Current Y. E. Balance		84,589	123,789	105,549	133,975	(65,611)

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