

Soda Creek Condominiums

35 Year Reserve Budget

**5% Annual Reserve Fund Increase Projected
Based on a 3% Inflation Rate**

Capital Item	Cost Replacement	Est. Useful Life	2005	2006	2007	2008	2009	2010	2011	2012
			Asphalt	65000	14					
Asphalt Sealing/Striping	4000							4244		
Sidewalk, Patio & Pad	6818	5						8141		
Siding Replacement	525000	35								
Siding Staining/ Repair	60000	5					50200			
Decking Fencing	11830	3						14125		
Roof Replacement	124500	15								
Other	0	1								
Landscaping	5000	5		437				15000		
Boiler Replacement	100000	12					43500			
Water Tank Replacement										
Annual Improvement	1000	1						1195	1231	1268
Contingency	3%	1	0					704	2435	38
Total Replacement Costs			0	437	0	0	93700	43409	83609	1306
Previous Y.E. Balance			49925	72792	68674	140917	213022	185140	189388	155719
Current Year Assessment			21999	-6497	67701	68374	63820	43092	45247	47509
Current Year Interest			868	2816	4542	3731	1998	4565	4693	4065
Current Y. E. Balance			72792	68674	140917	213022	185140	189388	155719	205987

72792 68673 140917 213022 185141

Key to the Rockies does not accept any liability for incorrect estimates for capital projects. KTTR strongly recommends that the Association conscript with a professional engineering firm to formulate a Reserve Budget to assist with budgeting purposes.

Soda Creek Condominiums

35 Year Reserve Budget

**5% Annual Reserve Fund Increase Projected
Based on a 3% Inflation Rate**

Capital Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Asphalt											
Asphalt Sealing/Striping	4637			5067			5537			6050	
Sidewalk, Patio & Pad		9163					10622				
Siding Replacement											
Siding Staining/ Repair		80636					93479				
Decking Fencing	15435			16866			18430			20139	
Roof Replacement								199786			
Other											
Landscaping				7131					8267		
Boiler Replacement							31159.6	64188.8	66114.4		
Water Tank Replacement											
Annual Improvement	1306	1345	1385	1427	1470	1514	1559	1606	1654	1704	1755
Contingency	502	2734	42	549	44	45	3723	6042	50	655	53
Total Replacement Costs	21880	93878	1427	31040	1514	1559	164509.6	271622.8	76085.4	28548	1808
	205987	239108	203438	262177	295282	361520	432131	344450.4	151311.6	153427.2	206881.2
	49884	52378	54997	57747	60634	63666	66849	70191	73701	77386	81255
	5117	5830	5169	6398	7118	8504	9980	8293	4500	4616	5763
	239108	203438	262177	295282	361520	432131	344450.4	151311.6	153427.2	206881.2	292091.2

Key to the Rockies does not accept any liability for incorrect estimates for capital projects. KTTR strongly recommends that the Association conscript with a professional engineering firm to formulate a Reserve Budget to assist with budgeting purposes.

Soda Creek Condominiums

35 Year Reserve Budget

**5% Annual Reserve Fund Increase Projected
Based on a 3% Inflation Rate**

Capital Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Asphalt		120920									
Asphalt Sealing/Striping		6612			7224			7894			8626
Sidewalk, Patio & Pad	12314					14275					16548
Siding Replacement											
Siding Staining/ Repair	108366					125626					145635
Decking Fencing		22006			24046			26275			28711
Roof Replacement											
Other											
Landscaping			9583					11109			
Boiler Replacement								44426	91517.6	94263.2	
Water Tank Replacement											
Annual Improvement	1808	1862	1918	1976	2035	2096	2159	2224	2291	2360	2431
Contingency	3675	4344	58	59	782	4260	65	855	69	71	5800
Total Replacement Costs	126163	155744	11559	2035	34087	146257	2224	92783	93877.6	96694.2	207751
	292091.2	258794.2	199602.2	287979.2	392445.2	471985.2	446234.2	569554.2	610613.2	657521.6	708981.4
	85318	89584	94063	98766	103704	108889	114333	120050	126053	132356	138974
	7548	6968	5873	7735	9923	11617	11211	13792	14733	15798	16959
	258794.2	199602.2	287979.2	392445.2	471985.2	446234.2	569554.2	610613.2	657521.6	708981.4	657163.4

Key to the Rockies does not accept any liability for incorrect estimates for capital projects. KTTR strongly recommends that the Association conscript with a professional engineering firm to formulate a Reserve Budget to assist with budgeting purposes.

Soda Creek Condominiums

35 Year Reserve Budget

**5% Annual Reserve Fund Increase Projected
Based on a 3% Inflation Rate**

Capital Item	2035	2036	2037	2038	2039
Asphalt					182902
Asphalt Sealing/Striping			9427		
Sidewalk, Patio & Pad					19183
Siding Replacement					1477279
Siding Staining/ Repair					168830
Decking Fencing			31373		
Roof Replacement	311260				
Other					
Landscaping		12878			
Boiler Replacement					
Water Tank Replacement					
Annual Improvement	2504	2579	2656	2736	2818
Contingency	9413	77	1021	82	55530
Total Replacement Costs	323177	15534	44477	2818	1906542
	657163.4	495971.4	646640.4	779193.4	964261.4
	145923	153219	160880	168924	177370
	16062	12984	16150	18962	0
	495971.4	646640.4	779193.4	964261.4	-764911

Key to the Rockies does not accept any liability for incorrect estimates for capital projects. KTTR strongly recommends that the Association conscript with a professional engineering firm to formulate a Reserve Budget to assist with budgeting purposes.