

Cross Creek Reserve Budget

200/300 building

200/300 Building built in 1985-1986					2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
PROJECT	Year installed	Life Expectancy	Repair/ replacement	Cost Est														
Roof	2007	25 years		\$60,000			\$1,540		\$2,075	\$3,000		\$3,000		\$3,000		\$3,000		
Gutters / Heat tapes / Drain	2008	25 years		18000			\$2,290	\$3,225		\$8,000			\$8,000			\$8,000		
Siding	1985	25 years		\$18,000						\$1,500		\$1,500						
Sto inspection	1985	25 years		\$40,000		\$1,800	\$4,333	\$1,301		\$4,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Sto reparis (and stone)						\$3,000			\$1,382			\$10,000						
Unit 302 wall repair from sto failure																		
Windows	1985	25 years		\$850 each	\$1,650		\$5,323	\$1,847		\$4,500	\$1,500	\$3,000	\$1,500	\$4,500	\$1,500	\$4,500	\$1,500	\$4,500
Window work Fall 2010																		
Window frame painting	2006	2 years																
Window sill interior painting																		
Window cleaning																		
Doors	1985	25 years		\$500 each														
Decking	1985	25 years		50,000														
Deck repalce 3rd floor																		
Deck repalce 2nd floor											\$35,000							
Deck repalce 1st floor							\$34,071											
1st floor deck framing repairs							\$6,583	\$855										
Deck inspection																		
Deck repairs 309																		
Deck railing top treatment																		
Deck repairs and staining								\$4,590										
Steps	1985	25 years		50,000							\$5,000			\$5,000				\$5,000
Asphalt	1985	10 years																
Stone work	1985	15 years		10,000						\$3,000			\$3,000			\$3,000		\$3,000
Garage Doors	1985	15 years		\$2500 each														
Lights	1985	25 years		5,000								\$25,000						
Unit Signage	1985	15 years		1,000														
Electrical meter temporary repair 300 bldg	1985	35 years		10,000														
Electrical meter full repair 300 bldg																		
Utility meter cabinets																		
Gazebo deck b/wween 200 & 300 bldgs	1985	25 years		5,000														
Painting	2006	5 years		50,000														
Maint items				2,000														
Fireplace clean and inseptions/ dryer vent																		
Firewood Shed									\$2,870									
Unit Boielr inspections																		
Total annual reserve expenses					\$1,650	\$45,454	\$14,341	\$10,963	\$6,327	\$22,500	\$44,000	\$42,000	\$15,000	\$13,500	\$2,500	\$19,500	\$2,500	\$13,500
Inflation figure @4%					\$66	\$1,818	\$574	\$439	\$253	\$900	\$1,760	\$1,680	\$600	\$540	\$100	\$780	\$100	\$540
Total expenditures plus inflation					\$1,716	\$47,272	\$14,915	\$11,402	\$6,580	\$23,400	\$45,760	\$43,680	\$15,600	\$14,040	\$2,600	\$20,280	\$2,600	\$14,040
RESERVE BALANCE BEGINNING OF YEAR					\$57,345	\$63,949	\$36,956	\$55,300	\$69,970	\$88,327	\$68,306	\$48,225	\$30,024	\$39,720	\$51,073	\$73,980	\$79,436	\$102,626
EXPENDITURES PER YEAR					\$1,716	\$47,272	\$14,915	\$11,402	\$6,580	\$23,400	\$45,760	\$43,680	\$15,600	\$14,040	\$2,600	\$20,280	\$2,600	\$14,040
RESERVE FUND ADDITIONS					\$12,498	\$24,996	\$24,996	\$24,996	\$24,996	\$2,496	\$24,996	\$24,996	\$24,996	\$24,996	\$24,996	\$24,996	\$24,996	\$2,496
SPECIAL ASSESSMENT																		
INTEREST @ 1%					\$573	\$639	\$370	\$553	\$700	\$883	\$683	\$482	\$300	\$397	\$511	\$740	\$794	\$1,026
Transfer from general operating (from previous fiscal year)						\$1,522												
RESERVE BALANCE END *					\$63,949	\$36,956	\$55,300	\$69,970	\$88,327	\$68,306	\$48,225	\$30,024	\$39,720	\$51,073	\$73,980	\$79,436	\$102,626	\$92,108
*Disclaimer. This sheet is for planning purposes only. Cost estimates and time frames are subject to change.																		
A professional reserve study is recommended.																		
Operating Painting / deck staining																		
Painting/ deck staining Revenue						\$0				\$22,000								\$22,000
Painting/ deck staining Expense						\$0				\$22,000								\$22,000
Net						\$0				\$0								\$0
* only 2 quarters reserve contribution 2014-15																		