

Homestead at Three Peaks
Capital Plan

PROJECT	Year installed	Expected life (yrs)	Est. Year replacement	Cost Est	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Inflation Factor			assumed inflation	8.00%	1.71	1.85	2.00	2.16	2.33	2.52	2.72	2.94	3.17	3.43	3.70	4.00	4.32	4.66	5.03	5.44
Roof	2005		2030																	
Maintenance		4		\$4,000		\$8,100														
Replacement (each)		25		\$18,000									\$570,990							
Siding	2005		2035																	
Maintenance		4		\$1,000																
Replacement (each)		30	Individual Unit Costs	\$25,000				\$2,159												
Decks	2005		2035																	
Replacement		30	Individual Unit Costs	\$80,000																
maintenance		4		\$2,000																
Asphalt- main road, drives	2005				\$1,262															
Crack seal		2		\$350																
Sealcoat		4		\$2,700																
Patching					\$1,650															
Major Overlay		40		\$40,000																
Street lights ...replacement	2005	30	2035	\$10,000																
light bulbs		6		\$500					\$1,166											
Painting/ Staining																				
Buildings		4		\$27,000	\$83,800															
Railings		4		\$3,600																
Front doors		4		\$2,000																
Dumpster enclosure replacement	2005	30	2035	\$20,000																
dumpster repair				\$750					\$1,749											
Legal																				
Landscaping/ Irrigation	2005	20	2025	\$10,000	\$4,392															
Total annual reserve expenses					\$91,104	\$8,100	\$17,291	\$28,066	\$3,731	\$85,000	\$23,525	\$8,812	\$574,480	\$12,333	\$105,535	\$11,988	\$18,773	\$156,608	\$25,421	\$95,873
Total expenditures plus inflation					\$91,104	\$8,100	\$17,291	\$28,066	\$3,731	\$85,000	\$23,525	\$8,812	\$574,480	\$12,333	\$105,535	\$11,988	\$18,773	\$156,608	\$25,421	\$95,873
RESERVE BALANCE BEGINNING OF YR					\$202,261	\$127,955	\$137,535	\$138,987	\$129,685	\$144,580	\$78,429	\$72,760	\$81,720	(\$474,854)	(\$477,630)	(\$573,649)	(\$577,562)	(\$588,319)	(\$737,072)	(\$745,813)
EXPENDITURES PER YEAR					\$91,104	\$8,100	\$17,291	\$28,066	\$3,731	\$85,000	\$23,525	\$8,812	\$574,480	\$12,333	\$105,535	\$11,988	\$18,773	\$156,608	\$25,421	\$95,873
RESERVE FUND ADDITIONS					\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680	\$16,680
INTEREST @ 1.5%					\$108	\$1,000	\$2,063	\$2,085	\$1,945	\$2,169	\$1,176	\$1,091	\$0							\$0
SPECIAL ASSESSMENTS																				
RESERVE BALANCE END *					\$127,955	\$137,535	\$138,987	\$129,685	\$144,580	\$78,429	\$72,760	\$81,720	(\$474,854)	(\$477,630)	(\$573,649)	(\$577,562)	(\$588,319)	(\$737,072)	(\$745,813)	(\$825,006)

** This is a planning tool, cost estimates and timing are subject to change

