

Wildflower Condominiums
Capital Reserve Account

inflation of contributions /yr	5.0%				
inflation of costs /yr	3.8%				
interest on savings	6.0%				
Base Year	2001		Cost in	Yearly	
Item	Lifetime	Life Left	Base Year	Contribution	How I arrived at this estimate
Chimney caps	25	5	4,800.00	\$192	48 chimneys * \$100
Chimney grout/seal	10	8	24,000.00	\$2,400	David Washburn in 1999
Exterior Deck planks & rails	10	9	50,000.00	\$5,000	spent \$11,000 in '99+\$39,000 in '00
Log Fences	5	10	20,000.00	\$4,000	David Washburn in 1999
Bldg(pr.1)roof-recur	30	0	71,280.00	\$2,376	\$3,988/bldg + \$4,500/bldg -1360 for 10 bldgs Ph.II
Bldg(pr.1)roof-1-time	0	0	99,220.00	\$0	\$4,562/bldg + \$,5360/bldg - 10 bldgs Ph.II
Bldg(pr.2)roof-recur	30	1	49,896.00	\$1,663	\$3,988/bldg + \$4,500/bldg - 7 bldgs Ph II
Bldg(pr.2)roof-1-time	0	1	69,454.00	\$0	\$4,562/bldg + \$,5360/bldg - 7 bldgs Ph II
Bldg(pr.3)roof-recur	30	1	16,371.00	\$546	\$5,457/bldg Phase III - 3 bldgs
Bldg(pr.3)roof-1-time	0	1	18,699.00	\$0	\$6, 233/bldg
Bldg(pr.4)roof-recur	30	2	21,828.00	\$728	\$5,457/bldg Phase III
Bldg(pr.4)roof-1-time	0	2	24,932.00	\$0	\$6, 233/bldg,
Gutters	10	9	4,800.00	\$480	est. \$100/unit
bldg(pr.1)decks	15	0	4,500.00	\$300	450/bldg is a guess * 10 bldgs
bldg(pr.2)decks	15	1	3,150.00	\$210	450/bldg * 7 bldgs
bldg(pr.3)decks	15	2	0.00	\$0	1000/bldg * 0 bldgs
Asphalt walks seal	3	3	1,984.00	\$661	\$1800 in 1999 inflated @ 5% pa.
Asphalt parking seal	3	3	7,700.00	\$2,567	\$6985 in 1999 inflated @5% pa
Asphalt parking overlay	12	6	32,561.25	\$2,713	75% of \$43415 (2002 bid)
Siding & Trim Repair	10	2	18,000.00	\$1,800	24 bldgs * 750/bldg - wild guess
Siding preserv.pr.1	6	0	41,150.00	\$6,858	\$4115*10 bldgs
Siding preserv.pr.2	6	1	35,960.00	\$5,993	\$4115*7+\$2385*3
Siding preserv.pr.3	6	2	9,540.00	\$1,590	\$2385*4
Lights/signs-walks	20	3	10,000.00	\$500	David Washburn in 1999
EntrySign	20	5	500.00	\$25	wild guess
Stairs	5	4	3,500.00	\$700	relevel every five years - 14*\$250
Landscape	15	3	15,000.00	\$1,000	allow \$15,000
ext.trim.paint	10	9	25,000.00	\$2,500	\$875/structure in 1997 inflated at 5%pa
Garbage encl.	10	9	1,968.75	\$197	\$1875 in 2000 inflated
Treework	3	3	1,000.00	\$333	wild guess
Total				\$45,333	

	A	B	C	D	E	F	G
1	Year	Cap.Resv.Con	Projects Cost	Balance	add'l Amt	Interest	Carryover
2	Brought Forward						\$17,000
3	2001	\$45,333	\$216,150	\$153,817	\$153,899	\$5	\$87
4	2002	\$47,599	\$200,884	\$153,198	\$164,862	\$700	\$12,364
5	2003	\$49,979	\$80,054	\$17,711	\$18,000	\$17	\$307
6	2004	\$52,478	\$39,909	\$12,876	\$0	\$773	\$13,649
7	2005	\$55,102	\$4,063	\$64,688	\$0	\$3,881	\$68,570
8	2006	\$57,857	\$6,386	\$120,040	\$0	\$7,202	\$127,243
9	2007	\$60,750	\$105,561	\$82,433	\$0	\$4,946	\$87,379
10	2008	\$63,788	\$46,688	\$104,479	\$0	\$6,269	\$110,747
11	2009	\$66,977	\$45,200	\$132,524	\$0	\$7,951	\$140,476
12	2010	\$70,326	\$134,225	\$76,577	\$0	\$4,595	\$81,171
13	2011	\$73,842	\$29,040	\$125,973	\$0	\$7,558	\$133,532
14	2012	\$77,534	\$0	\$211,066	\$0	\$12,664	\$223,730
15	2013	\$81,411	\$109,253	\$195,888	\$0	\$11,753	\$207,641
16	2014	\$85,482	\$58,396	\$234,727	\$0	\$14,084	\$248,810
17	2015	\$89,756	\$21,981	\$316,586	\$0	\$18,995	\$335,581
18	2016	\$94,244	\$61,561	\$368,263	\$0	\$22,096	\$390,359
19	2017	\$98,956	\$5,721	\$483,594	\$0	\$29,016	\$512,610
20	2018	\$103,904	\$0	\$616,513	\$0	\$36,991	\$653,504
21	2019	\$109,099	\$241,463	\$521,140	\$0	\$31,268	\$552,408
22	2020	\$114,554	\$246,238	\$420,724	\$0	\$25,243	\$445,967
23	2021	\$120,281	\$62,281	\$503,967	\$0	\$30,238	\$534,205



Rough Estimates of Monthly Dues by Year

Use annual inflator for Maintenance 4%

year	Reserve Contribution	Estimated Annual Operate Expense	Additional Reserve Amt.	Total Annual Budget	Qtr. Dues per Unit	Actual Dues	Add'l Req'd
2001	\$45,333	\$45,000	\$153,899	\$244,232	\$1,272	640	\$2,528
2002	\$47,599	\$46,710	\$164,862	\$259,171	\$1,350	640	\$2,839
2003	\$49,979	\$48,485	\$18,000	\$116,464	\$607	0	\$2,426
2004	\$52,478	\$50,327	\$0	\$102,806	\$535	0	\$2,142
2005	\$55,102	\$52,240	\$0	\$107,342	\$559	0	\$2,236
2006	\$57,857	\$54,225	\$0	\$112,082	\$584	0	\$2,335
2007	\$60,750	\$56,286	\$0	\$117,036	\$610	0	\$2,438
2008	\$63,788	\$58,424	\$0	\$122,212	\$637	0	\$2,546
2009	\$66,977	\$60,644	\$0	\$127,622	\$665	0	\$2,659
2010	\$70,326	\$62,949	\$0	\$133,275	\$694	0	\$2,777
2011	\$73,842	\$65,341	\$0	\$139,183	\$725	0	\$2,900
2012	\$77,534	\$67,824	\$0	\$145,358	\$757	0	\$3,028
2013	\$81,411	\$70,401	\$0	\$151,813	\$791	0	\$3,163
2014	\$85,482	\$73,077	\$0	\$158,558	\$826	0	\$3,303
2015	\$89,756	\$75,853	\$0	\$165,609	\$863	0	\$3,450
2016	\$94,244	\$78,736	\$0	\$172,980	\$901	0	\$3,604
2017	\$98,956	\$81,728	\$0	\$180,684	\$941	0	\$3,764
2018	\$103,904	\$84,834	\$0	\$188,737	\$983	0	\$3,932
2019	\$109,099	\$88,057	\$0	\$197,156	\$1,027	0	\$4,107
2020	\$114,554	\$91,403	\$0	\$205,957	\$1,073	0	\$4,291
2021	\$120,281	\$94,877	\$0	\$215,158	\$1,121	0	\$4,482



	A	H
1	Year	Scheduled Projects:
2		Brought
3		2001 Bldg(pr.1)roof-recur; Bldg(pr.1)roof-1-time; bldg(pr.1)decks; Siding preserv.pr.1;
4		2002 Bldg(pr.2)roof-recur; Bldg(pr.2)roof-1-time; Bldg(pr.3)roof-recur; Bldg(pr.3)roof-1-time; bldg(pr.2)decks; Siding preserv.pr.2;
5		2003 Bldg(pr.4)roof-recur; Bldg(pr.4)roof-1-time; bldg(pr.3)decks; Siding & Trim Repair; Siding preserv.pr.3;
6		2004 Asphalt walks seal; Asphalt parking seal; Lights/signs-walks; Landscape; Treework;
7		2005 Stairs;
8		2006 Chimney caps; EntrySign;
9		2007 Asphalt walks seal; Asphalt parking seal; Asphalt parking overlay; Siding preserv.pr.1; Treework;
10		2008 Siding preserv.pr.2;
11		2009 Chimney grout/seal; Siding preserv.pr.3;
12		2010 Exterior Deck planks & rails; Gutters; Asphalt walks seal; Asphalt parking seal; Stairs; ext.trim.paint; Garbage encl.; Treework;
13		2011 Log Fences;
14		2012
15		2013 Asphalt walks seal; Asphalt parking seal; Siding & Trim Repair; Siding preserv.pr.1; Treework;
16		2014 Siding preserv.pr.2;
17		2015 Siding preserv.pr.3; Stairs;
18		2016 Log Fences; bldg(pr.1)decks; Asphalt walks seal; Asphalt parking seal; Treework;
19		2017 bldg(pr.2)decks;
20		2018 bldg(pr.3)decks;
21		2019 Chimney grout/seal; Asphalt walks seal; Asphalt parking seal; Asphalt parking overlay; Siding preserv.pr.1; Landscape; Treewo
22		2020 Exterior Deck planks & rails; Gutters; Siding preserv.pr.2; Stairs; ext.trim.paint; Garbage encl.;
23		2021 Log Fences; Siding preserv.pr.3;

