

INSTRUCTIONS

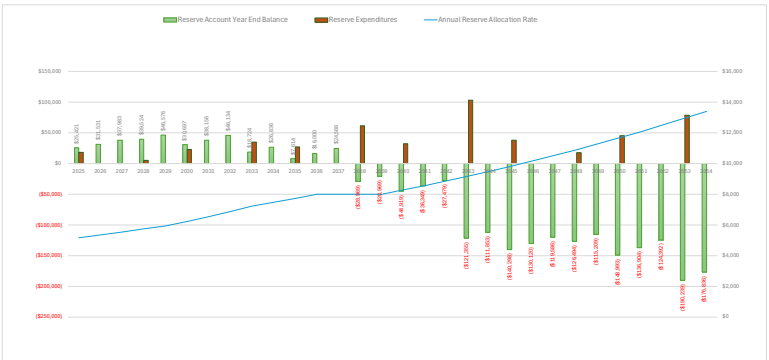
Gray, White, Brown & Blue Cells (locked)
These cells are protected and cannot be altered as they typically have headings or formulas which the tabs/graph are built upon.

Green & Yellow Cells (editable)
The GREEN cells are Master cells that carry down to all the below tables, the YELLOW cells are Overwrite cells used to overwrite the green master cells data in specific years (e.g., you would like to alter a reserve allocation rate, inflation rate or have a special assessment in a specific year(s)).

Component List
A component's useful life, remaining useful life and cost can be adjusted. The projected replacement date and cost will automatically increase or decrease based on the inflation rate given.

Adding Reserve Components
If it is components can be added to the component list (located at end of original list). The yellow cells with description, useful life, remaining useful life and current cost need to be added so that the information will be pulled into the tables and graphs.

Fiscal Year	2025
Reserve Account Balance (beginning balance)	\$36,063
Annual Reserve Account Allocation Rate	\$5,000
Annual Reserve Allocation % Change Rate	3.50%
Annual Interest Rate / Return on Investments	3.50%
Annual Tax Rate On Interest Earned	30.00%
Construction Inflation Rate	3.50%



	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Fully Funded Annual Reserve Allocation Rate	\$5,175	\$5,356	\$5,544	\$5,738	\$5,938	\$6,235	\$6,547	\$6,874	\$7,218	\$7,471	\$7,732	\$8,003	\$8,285	\$8,578	\$8,882	\$9,197	\$9,523	\$9,860	\$10,209	\$10,570	\$10,944	\$11,331	\$11,732	\$12,148	\$12,580	\$13,028	\$13,493	\$13,975	\$14,475		
Overwrite Annual Reserve Allocation Rate**																															
Annual Reserve Allocation % Rate Increase	3.5%	3.5%	3.5%	3.5%	3.5%	5.0%	5.0%	5.0%	5.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		
Overwrite Annual Reserve % Rate Change**						5.0%	5.0%	5.0%	5.0%																						
Tax Rate On Interest Earned	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Overwrite Tax Rate On Interest Earned**																															
Annual Average Interest Rate / Return on Investments	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	
Overwrite Annual Average Interest Rate / Return on Investments**																															
Annual Construction Inflation Rate	5.0%	5.0%	5.0%	5.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	
Overwrite Annual Construction Inflation Rate		5.0%	5.0%	5.0%																											
Net Annual Interest Earned (after tax)	\$668	\$754	\$808	\$845	\$1,114	\$734	\$912	\$1,103	\$448	\$642	\$182	\$383	\$588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Add Other Income (one time - e.g. special assessment, loan)																															
Annual Projected Reserve Expenditures	\$18,425	\$0	\$0	\$5,142	\$0	\$22,848	\$0	\$0	\$35,076	\$0	\$27,137	\$0	\$0	\$61,656	\$0	\$32,230	\$0	\$103,056	\$0	\$38,279	\$0	\$17,811	\$0	\$45,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Add Other Reserve Account Expenditures (one time expenses)																															
Year End Reserve Account Balance	\$25,421	\$31,531	\$37,883	\$39,524	\$46,576	\$30,697	\$38,156	\$46,134	\$18,724	\$26,836	\$7,614	\$16,000	\$24,588	(\$28,969)	(\$20,869)	(\$44,919)	(\$36,349)	(\$27,479)	(\$121,355)	(\$111,853)	(\$140,298)	(\$130,120)	(\$110,586)	(\$126,494)	(\$115,209)	(\$148,993)	(\$136,904)	(\$124,392)	(\$190,239)	(\$176,836)	

Component Description	ID	Useful Life	Remain. Ul	Current Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
>> Building Exterior Components <<																																			
Awning (metal) - Replace	1270	50	43	\$18,900																															
Building Exterior (wood) - Paint & Seal	1940	5	0	\$18,425	\$18,425					\$22,848				\$27,137						\$32,230					\$38,279						\$45,464				
Building Exterior (wood) - Replace	1950	50	43	\$69,625																															
Lights (exterior) - Replace	4820	25	18	\$2,970																															
Roof (asph.shingle) - Replace	6970	25	18	\$27,400																															
Roof (metal) - Replace	7080	50	43	\$1,350																															
Roof Gutters & Downs - Replace	7310	25	18	\$5,445																															
Roof Skylights - Replace	7390	25	18	\$7,000																															
Windows - Replace	8430	50	43	\$65,560																															
>> Park Components <<																																			
Backflow Valve (domestic water) - Replace	5280	25	18	\$3,250																															
Concrete Sidewalks (public) - 15% Replace	2160	5	13	\$1,148																															
Concrete Surfaces (private) - 15% Replace	2200	5	13	\$2,145																															
Fence (chain link 6') - Replace	3180	45	43	\$1,602																															
Fence (wood 6') - Paint/Stain	3350	5	3	\$2,282																															
Fence (wood 6') - Replace	3370	25	13	\$12,725									\$3,138																						
Irrigation Backflow Valves - Replace	4470	20	13	\$850																															
Irrigation Piping - Replace	4530	40	33	\$1,162																															
Landscape Site Drainage - Replace	4630	20	13	\$6,000																															
Landscaping - Refresh	4660	20	13	\$3,728																															
Mailbox Cluster - Replace	4940	25	18	\$1,500																															
Pavers (hand set) - Replace	5120	20	8	\$23,230																															
Planter Boxes - Waterproofing	5220	20	13	\$6,961									\$31,839																						
Railings (metal) - Paint	6280	10	3	\$2,160					\$2,500																										
Railings (metal) - Replace	6290	50	43	\$22,560																															
Retaining Walls (massive) - Replace	6870	40	33	\$11,893																															
Sewer Lateral Lines (side sewer) - Replace	5440	60	53	\$6,250																															
Water Lateral Lines - Replace	5490	60	53	\$6,250																															
>> Add Additional Component Here <<																																			
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