





**Capital Asset Reserve Study (CARS) & related Fund for Kipling Sun Home Owners**

Last Saved: 8/15/2009 16:52		2005 Cost estimates by K.S. HOA reviewed by Bormengineering.		Costs est after 2005 refile value @ 200											Pg 3			
Description of Capital Item	Quantity	Expenditure yr	Life Cycle (yrs)	2005 unit cost														
				2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024				
<b>WATED CAPITAL EXPENDITURES - Reserve Study Data</b>																		
Grading and drainage	Unknown	Rolling annual	1	\$1,500	\$1,560	\$1,622	\$1,687	\$1,755	\$1,825	\$1,898	\$1,974	\$2,053	\$2,135	\$2,220	\$2,309	\$2,402	\$2,498	
Infrastructure:Sewer,retaining walls,etc	Unknown	Rolling annual	1	\$1,316	\$1,369	\$1,423	\$1,480	\$1,539	\$1,601	\$1,665	\$1,732	\$1,801	\$1,873	\$1,948				
Asphalt drives crack fill	58000 ft sq	2007	1	\$0.19														
Asphalt drives rotomill and overlay	58000 ft sq	2016	15	\$2.65														
Concrete walkways and steps	15500 ft sq	2006	20	\$9.00														
Concrete driveways	17730 ft sq	2007	20	\$9.00														
Concrete Parking areas	11200 ft sq	2008	20	\$9.00														
Concrete drain pans	5050 lineal ft	2010	20	\$36.00														
S-T: Concrete and Asphalt				\$1,687	\$1,755	\$1,825	\$1,898	\$1,974	\$2,053	\$2,135	\$2,220	\$2,309	\$2,402	\$2,498				
Entrance sign	1unit	2010	10	\$5,000.00														
Timber retaining walls	600 ft sq	2009	10	\$22.00														
Wood fencing	1500 lineal ft	2011	10	\$18.00										\$25,285				
Misc. signage	Unknown	2010	8	\$1,500.00				\$2,498										
Irrigation system upgrades	Unknown	Rolling annual	1	\$1,000.00				\$1,423										
Irrigation system replacement	Unknown	2015	20	\$25,000.00				\$1,369										
Tree trimming over 10'	Lump sum	2013	10	\$9,000.00														
Shrub pruning	Lump sum	2009	10	\$6,250.00				\$10,407										
Landscape Improvements	Lump sum	Periodic	5	\$22,224.91														
Siding & Trim - painting	92480 ft sq	Rolling annual	1	\$1.12	\$25,694	\$26,722	\$27,791	\$28,903	\$30,059	\$31,261	\$32,512	\$33,812	\$35,165	\$36,571	\$38,034			
Siding & Trim - repair & replace	92480 ft sq	Rolling annual, periodic	1	\$2.50	\$3,440	\$3,721	\$4,025	\$4,353	\$4,708	\$5,093								
Brick veneer	16320 ft sq	2007	30	\$0.07				\$1,828										
Wood stairway entrance replacments	7 units	2010	15	\$17,260.47														
Roof shingles	2200 squares	2034	30	\$155.00														
Gutter downspouts and extension - Replacement	5500 lineal ft	2016	10	\$4.75			\$40,218											
Chimney caps	120 each	2019	20	\$178.00														
<b>Estimated Capital Expenditures</b>				<b>\$34,855</b>	<b>\$198,707</b>	<b>\$77,917</b>	<b>\$41,035</b>	<b>\$53,679</b>	<b>\$81,681</b>	<b>\$53,107</b>	<b>\$71,152</b>	<b>\$49,926</b>	<b>\$67,842</b>	<b>\$51,594</b>				
<b>Capital Expenditures - HOA audited financial statements (w/ 2010 Cap Budget)</b>				Ck Totals->														
Grading and drainage																		
Infrastructure:Sewer,retaining walls,etc																		
S-T: Concrete and Asphalt																		
Entrance sign																		
Timber retaining walls																		
Wood fencing																		
Misc. signage																		
Irrigation system upgrades																		
Irrigation system replacement																		
Tree trimming over 10'																		
Shrub pruning																		
Landscape Improvements																		
Siding and trim painting																		
Siding and trim repair																		
Brick veneer																		
Wood stairway entrance replacments																		
Roof shingles																		
Gutter downspouts and extension - Replacement																		
Chimney caps																		
<b>Actual Capital Expenditures</b>																		
<b>Actual Capital Expenditures</b>				Ck Totals->														



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Description of Capital Item	Quantity	Expenditure yr	Life Cycle (yrs)	2005 unit cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
					2.19112	2.27877	2.36992	2.46472	2.56330	2.66584	2.77247	2.88337	2.99870	3.11865	3.24340
2005 Cost estimates by K.S. HOA reviewed by Bormengineering. Costs est after 2005 reifer value @ 200															
<b>WATED CAPITAL EXPENDITURES - Reserve Study Data</b>															
Grading and drainage	Unknown	Rolling annual	1	\$3,162.78	\$2,309	\$2,402	\$2,498	\$2,598	\$2,701	\$2,809	\$2,922	\$3,039	\$3,160	\$3,287	\$3,418
Infrastructure:Sewer,retaining walls,etc	Unknown	Rolling annual	1	\$924.56	\$2,026	\$2,107	\$2,191	\$2,279	\$2,370	\$2,465	\$2,563	\$2,666	\$2,772	\$2,883	\$2,999
Asphalt drives crack fill	58000 ft sq	2007	1	\$0.19											
Asphalt drives rotomill and overlay	58000 ft sq	2016	15	\$2.65											
Concrete walkways and steps	15500 ft sq	2006	20	\$9.00											
Concrete driveways	17730 ft sq	2007	20	\$9.00											
Concrete Parking areas	11200 ft sq	2008	20	\$9.00											
Concrete drain pans	5050 lineal ft	2010	20	\$36.00											
S-T: Concrete and Asphalt					\$30,572	\$85,454	\$55,488	\$67,543	\$9,859	\$3,000	\$3,120	\$3,245	\$3,375	\$3,510	\$3,650
Entrance sign	1unit	2010	10	\$5,000.00					\$13,329						
Timber retaining walls	600 ft sq	2009	10	\$22.00					\$3,384						
Wood fencing	1500 lineal ft	2011	10	\$18.00				\$37,428							
Misc. signage	Unknown	2010	8	\$1,500.00	\$3,418									\$4,678	
Irrigation system upgrades	Unknown	Rolling annual	1	\$1,000.00	\$1,873	\$1,948	\$2,026	\$2,107	\$2,191	\$2,279	\$2,370	\$2,465	\$2,563	\$2,666	\$2,772
Irrigation system replacement	Unknown	2015	20	\$25,000.00	\$28,485		\$29,624								
Tree trimming over 10'	Lump sum	2013	10	\$9,000.00									\$26,988		
Shrub pruning	Lump sum	2009	10	\$6,250.00			\$15,404								
Landscape Improvements	Lump sum	Periodic	5	\$22,224.91											
Siding & Trim - painting	92480 ft sq	Rolling annual	1	\$1.12	\$39,555	\$41,138	\$42,783	\$44,495	\$46,274	\$48,125	\$50,050	\$52,052	\$54,134	\$56,300	\$58,552
Siding & Trim - repair & replace	92480 ft sq	Rolling annual, periodic	1	\$2.50	\$253,294	\$3,190	\$3,318	\$3,451	\$3,589	\$3,732	\$3,881	\$4,037	\$4,198	\$4,366	\$4,541
Brick veneer	16320 ft sq	2007	30	\$0.07			\$2,706								
Wood stairway entrance replacments	7 units	2010	15	\$17,260.47	\$37,820									\$1,063,460	
Roof shingles	2200 squares	2034	30	\$155.00											
Gutter downspouts and extension - Replacement	5500 lineal ft	2016	10	\$4.75	\$59,533										
Chimney caps	120 each	2019	20	\$178.00											
<b>Estimated Capital Expenditures</b>					<b>\$367,450</b>	<b>\$227,674</b>	<b>\$140,634</b>	<b>\$137,875</b>	<b>\$70,368</b>	<b>\$75,740</b>	<b>\$102,335</b>	<b>\$70,796</b>	<b>\$97,192</b>	<b>\$1,141,149</b>	<b>\$75,932</b>
Ck Totals->															
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Ck Totals->															

