

Reserve Study (10 Years)

Verde Glen DWID

Annual Inflation Estimate 3 %

CHANGE VALUES IN FIELDS WITH BRIGHT YELLOW BACKGROUND FOR YOUR SPECIFIC SITUATION		Last Year	1	2	3	4	5	6	7	8	9	10
		0	1	2	3	4	5	6	7	8	9	10
Account Balances												
Common Expenses NET Profit/Loss		\$ (509)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
If you DID NOT use the "UNIT DUES" sheet to calculate different payment amounts for each unit, fill in the orange cells. Otherwise, leave them.	Water Company Main Account:		\$ 17,568	\$ 17,568	\$ 17,568	\$ 17,568	\$ 17,568	\$ 17,568	\$ 17,568	\$ 17,568	\$ 17,568	\$ 17,568
	Reserve Expenses NET Profit/Loss	\$ (2,500)	\$ (315,775)	\$ (325,248)	\$ (540,006)	\$ (606,206)	\$ (624,392)	\$ (643,124)	\$ (662,418)	\$ (842,290)	\$ (867,559)	\$ (893,586)
	Water Company Reserve Account:	\$ -	\$ (315,775)	\$ (641,023)	\$ (1,181,029)	\$ (1,787,235)	\$ (2,411,627)	\$ (3,054,751)	\$ (3,717,168)	\$ (4,559,458)	\$ (5,427,017)	\$ (6,320,602)
	Total Water Company Cash:	\$ -	\$ (298,207)	\$ (623,456)	\$ (1,163,461)	\$ (1,769,667)	\$ (2,394,059)	\$ (3,037,183)	\$ (3,699,600)	\$ (4,541,890)	\$ (5,409,449)	\$ (6,303,035)
TOTAL DUES												
(Average for each unit)												
Water Company Common Expenses Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Company Replacement Reserve Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each Unit AVG Total MONTHLY Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COMMON EXPENSES												
Water Company Common Expense Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number of Units		0	0	0	0	0	0	0	0	0	0	0
Revenues (Dues x Units x 12)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus Delinquent Payments (2%)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Profit		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COMMON EXPENSES (Yearly)												
Bad Debts		\$ 508.99										
Tank Level Sensor with Sat uplink												
Replace Compressor for VG1 Pressure Tank												
Electrical Upgrades												
Spare motors and pumps for well												
Distribution pipe upgrades VG1 & 2												
Automatic Generator Backup												
Replace residential meter												
On-hand inventory for main line break repairs												
Replace storage tanks												
Duplex booster system												
Distribution pipe upgrades VG3												
Engineering cost and permits												
Backup well												
General contractor to manage project												
Legal Expenses		\$ -	\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	\$ 5,463.64	\$ 5,627.54	\$ 5,796.37	\$ 5,970.26	\$ 6,149.37	\$ 6,333.85	\$ 6,523.87
Accounting Expenses			\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ 2,251.02	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54	\$ 2,609.55
Water operator			\$ 12,000.00	\$ 12,360.00	\$ 12,730.80	\$ 13,112.72	\$ 13,506.11	\$ 13,911.29	\$ 14,328.63	\$ 14,758.49	\$ 15,201.24	\$ 15,657.28
Electrical Expenses			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other expense (specify)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Expenses Subtotal		\$ 509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Expenses Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Expenses NET Profit/Loss		\$ (509)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REPLACEMENT RESERVES												
Water Company Replacement Reserve Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REPLACEMENT RESERVES												
Automatic Chlorinating System		\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 2,898.19	\$ 2,985.13	\$ 3,074.68	\$ 3,166.93	\$ 3,261.93	\$ 3,359.79
Tank Level Sensor with Sat uplink		\$ -	\$ 700.00	\$ 721.00	\$ 742.63	\$ 764.91	\$ 787.86	\$ 811.49	\$ 835.84	\$ 860.91	\$ 886.74	\$ 913.34
Replace Compressor for VG1 Pressure Tank		\$ -	\$ 50,000.00	\$ 51,500.00	\$ 53,045.00	\$ 54,636.35	\$ 56,275.44	\$ 57,963.70	\$ 59,702.61	\$ 61,493.69	\$ 63,338.50	\$ 65,238.66
Electrical Upgrades		\$ -	\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	\$ 5,463.64	\$ 5,627.54	\$ 5,796.37	\$ 5,970.26	\$ 6,149.37	\$ 6,333.85	\$ 6,523.87
Spare motors and pumps for well		\$ -	\$ 3,500.00	\$ 3,605.00	\$ 3,713.15	\$ 3,824.54	\$ 3,939.28	\$ 4,057.46	\$ 4,179.18	\$ 4,304.56	\$ 4,433.70	\$ 4,566.71
Distribution pipe upgrades VG1 & 2		\$ -	#####	\$ 206,000.00	\$ 212,180.00	\$ 218,545.40	\$ 225,101.76	\$ 231,854.81	\$ 238,810.46	\$ 245,974.77	\$ 253,354.02	\$ 260,954.64
Automatic Generator Backup		\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,450.00	\$ 15,913.50	\$ 16,390.91	\$ 16,882.63	\$ 17,389.11	\$ 17,910.78
Replace residential meter		\$ -	\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18	\$ 23,185.48	\$ 23,881.05	\$ 24,597.48	\$ 25,335.40	\$ 26,095.46
On-hand inventory for main line break repairs		\$ -	\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ 2,251.02	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54	\$ 2,609.55
Replace storage tanks		\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,900.00	\$ 31,827.00	\$ 32,781.81	\$ 33,765.26	\$ 34,778.22	\$ 35,821.57	\$ 36,896.22
Duplex booster system		\$ -	\$ -	\$ -	\$ -	\$ 35,000.00	\$ 36,050.00	\$ 37,131.50	\$ 38,245.45	\$ 39,392.81	\$ 40,574.59	\$ 41,791.83
Distribution pipe upgrades VG3		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000.00	\$ 164,800.00	\$ 169,744.00
Engineering cost and permits		\$ -	\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74	\$ 11,940.52	\$ 12,298.74	\$ 12,667.70	\$ 13,047.73
Backup well		\$ -	\$ -	\$ -	\$ 175,000.00	\$ 180,250.00	\$ 185,657.50	\$ 191,227.23	\$ 196,964.04	\$ 202,872.96	\$ 208,959.15	\$ 215,227.93
General contractor to manage project		\$ -	\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74	\$ 11,940.52	\$ 12,298.74	\$ 12,667.70	\$ 13,047.73
Electrical Expenses		\$ -	\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ 2,251.02	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54	\$ 2,609.55
Other expense (specify)												
Mandatory ADEQ Repairs			\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74	\$ 11,940.52	\$ 12,298.74	\$ 12,667.70	\$ 13,047.73
Reserve Account Expenses		\$ 2,500	\$ 315,775	\$ 325,248	\$ 540,006	\$ 606,206	\$ 624,392	\$ 643,124	\$ 662,418	\$ 842,290	\$ 867,559	\$ 893,586
Income from Reserve Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus Delinquent Payments (2%)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Expenses NET Profit/Loss		\$ (2,500)	\$ (315,775)	\$ (325,248)	\$ (540,006)	\$ (606,206)	\$ (624,392)	\$ (643,124)	\$ (662,418)	\$ (842,290)	\$ (867,559)	\$ (893,586)