

Reserve Study (10 Years)													
DWID - Verde Glen													
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)	\$ (314,948)	\$ (529,397)	\$ (595,279)	\$ (613,137)	\$ (631,531)	\$ (650,477)	\$ (829,991)	\$ (854,891)	\$ (880,538)
	Water Company Reserve Account:		\$ -	\$ (315,775)	\$ (630,723)	\$ (1,160,120)	\$ (1,755,399)	\$ (2,368,536)	\$ (3,000,067)	\$ (3,650,544)	\$ (4,480,535)	\$ (5,335,426)	\$ (6,215,964)
	Total Water Company Cash:		\$ -	\$ (298,207)	\$ (613,156)	\$ (1,142,552)	\$ (1,737,831)	\$ (2,350,968)	\$ (2,982,499)	\$ (3,632,976)	\$ (4,462,967)	\$ (5,317,858)	\$ (6,198,396)
TOTAL DUES	(Average for each unit)												
	Water Company Common Expenses Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Water Company Replacement Reserve Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Each Unit AVG Total MONTHLY Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
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 upgades VG1 & 2			\$ -	\$ 200,000.00	\$ 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 upgades 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									
Reserve Account Expenses			\$ 2,500	\$ 315,775	\$ 314,948	\$ 529,397	\$ 595,279	\$ 613,137	\$ 631,531	\$ 650,477	\$ 829,991	\$ 854,891	\$ 880,538
Income from Reserve Dues			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus Delinquent Payments (2%)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Expenses NET Profit/Loss			\$ (2,500)	\$ (315,775)	\$ (314,948)	\$ (529,397)	\$ (595,279)	\$ (613,137)	\$ (631,531)	\$ (650,477)	\$ (829,991)	\$ (854,891)	\$ (880,538)