

Piers Island Improvement District Capital Asset Planning Workbook

PIVFD Vehicles & Major Equipment Capital Reserve Fund Cashflow Forecast

\$ 54,000.00 Starting balance

20% 5%

	Income	Capital expenses	End of year balance	Deficit per lot	Special Assessment per lot	Bond Issuance	Bond Payback	Bond Interest
2014	\$ -	\$ -	54,000.00			0		
2015	\$ 16,458.33	\$ -	70,458.33					
2016	\$ 16,458.33	\$ -	86,916.67					
2017	\$ 16,458.33	\$ 30,000.00	73,375.00					
2018	\$ 16,458.33	\$ 17,000.00	72,833.33					
2019	\$ 16,458.33	\$ -	89,291.67			0		
2020	\$ 16,458.33	\$ 130,000.00	(24,250.00)	(185.11)				0
2021	\$ 16,458.33	\$ -	(7,791.67)	(59.48)				0
2022	\$ 16,458.33	\$ 70,000.00	(61,333.33)	(468.19)				0
2023	\$ 16,458.33	\$ 44,000.00	(88,875.00)	(678.44)				0
2024	\$ 16,458.33	\$ -	(72,416.67)	(552.80)				0

Thoughts...

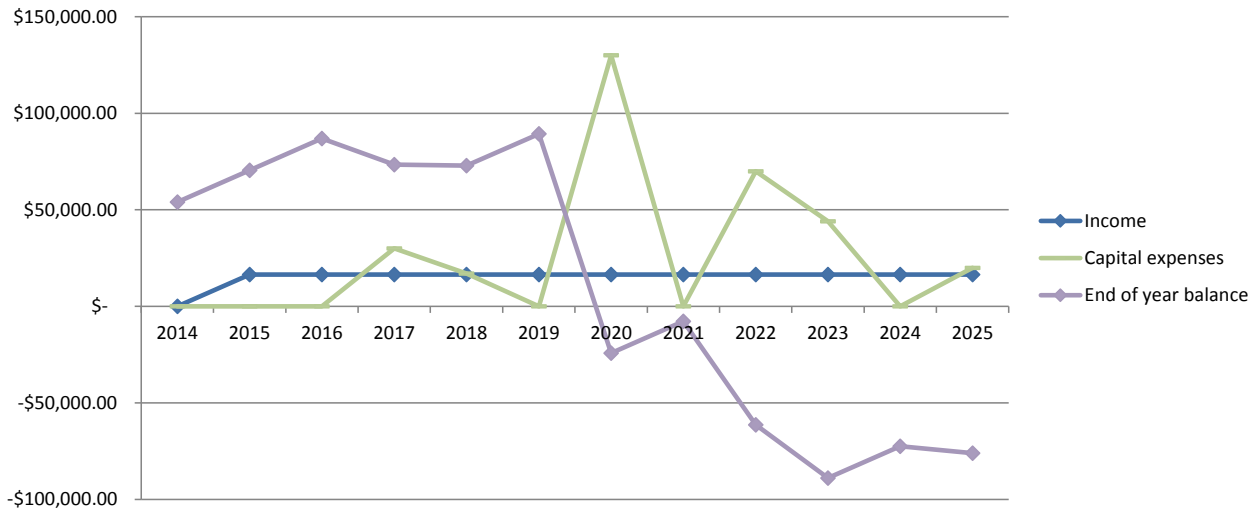
You can see that over the next 10 years, we have a deficit in 2020... We can deal with this deficit several ways... if we move some expenses around ie: put off buying new trucks etc... we may be able to make the deficit go away... we can also float a bond to the community to cover the shortfall... Or we can save more in this fund - xtra \$137 per year per property - not sure what the appetite will be but in 2023 we are way short...

Perhaps it is a combo of putting some stuff off, and floating bonds to the community for short term shortfalls...

Problem...

Ultimately because we do not have enough in the starting balance in this fund we will see repetitive deficits in the truck buying cycle. There is only one way out of it and that is to increase the inputs to this fund at the front end.

Special assessment in 2020 and again in 2023 or an extra 140 or so per property per year from 2015 to 2023 when we buy new gear and once those ending year balances are ok then we should be ok in the future.



2043	\$ 16,458.33	\$ 44,000.00	(22,708.33)	(173.35)
2044	\$ 16,458.33	\$ -	(6,250.00)	(47.71)
2045	\$ 16,458.33	\$ -	10,208.33	
2046	\$ 16,458.33	\$ -	26,666.67	
2047	\$ 16,458.33	\$ 5,000.00	38,125.00	
2048	\$ 16,458.33	\$ 10,000.00	44,583.33	
2049	\$ 16,458.33	\$ -	61,041.67	

2050	\$	16,458.33	\$	-	77,500.00	
2051	\$	16,458.33	\$	-	93,958.33	
2052	\$	16,458.33	\$	90,000.00	20,416.67	
2053	\$	16,458.33	\$	-	36,875.00	
2054	\$	16,458.33	\$	32,000.00	21,333.33	
2055	\$	16,458.33	\$	20,000.00	17,791.67	
2056	\$	16,458.33	\$	-	34,250.00	
2057	\$	16,458.33	\$	30,000.00	20,708.33	
2058	\$	16,458.33	\$	10,000.00	27,166.67	
2059	\$	16,458.33	\$	-	43,625.00	
2060	\$	16,458.33	\$	130,000.00	(69,916.67)	(533.72)
2061	\$	16,458.33	\$	-	(53,458.33)	(408.08)
2062	\$	16,458.33	\$	-	(37,000.00)	(282.44)
2063	\$	16,458.33	\$	44,000.00	(64,541.67)	(492.68)
2064	\$	16,458.33	\$	-	(48,083.33)	(367.05)
2065	\$	16,458.33	\$	-	(31,625.00)	(241.41)
2066	\$	16,458.33	\$	7,000.00	(22,166.67)	(169.21)
2067	\$	16,458.33	\$	75,000.00	(80,708.33)	(616.09)
2068	\$	16,458.33	\$	10,000.00	(74,250.00)	(566.79)
2069	\$	16,458.33	\$	-	(57,791.67)	(441.16)
2070	\$	16,458.33	\$	40,000.00	(81,333.33)	(620.87)
2071	\$	16,458.33	\$	-	(64,875.00)	(495.23)
2072	\$	16,458.33	\$	-	(48,416.67)	(369.59)
2073	\$	16,458.33	\$	-	(31,958.33)	(243.96)
2074	\$	16,458.33	\$	-	(15,500.00)	(118.32)
2075	\$	16,458.33	\$	-	958.33	
2076	\$	16,458.33	\$	-	17,416.67	
2077	\$	16,458.33	\$	25,000.00	8,875.00	
2078	\$	16,458.33	\$	17,000.00	8,333.33	
2079	\$	16,458.33	\$	25,000.00	(208.33)	(1.59)
2080	\$	16,458.33	\$	-	16,250.00	
2081	\$	16,458.33	\$	-	32,708.33	
2082	\$	16,458.33	\$	70,000.00	(20,833.33)	(159.03)
2083	\$	16,458.33	\$	44,000.00	(48,375.00)	(369.27)
2084	\$	16,458.33	\$	-	(31,916.67)	(243.64)
2085	\$	16,458.33	\$	20,000.00	(35,458.33)	(270.67)
2086	\$	16,458.33	\$	-	(19,000.00)	(145.04)
2087	\$	16,458.33	\$	-	(2,541.67)	(19.40)
2088	\$	16,458.33	\$	-	13,916.67	
2089	\$	16,458.33	\$	-	30,375.00	
2090	\$	16,458.33	\$	7,000.00	39,833.33	
2091	\$	16,458.33	\$	-	56,291.67	
2092	\$	16,458.33	\$	-	72,750.00	
2093	\$	16,458.33	\$	-	89,208.33	
2094	\$	16,458.33	\$	-	105,666.67	

2095	\$	16,458.33	\$	-	122,125.00	
2096	\$	16,458.33	\$	-	138,583.33	
2097	\$	16,458.33	\$	95,000.00	60,041.67	
2098	\$	16,458.33	\$	-	76,500.00	
2099	\$	16,458.33	\$	-	92,958.33	
2100	\$	16,458.33	\$	150,000.00	(40,583.33)	(309.80)
2101	\$	16,458.33	\$	-	(24,125.00)	(184.16)
2102	\$	16,458.33	\$	20,000.00	(27,666.67)	(211.20)
2103	\$	16,458.33	\$	44,000.00	(55,208.33)	(421.44)
2104	\$	16,458.33	\$	25,000.00	(63,750.00)	(486.64)
2105	\$	16,458.33	\$	-	(47,291.67)	(361.01)
2106	\$	16,458.33	\$	-	(30,833.33)	(235.37)
2107	\$	16,458.33	\$	-	(14,375.00)	(109.73)
2108	\$	16,458.33	\$	-	2,083.33	
2109	\$	16,458.33	\$	-	18,541.67	
2110	\$	16,458.33	\$	20,000.00	15,000.00	
2111	\$	16,458.33	\$	-	31,458.33	
2112	\$	16,458.33	\$	70,000.00	(22,083.33)	(168.58)
2113	\$	16,458.33	\$	-	(5,625.00)	(42.94)
2114	\$	16,458.33	\$	-	10,833.33	
2115	\$	16,458.33	\$	20,000.00	7,291.67	