



Capital Planning Worksheet

BC Housing has developed an Excel worksheet that can be used by the PPM or housing provider at the operational review or when the reserve balances are above or below the threshold limits. Following is a sample print-out of a worksheet,

Replacement Reserve Analysis												
Replacement Reserve Funding Levels												
Replacement Reserve Forecast												
	2001	2002	2003	2004	2005							
Beginning Balance	240,000	261,437	250,183	271,744	276,378							
Provision	34,487	34,487	34,487	34,487	34,487							
Expenditures	-23,250	-56,852	-23,559	-41,402	-37,290							
Est. Interest	10,200	11,111	10,633	11,549	11,746							
Ending Balance	261,437	250,183	271,744	276,378	285,321							
Funding Ratio	1:8	1:7	1:8	1:8	1:8							
Housing Provider	ABC Society											
Sponsor #	999											
Fiscal Year Beginning	Jan-01-01											
BCH File#	123456 (1234)											
Building Name	Beta Meadows											
Building Address	11105 Alphabet Lane											
# Units	40											
Est. Annual Rate of Inflation	2.90%											
Est. Rate of Interest on Reserve Funds	4.25%											
Annual Provision	34,487											
RR Balance as per Society Records	282,000											
Item	Current Unit Cost	2001	2002	2003	2004	2005						
Category	Description	Year	Qty	Estimated Replacement Cost								
APPLIANCE	Fridges	2001	20	17,000								
	Fridges	2002	20		17,493							
FLOORING	Carpets - Common Areas	2003	1			8,471						
	Linoleum	2004	20						20,701			
	Carpets	2002	20		24,696							
	Linoleum	2004	20						20,701			
	Carpets	2005	20							26,907		
PAINTING	Interior Paint - Common Areas	2001	1	6,250								
	Interior Paint	2002	15		14,663							
	Interior Paint	2003	15			15,088						
	Exterior Paint Trim	2005	1							10,383		
				23,250	56,852	23,559	41,402	37,290				