

Coleson Cluster Reserve Funding Study Worksheet

Current Household contribution to Reserves/mo.	\$ 7.75
Proposed Household contribution to Reserves/mo.	\$ 34.50
Net Household increase/mo.	\$ 26.75

Gen'l Inflation Rate	1.035	Savings Interest Rate	1.020
Construction Inflation Rate	1.035		
No. Units Paying to Reserves	43		

Year to be completed	Repairs	Vendor quoted for work	Cost (today \$)	Cost (projected \$) 3.5% annually	Contrib to Reserves	Reserve Balance (including interest)	Individual Yearly Contribution to Reserves	
						\$ 25,704		
2009	Concrete							
	Carport slab + Drain	Centreville Concrete	\$ 5,450	\$ 5,450				
	Carport Engineering Consult	ESTIMATE	\$ 1,000	\$ 1,000				
	Roadway/asphalt		\$ -	\$ -				
	Retaining walls							
	Small section of wall by 1632	Masonry Artisans	\$ 3,950	\$ 3,950				
	Carports							
	Tuckpoint brickwork (carport and retain walls)	Masonry Artisans	\$ 2,850	\$ 2,850				
		TOTAL		\$ 13,250	\$ 13,250	\$ 4,000	\$ 16,968	\$ 93
	2010					\$ 18,425	\$ 35,733	\$ 428
2011					\$ 19,070	\$ 55,517	\$ 443	
2012					\$ 19,737	\$ 76,365	\$ 459	
2013					\$ 20,428	\$ 98,320	\$ 475	
2014	Concrete							
	Replace sidewalk blocks and curb	Dominion Paving	\$ 4,000	\$ 4,751				
	Roadway/asphalt							
	Seal Asphalt Roadway+repair	Collegiate Sealers	\$ 5,700	\$ 6,770				
	Replace asphalt paths to RA with concrete	Centreville Concrete	\$ 7,350	\$ 8,729				
	Retaining walls							
	Brick wall in front of 1650	Masonry Artisans	\$ 8,850	\$ 10,511				
	Timber walls in front of 1610-1620 and 1670	Masonry Artisans	\$ 16,500	\$ 19,597				
	Loose stone wall in front of 1662-1666	ESTIMATE	\$ 5,000	\$ 5,938				
	Carports							
Reroof 6 carports	Shiner	\$ 37,500	\$ 44,538					
	TOTAL		\$ 84,900	\$ 100,835	\$ 21,143	\$ 20,595	\$ 492	

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Year to be completed	Repairs	Vendor quoted for work	Cost (today \$)	Cost (projected \$) 3.5% annually	Contrib to Reserves	Reserve Balance (including interest)	Individual Yearly Contribution to Reserves
2015					\$ 21,883	\$ 42,890	\$ 509
2016					\$ 22,649	\$ 66,397	\$ 527
2017					\$ 23,442	\$ 91,167	\$ 545
2018					\$ 24,262	\$ 117,253	\$ 564
	Concrete		\$ -	\$ -			
	Roadway/asphalt						
	Replace asphalt roadway	Dominion Paving	\$ 70,038	\$ 98,796			
	Retaining walls						
	Brick wall on center island	Mason Artistry	\$ 4,600	\$ 6,489			
	Low wall between carports next to common area	Mason Artistry	\$ 8,650	\$ 12,202			
	Carports						
	Reroof 3 carports	Shiner	\$ 18,750	\$ 26,449			
	TOTAL		\$ 102,038	\$ 143,935	\$ 25,111	\$ 775	\$ 584
					\$ 25,990	\$ 26,781	\$ 604
					\$ 26,900	\$ 54,216	\$ 626
					\$ 27,842	\$ 83,142	\$ 647
					\$ 28,816	\$ 113,621	\$ 670
	Concrete						
	Future concrete replacement including some steps	ESTIMATE	\$ 20,000	\$ 33,507			
	Roadway/asphalt						
	Seal Asphalt Roadway+repair	Collegiate Sealers	\$ 5,700	\$ 9,549			
2019	Retaining walls		\$ -	\$ -			
2020	Carports		\$ -	\$ -			
2021	TOTAL		\$ 25,700	\$ 43,056	\$ 29,825	\$ 102,661	\$ 694
2022							
2023							
2024							

Total Repairs over next 15 years	Total Cost (today \$)	Total Cost (adjusted \$) 3.5% annually
Concrete	\$ 30,450	44,707.72
Roadway/asphalt paths	\$ 88,788	\$ 123,844.31
Retaining Walls	\$ 47,550	58,686.71
Carpports	\$ 59,100	73,836.96
Total	\$ 225,888	301,075.71

Year	Repairs	Cost (today's dollars)	Cost (adjusted \$) 3.5% annually
2009	Concrete		
	Carport slab + Drain	\$ 5,450	\$ 5,450
	Carport Engineering Consult	\$ 1,000	\$ 1,000
	Roadway/asphalt	\$ -	\$ -
	Retaining walls		
	Small section of wall by 1632	\$ 3,950	\$ 3,950
	Carpports		
	Tuckpoint cluster brickwork (carport and retain walls)	\$ 2,850	\$ 2,850
	TOTAL	\$ 13,250	\$ 13,250
2014	Concrete		
	Replace sidewalk blocks and curb	\$ 4,000	\$ 4,750.75
	Roadway/asphalt		
	Seal Asphalt Roadway+repair	\$ 5,700	\$ 6,769.81
	Replace asphalt paths to RA with concrete	\$ 7,350	\$ 8,729.49
	Retaining walls		
	Brick wall in front of 1650	\$ 8,850	\$ 10,511.02
Timber walls in front of 1610-1620 and 1670	\$ 16,500	\$ 19,596.82	
Loose stone wall in front of 1662-1666	\$ 5,000	\$ 5,938.43	
Carpports			
	Reroof 6 carports	\$ 37,500	\$ 44,538.24
	TOTAL	\$ 84,900	\$ 100,834.57
2019	Concrete	\$ -	\$ -
	Roadway/asphalt		
	Replace asphalt roadway	\$ 70,038	\$ 98,795.52
	Retaining walls		
	Brick wall on center island	\$ 4,600	\$ 6,488.75
	Low wall between carports next to common area	\$ 8,650	\$ 12,201.68
Carpports			
	Reroof 3 carports	\$ 18,750	\$ 26,448.73
	TOTAL	\$ 102,038	\$ 143,934.68
2024	Concrete		
	Future concrete replacement including some steps	\$ 20,000	\$ 33,506.98
	Roadway/asphalt		
	Seal Asphalt Roadway+repair	\$ 5,700	\$ 9,549.49
Retaining walls	\$ -	\$ -	
Carpports	\$ -	\$ -	
	TOTAL	\$ 25,700	\$ 43,056.46