

**Coleson Cluster Reserve Funding Study Worksheet**

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

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	<b>Concrete</b>						
	Carport slab + Drain	Centreville Concrete	\$ 5,450	\$ 5,450			
	Carport Engineering Consult	ESTIMATE	\$ 1,000	\$ 1,000			
	<b>Roadway/asphalt</b>		\$ -	\$ -			
	<b>Retaining walls</b>						
	Small section of wall by 1632	Masonry Artisans	\$ 3,950	\$ 3,950			
	<b>Carports</b>						
	Tuckpoint brickwork (carport and retain walls)	Masonry Artisans	\$ 2,850	\$ 2,850			
	<b>TOTAL</b>		<b>\$ 13,250</b>	<b>\$ 13,250</b>	\$ 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	<b>Concrete</b>						
	Replace sidewalk blocks and curb	Dominion Paving	\$ 4,000	\$ 4,751			
	<b>Roadway/asphalt</b>						
	Seal Asphalt Roadway+repair	Collegiate Sealers	\$ 5,700	\$ 6,770			
	Replace asphalt paths to RA with concrete	Centreville Concrete	\$ 7,350	\$ 8,729			
	<b>Retaining walls</b>						
	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			
	<b>Carports</b>						
Reroof 6 carports	Shiner	\$ 37,500	\$ 44,538				
<b>TOTAL</b>		<b>\$ 84,900</b>	<b>\$ 100,835</b>	\$ 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
	<b>Concrete</b>		\$ -	\$ -			
	<b>Roadway/asphalt</b>						
	Replace asphalt roadway	Dominion Paving	\$ 70,038	\$ 98,796			
	<b>Retaining walls</b>						
	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			
	<b>Carports</b>						
	Reroof 3 carports	Shiner	\$ 18,750	\$ 26,449			
	<b>TOTAL</b>		<b>\$ 102,038</b>	<b>\$ 143,935</b>	<b>\$ 25,111</b>	<b>\$ 775</b>	<b>\$ 584</b>
					\$ 25,990	\$ 26,781	\$ 604
					\$ 26,900	\$ 54,216	\$ 626
					\$ 27,842	\$ 83,142	\$ 647
					\$ 28,816	\$ 113,621	\$ 670
	<b>Concrete</b>						
	Future concrete replacement including some steps	ESTIMATE	\$ 20,000	\$ 33,507			
	<b>Roadway/asphalt</b>						
	Seal Asphalt Roadway+repair	Collegiate Sealers	\$ 5,700	\$ 9,549			
2019	<b>Retaining walls</b>		\$ -	\$ -			
2020	<b>Carports</b>		\$ -	\$ -			
2021	<b>TOTAL</b>		<b>\$ 25,700</b>	<b>\$ 43,056</b>	<b>\$ 29,825</b>	<b>\$ 102,661</b>	<b>\$ 694</b>
2022							
2023							
2024							

<b>Total Repairs over next 15 years</b>	<b>Total Cost (today \$)</b>	<b>Total Cost (adjusted \$) 3.5% annually</b>
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
<b>Total</b>	<b>\$ 225,888</b>	<b>301,075.71</b>

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