

Ashburton Manor HoA

Approved Capital Items Reserve Study Update

January 6th, 2011

## Capital Items

<u>Item</u>	<u>Stdy Update</u> <u>Origin (Year)</u>	<u>Life Expectancy or</u> <u>Repair Cycle</u> <u>(Years)</u>	<u>Cost Each</u> <u>(present day)</u>	<u>Total Cost</u> <u>(present day)</u>	<u>First Year</u>	
					<u>Replacement</u> <u>Cost</u>	<u>Cost Determination</u>
<b>1 Asphalt Walking Paths</b>						
1a Asphalt Path Sealing/Crack Repair	2001	10	N/A	\$8,980		Cost based on average of two bids received November 2010
1b Asphalt Path Restoration	1995	20	N/A	\$35,000		Escalated cost based on original Mason and Mason Reserve Study
<b>2 Entrance Monuments (3)</b>	1995	45	\$5,000	\$15,000		Escalated cost based on original Mason and Mason Reserve Study
<b>3 West Ox Road Fence</b>						
3a Fence Brick Bollards (6)	1995	45	\$2,500	\$15,000		Escalated cost based on original Mason and Mason Reserve Study
3b Wooden Fence <sup>1,2</sup>	1995	20	N/A	\$9,130		Cost based on average of 2 quotes (Accokeek Fence Co. & Builders Fence)
<b>4 Wood Footbridge<sup>1,2</sup></b>	2009	15	N/A	\$5,250		Actual cost of 2009 replacement
<b>5 Tennis Courts</b>						
5a Tennis Court Color Coat/Crack Repair <sup>2</sup>	2009	10	N/A	\$14,300		Actual cost of 2009 color coat/crack repair
5b Tennis Court Restoration <sup>2</sup>	1995	25	N/A	\$50,000		Cost based on 2009 quotes for repaving of tennis courts
5c Tennis Court Fence <sup>1,2</sup>	1995	25	N/A	\$10,000		Escalated cost based on original Mason and Mason Reserve Study
<b>6 Multipurpose Court</b>						
6a Multipurpose Court Color Coat/Crack Repair	2002	10	N/A	\$5,000		Escalated cost based on 2002 color coat/crack repair
6b Multipurpose Court Restoration <sup>2</sup>	1995	25		\$20,000		Cost based on adjusted scope of tennis court restoration quote
6c Basketball Standards (2) <sup>2</sup>	1995	20	\$1,200	\$2,400		Cost based on web quote - outdoorfunstore.com (includes installation)
<b>7 Tot Lot</b>						
7a Playground Equipment <sup>1,2</sup>	1995	23	N/A	\$22,000		Escalated cost based on original Mason and Mason Reserve Study
7b Park Benches (2) <sup>1,2,3</sup>	1995	25	\$400	\$800		Cost based on web quote - outdoorfunstore.com (includes installation)
<b>8 Parking Lot</b>						
8a Parking Lot Sealing/Crack Repair	2002	10	N/A	\$1,000		Escalated cost based on original Mason and Mason Reserve Study
8b Parking Lot Restoration <sup>2</sup>	1995	20	N/A	\$10,000		Escalated cost based on original Mason and Mason Reserve Study

**Notes:**

<sup>1</sup> Life Expectancy assume interim maintenance and/or repairs during life cycle which are funded through operating budget

<sup>2</sup> Life expectancy based on original installation date and current condition of subject item

<sup>3</sup> Life expectancy may be increased if proper maintenance (replacment of wood slats) is performed

## CPI Calcs

<u>Year</u>	<u>CPI Year to Year Change (%)</u>
2000	3.4
2001	1.6
2002	2.4
2003	1.9
2004	3.3
2005	3.4
2006	2.5
2007	4.1
2008	0.1
2009	2.7

10 Year Average

2.54%

### Notes:

1999 used as baseline for CPI escalation calculations

<b>Reserve Beginning Balance (current year)</b>	\$104,579
<b>Year Previous to Start Budgeted Reserve Contribution</b>	\$3,408
<b>Start Year Budgeted Yearly Reserve Contribution</b>	\$9,000
<b>Reserve Interest Rate</b>	2.70%
<b>Start Year</b>	2011

## Lifecycle Costs

<u>Item</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<b>1 Asphalt Walking Paths</b>																
1a Asphalt Path Sealing/Crack Repair	\$8,980	\$9,208	\$9,442	\$9,682	\$9,928	\$10,180	\$10,438	\$10,704	\$10,975	\$11,254	\$11,540	\$11,833	\$12,134	\$12,442	\$12,758	\$13,082
1b Asphalt Path Restoration	\$35,000	\$35,889	\$36,801	\$37,735	\$38,694	\$39,677	\$40,684	\$41,718	\$42,777	\$43,864	\$44,978	\$46,121	\$47,292	\$48,493	\$49,725	\$50,988
<b>2 Entrance Monuments (3)</b>	\$15,000	\$15,381	\$15,772	\$16,172	\$16,583	\$17,004	\$17,436	\$17,879	\$18,333	\$18,799	\$19,276	\$19,766	\$20,268	\$20,783	\$21,311	\$21,852
<b>3 West Ox Road Fence</b>																
3a Fence Brick Bollards (6)	\$15,000	\$15,381	\$15,772	\$16,172	\$16,583	\$17,004	\$17,436	\$17,879	\$18,333	\$18,799	\$19,276	\$19,766	\$20,268	\$20,783	\$21,311	\$21,852
3b Wooden Fence	\$9,130	\$9,362	\$9,600	\$9,844	\$10,094	\$10,350	\$10,613	\$10,882	\$11,159	\$11,442	\$11,733	\$12,031	\$12,336	\$12,650	\$12,971	\$13,301
<b>4 Wood Footbridge</b>	\$5,250	\$5,383	\$5,520	\$5,660	\$5,804	\$5,951	\$6,103	\$6,258	\$6,417	\$6,580	\$6,747	\$6,918	\$7,094	\$7,274	\$7,459	\$7,648
<b>5 Tennis Courts</b>																
5a Tennis Court Color Coat/Crack Repair	\$14,300	\$14,663	\$15,036	\$15,418	\$15,809	\$16,211	\$16,622	\$17,045	\$17,478	\$17,922	\$18,377	\$18,844	\$19,322	\$19,813	\$20,316	\$20,832
5b Tennis Court Restoration	\$50,000	\$51,270	\$52,572	\$53,908	\$55,277	\$56,681	\$58,121	\$59,597	\$61,111	\$62,663	\$64,254	\$65,887	\$67,560	\$69,276	\$71,036	\$72,840
5c Tennis Court Fence	\$10,000	\$10,254	\$10,514	\$10,782	\$11,055	\$11,336	\$11,624	\$11,919	\$12,222	\$12,533	\$12,851	\$13,177	\$13,512	\$13,855	\$14,207	\$14,568
<b>6 Multipurpose Court</b>																
6a Multipurpose Court Color Coat/Crack Repair	\$5,000	\$5,127	\$5,257	\$5,391	\$5,528	\$5,668	\$5,812	\$5,960	\$6,111	\$6,266	\$6,425	\$6,589	\$6,756	\$6,928	\$7,104	\$7,284
6b Multipurpose Court Restoration	\$20,000	\$20,508	\$21,029	\$21,563	\$22,111	\$22,672	\$23,248	\$23,839	\$24,444	\$25,065	\$25,702	\$26,355	\$27,024	\$27,710	\$28,414	\$29,136
6c Basketball Standards (2)	\$2,400	\$2,461	\$2,523	\$2,588	\$2,653	\$2,721	\$2,790	\$2,861	\$2,933	\$3,008	\$3,084	\$3,163	\$3,243	\$3,325	\$3,410	\$3,496
<b>7 Tot Lot</b>																
7a Playground Equipment	\$22,000	\$22,559	\$23,132	\$23,719	\$24,322	\$24,940	\$25,573	\$26,223	\$26,889	\$27,572	\$28,272	\$28,990	\$29,726	\$30,481	\$31,256	\$32,050
7b Park Benches (2)	\$800	\$820	\$841	\$863	\$884	\$907	\$930	\$954	\$978	\$1,003	\$1,028	\$1,054	\$1,081	\$1,108	\$1,137	\$1,165
<b>8 Parking Lot</b>																
8a Parking Lot Sealing/Crack Repair	\$1,000	\$1,025	\$1,051	\$1,078	\$1,106	\$1,134	\$1,162	\$1,192	\$1,222	\$1,253	\$1,285	\$1,318	\$1,351	\$1,386	\$1,421	\$1,457
8b Parking Lot Restoration	\$10,000	\$10,254	\$10,514	\$10,782	\$11,055	\$11,336	\$11,624	\$11,919	\$12,222	\$12,533	\$12,851	\$13,177	\$13,512	\$13,855	\$14,207	\$14,568

**Notes:**

<sup>1</sup> Life Expectancy assume interim maintenance and/or repairs during life cycle which are funded through operating budget

<sup>2</sup> Life expectancy based on original installation date and current condition of subject item

All Projected out to 2040, past projections not included

## Lifecycle Costs

<u>Item</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>
<b>1 Asphalt Walking Paths</b>										
1a Asphalt Path Sealing/Crack Repair	\$13,414	\$13,755	\$14,104	\$14,463	\$14,830	\$15,207	\$15,593	\$15,989	\$16,395	\$16,812
1b Asphalt Path Restoration	\$52,283	\$53,611	\$54,973	\$56,369	\$57,801	\$59,269	\$60,774	\$62,318	\$63,901	\$65,524
<b>2 Entrance Monuments (3)</b>	\$22,407	\$22,976	\$23,560	\$24,158	\$24,772	\$25,401	\$26,046	\$26,708	\$27,386	\$28,082
<b>3 West Ox Road Fence</b>										
3a Fence Brick Bollards (6)	\$22,407	\$22,976	\$23,560	\$24,158	\$24,772	\$25,401	\$26,046	\$26,708	\$27,386	\$28,082
3b Wooden Fence	\$13,638	\$13,985	\$14,340	\$14,704	\$15,078	\$15,461	\$15,853	\$16,256	\$16,669	\$17,092
<b>4 Wood Footbridge</b>	\$7,842	\$8,042	\$8,246	\$8,455	\$8,670	\$8,890	\$9,116	\$9,348	\$9,585	\$9,829
<b>5 Tennis Courts</b>										
5a Tennis Court Color Coat/Crack Repair	\$21,361	\$21,904	\$22,460	\$23,031	\$23,616	\$24,216	\$24,831	\$25,461	\$26,108	\$26,771
5b Tennis Court Restoration	\$74,690	\$76,587	\$78,533	\$80,527	\$82,573	\$84,670	\$86,821	\$89,026	\$91,287	\$93,606
5c Tennis Court Fence	\$14,938	\$15,317	\$15,707	\$16,105	\$16,515	\$16,934	\$17,364	\$17,805	\$18,257	\$18,721
<b>6 Multipurpose Court</b>										
6a Multipurpose Court Color Coat/Crack Repair	\$7,469	\$7,659	\$7,853	\$8,053	\$8,257	\$8,467	\$8,682	\$8,903	\$9,129	\$9,361
6b Multipurpose Court Restoration	\$29,876	\$30,635	\$31,413	\$32,211	\$33,029	\$33,868	\$34,728	\$35,610	\$36,515	\$37,442
6c Basketball Standards (2)	\$3,585	\$3,676	\$3,770	\$3,865	\$3,963	\$4,064	\$4,167	\$4,273	\$4,382	\$4,493
<b>7 Tot Lot</b>										
7a Playground Equipment	\$32,864	\$33,698	\$34,554	\$35,432	\$36,332	\$37,255	\$38,201	\$39,171	\$40,166	\$41,187
7b Park Benches (2)	\$1,195	\$1,225	\$1,257	\$1,288	\$1,321	\$1,355	\$1,389	\$1,424	\$1,461	\$1,498
<b>8 Parking Lot</b>										
8a Parking Lot Sealing/Crack Repair	\$1,494	\$1,532	\$1,571	\$1,611	\$1,651	\$1,693	\$1,736	\$1,781	\$1,826	\$1,872
8b Parking Lot Restoration	\$14,938	\$15,317	\$15,707	\$16,105	\$16,515	\$16,934	\$17,364	\$17,805	\$18,257	\$18,721

**Notes:**

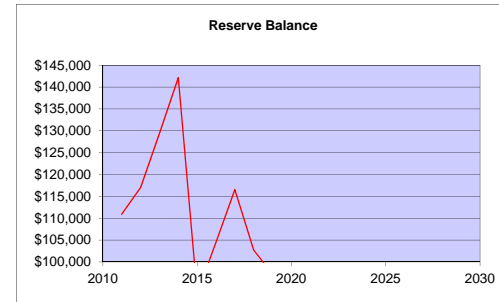
<sup>1</sup> Life Expectancy assume interim maintenance and/or repairs during life cycle which are funded through operating budget

<sup>2</sup> Life expectancy based on original installation date and current condition of subject item

All Projected out to 2040, past projections not included

## Expenditures - Calculated

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
<b>1 Asphalt Walking Paths</b>																					
1a Asphalt Path Sealing/Crack Repair	\$8,980										\$11,540										\$14,830
1b Asphalt Path Restoration					\$38,694																
<b>2 Entrance Monuments (3)</b>																					
<b>3 West Ox Road Fence</b>																					
3a Fence Brick Bollards (6)																					
3b Wooden Fence					\$10,094																
<b>4 Wood Footbridge</b>														\$7,274							
<b>5 Tennis Courts</b>																					
5a Tennis Court Color Coat/Crack Repair									\$17,478												\$22,460
5b Tennis Court Restoration										\$62,663											
5c Tennis Court Fence										\$12,533											
<b>6 Multipurpose Court</b>																					
6a Multipurpose Court Color Coat/Crack Repair		\$5,127																			
6b Multipurpose Court Restoration										\$25,065											
6c Basketball Standards (2)					\$2,653																
<b>7 Tot Lot</b>																					
7a Playground Equipment								\$26,223													
7b Park Benches (2)										\$1,003											
<b>8 Parking Lot</b>																					
8a Parking Lot Sealing/Crack Repair		\$1,025																			
8b Parking Lot Restoration					\$11,055																
<b>Total Expenditures for Year</b>	\$8,980	\$6,152	\$0	\$0	\$62,496	\$0	\$0	\$26,223	\$17,478	\$101,263	\$11,540	\$7,906	\$0	\$7,274	\$0	\$0	\$0	\$0	\$22,460	\$0	\$14,830
<b>Reserve Balance (Year End)</b>	<b>\$110,923</b>	<b>\$117,008</b>	<b>\$129,410</b>	<b>\$142,147</b>	<b>\$92,732</b>	<b>\$104,479</b>	<b>\$116,543</b>	<b>\$102,710</b>	<b>\$97,249</b>	<b>\$7,854</b>	<b>\$5,769</b>	<b>\$7,262</b>	<b>\$16,701</b>	<b>\$19,121</b>	<b>\$28,880</b>	<b>\$38,903</b>	<b>\$49,196</b>	<b>\$59,767</b>	<b>\$48,164</b>	<b>\$58,707</b>	<b>\$54,705</b>
<b>Lowest Reserve Balance</b>	<b>\$5,769</b>																				



## Expenditures - Approved

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
<b>1 Asphalt Walking Paths</b>																					
1a Asphalt Path Sealing/Crack Repair	\$8,980														\$12,758						\$14,830
1b Asphalt Path Restoration					\$38,694																
<b>2 Entrance Monuments (3)</b>																					
<b>3 West Ox Road Fence</b>																					
3a Fence Brick Bollards (6)																					
3b Wooden Fence					\$10,094																
<b>4 Wood Footbridge</b>														\$7,274							
<b>5 Tennis Courts</b>																					
5a Tennis Court Color Coat/Crack Repair																					\$23,031
5b Tennis Court Restoration										\$62,663											
5c Tennis Court Fence										\$12,533											
<b>6 Multipurpose Court</b>																					
6a Multipurpose Court Color Coat/Crack Repair		\$5,127																			\$8,053
6b Multipurpose Court Restoration										\$25,065											
6c Basketball Standards (2)					\$2,653																
<b>7 Tot Lot</b>																					
7a Playground Equipment								\$26,223													
7b Park Benches (2)										\$1,003											
<b>8 Parking Lot</b>																					
8a Parking Lot Sealing/Crack Repair		\$1,025											\$1,318								
8b Parking Lot Restoration					\$11,055																
<b>Total Expenditures for Year</b>	\$8,980	\$6,152	\$0	\$0	\$62,496	\$0	\$0	\$26,223	\$0	\$101,263	\$0	\$1,318	\$0	\$7,274	\$12,758	\$0	\$0	\$0	\$0	\$31,084	\$14,830
<b>Reserve Balance (Year End)</b>	<b>\$110,923</b>	<b>\$117,008</b>	<b>\$129,410</b>	<b>\$142,147</b>	<b>\$92,732</b>	<b>\$104,479</b>	<b>\$116,543</b>	<b>\$102,710</b>	<b>\$114,726</b>	<b>\$25,804</b>	<b>\$35,744</b>	<b>\$44,634</b>	<b>\$55,082</b>	<b>\$58,538</b>	<b>\$56,604</b>	<b>\$67,375</b>	<b>\$78,437</b>	<b>\$89,798</b>	<b>\$101,466</b>	<b>\$82,364</b>	<b>\$79,001</b>
<b>Lowest Reserve Balance</b>	<b>\$25,804</b>																				

