

Redstone Property Owners Association Reserve Schedule Updated: 11/14/2022

Updated: 11/2/2014										
						1	2	3	4	5
Component Name	Useful Life	Remaining Life	Estimated Cost	2011	2012	2013	2014	2015	2016	
010 Streets/Asphalt Overlay	20	13	\$31,668							
010 Streets/Asphalt Repair	8	1	\$995					\$3,546		
010 Streets/Asphalt Seal Coat	8	1	\$3,167					\$630		
020 Roof/Com Shingle	20	13	\$77,274							
030 Fencing/Rails-Deck	20	13	\$12,900		\$2,225					
030 Fencing/Wood, Solid Bd	18	11	\$6,400							
040 Painting/Exterior	9	2	\$14,288		\$5,486			\$17,250		
050 Lighting - Exterior	22	15	\$9,500							
060 Grounds - Concrete	12	5	\$2,779						\$1,758	
060 Grounds/Irrigation Contr	12	5	\$2,700						\$552	
060 Grounds/Land Refurb	3	0	\$3,500			\$1,450			0	
070 Exterior/Decks, Wood	30	23	\$38,800							
070 Exterior/Gutters Dspout	25	18	\$4,560							
Contingency					\$1,650					
Estimated Total Cost			\$208,531	\$0	\$0	\$9,361	\$1,450	\$0	\$21,426	\$2,310
Annual Cash Balances										
Beginning Cash Balance					\$36,214	\$37,617	\$47,218	\$55,372	\$42,915	
Reserve Contribution					\$7,500	\$7,874	\$8,150	\$8,965	\$9,862	
Surplus Allocation					\$3,261	\$3,173			\$2,169	
Interest Income					\$3	\$4	\$5	\$4	\$4	
Expenditures					\$9,361	\$1,450	\$0	\$21,426	\$2,310	
Ending Cash Balance					\$36,214	\$37,617	\$47,218	\$55,372	\$42,915	\$52,640
Inflation Rate	0.035							10%	10%	

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	6	7	8	9	10	11	12	13	14
Component Name	2017	2018	2019	2020	2021	2022	2023	2024	2025
010 Streets/Asphalt Overlay									
010 Streets/Asphalt Repair		0	\$0	\$0	\$0	\$16,916			
010 Streets/Asphalt Seal Coat		0	\$0	\$0	\$0	\$0			
020 Roof/Com Shingle									
030 Fencing/Rails-Deck	\$1,302								
030 Fencing/Wood, Solid Bd								\$9,344	
040 Painting/Exterior				\$12,885		\$0			
050 Lighting - Exterior									
060 Grounds - Concrete			\$0	\$0	\$0		\$3,920		
060 Grounds/Irrigation Contr		0	\$0	\$0	\$0				
060 Grounds/Land Refurb	\$2,000	\$5,370				\$0			\$5,289
070 Exterior/Decks, Wood				\$20,604					
070 Exterior/Gutters Dspout									
Contingency									
Estimated Total Cost	\$3,302	\$5,370	\$0	\$33,489	\$0	\$16,916	\$3,920	\$9,344	\$5,289
Annual Cash Balances									
Beginning Cash Balance	\$52,640	\$63,159	\$69,726	\$83,502	\$65,116	\$83,992	\$88,095	\$108,976	\$128,898
Reserve Contribution	\$10,848	\$11,932	\$13,126	\$15,095	\$17,812	\$21,018	\$24,801	\$29,266	\$34,533
Surplus Allocation	\$2,968		\$622		\$1,058				
Interest Income	\$5	\$5	\$28	\$8	\$6	\$0	\$0	\$0	\$0
Expenditures	\$3,302	\$5,370	\$0	\$33,489	\$0	\$16,916	\$3,920	\$9,344	\$5,289
Ending Cash Balance	\$63,159	\$69,726	\$83,502	\$65,116	\$83,992	\$88,095	\$108,976	\$128,898	\$158,143
Inflation Rate	10%	10%	10%	20%	18%	18%	18%	18%	18%

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	15	16	17	18	19	20	21	22
Component Name	2026	2027	2028	2029	2030	2031	2032	2033
010 Streets/Asphalt Overlay	\$49,527							
010 Streets/Asphalt Repair				\$1,786				
010 Streets/Asphalt Seal Coat				\$5,683				\$5,529
020 Roof/Com Shingle	\$120,853							
030 Fencing/Rails-Deck	\$20,175							
030 Fencing/Wood, Solid Bd								
040 Painting/Exterior		\$35,775		\$24,775				
050 Lighting - Exterior			\$15,916					
060 Grounds - Concrete			\$4,655					
060 Grounds/Irrigation Contr					\$4,846			
060 Grounds/Land Refurb			\$5,864			\$6,501		
070 Exterior/Decks, Wood								
070 Exterior/Gutters Dspout						\$8,470		
Contingency								
Estimated Total Cost	\$190,556	\$35,775	\$26,435	\$32,245	\$4,846	\$14,971	\$0	\$5,529
Annual Cash Balances								
Beginning Cash Balance	\$158,143	\$9,028	\$18,837	\$40,266	\$58,277	\$106,201	\$146,638	\$204,816
Reserve Contribution	\$41,440	\$45,584	\$47,863	\$50,257	\$52,769	\$55,408	\$58,178	\$61,087
Surplus Allocation								
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures	\$190,556	\$35,775	\$26,435	\$32,245	\$4,846	\$14,971	\$0	\$5,529
Ending Cash Balance	\$9,028	\$18,837	\$40,266	\$58,277	\$106,201	\$146,638	\$204,816	\$260,374
Inflation Rate	20%	10%	5%	5%	5%	5%	5%	5%

