

Spring Creek Reserves & Replacement Study 2020

	COST	LIFE	ANNUAL	2020	2021	2022	2023	2024	2025	2026	2027	2028
ROOF // 35 YR 2008 \$100,000	\$140,000	30	\$4,000	\$48,000	\$52,000	\$56,000	\$60,000	\$64,000	\$68,000	\$72,000	\$76,000	\$80,000
CARPORT ROOFS // 35	\$50,000	35	\$6,000	\$6,000	\$12,000	\$18,000	\$24,000	\$30,000	\$1,500	\$3,000	\$4,500	\$6,000
STAIN BUILDINGS // 6 YR (INC. Decks)	\$45,000	0	\$7,500	\$17,500	\$15,000	\$22,500	\$30,000	\$37,500	\$50,000	\$7,500	\$15,000	\$22,500
PAINT WINDOWS & TRIM // 5 YR	\$17,500	5	\$3,500	\$17,500	\$3,500	\$7,000	\$10,500	\$14,000	\$17,500	\$21,000	\$24,500	\$28,000
WINDOW WELLS // 30 YR	\$45,000	30	\$1,500	\$7,500	\$9,000	\$10,500	\$12,000	\$13,500	\$15,000	\$16,500	\$18,000	\$19,500
FENCE // 15 YR	\$15,000	13	\$1,000	\$8,000	\$9,000	\$10,000	\$11,000	\$12,000	\$13,000	\$14,000	\$15,000	\$16,000
PARKING LOTS // 30 YR	\$75,000		\$2,500	\$30,000	\$32,000 \$20,000	\$14,000	\$16,000	\$18,000	\$2,500	\$5,000	\$7,500	\$10,000
SPRINKLERS // 40 YR	\$50,000	8	\$2,500	\$15,000	\$17,500	\$20,000	\$2,500	\$5,000	\$7,500	\$10,000	\$2,500	\$5,000
LANDSCAPE // 30 YR	\$90,000	30	\$3,000	\$9,000	\$12,000	\$15,000	\$18,000	\$21,000	\$24,000	\$24,000	\$24,000	\$24,000
PORCHES & DECKS // 30 YR	\$120,000	0	\$4,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
TOTAL COMMITMENT			\$35,500									
RESERVES USED/PAID OUT				\$22,500	\$25,000	\$5,000	\$5,000	\$55,000	\$55,000	\$15,000	\$5,000	\$5,000
REMAINING RESERVE COMMITMENT				\$141,000	\$142,000	\$173,000	\$184,000	\$165,000	\$149,000	\$163,000	\$187,000	\$211,000
Balance Forward				\$58,915	\$72,415	\$83,415	\$114,415	\$145,415	\$126,415	\$107,415	\$128,415	\$159,415
EST. RESERVES ADDED FOR YEAR				\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
RESERVES USED/PAID OUT				\$22,500	\$25,000	\$5,000	\$5,000	\$55,000	\$55,000	\$15,000	\$5,000	\$5,000
YEAR END RESERVES TOTAL				\$72,415	\$83,415	\$114,415	\$145,415	\$126,415	\$107,415	\$128,415	\$159,415	\$190,415
				51%	59%	66%	79%	77%	72%	79%	85%	90%

Notes