

Willow Green Townhomes Reserves & Replacement Study 2022

	LIFE	ANNUAL	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
ROOF // 30 YR	5	\$5,000	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$150,000	\$150,000	\$137,500	\$30,000	\$35,000	\$40,000
PAINTING TRIM // 5 YR	3	\$3,000	\$12,000	\$15,000	\$18,000	\$3,500	\$7,000	\$10,500	\$14,000	\$17,500	\$21,000	\$3,500	\$7,000
STAINING BUILDINGS	2	\$6,000	\$30,000	\$36,000	\$42,000	\$8,500	\$17,000	\$25,500	\$34,000	\$42,500	\$51,000	\$9,000	\$18,000
SIDING / DECK REPAIRS	0	\$3,000	\$100,000	\$50,000	\$50,000	\$50,000	\$12,000	\$15,000	\$18,000	\$3,500	\$7,000	\$10,500	\$14,000
CONCRETE // 15 YR	9	\$1,500	\$10,500	\$12,000	\$13,500	\$15,000	\$16,500	\$18,000	\$19,500	\$21,000	\$2,000	\$4,000	\$6,000
ASPHALT // 10 YR	7	\$5,000	\$20,000	\$25,000	\$30,000	\$35,000	\$40,000	\$45,000	\$50,000	\$5,000	\$10,000	\$15,000	\$20,000
FENCES // 15 YR	15	\$1,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000	\$12,000	\$13,000	\$14,000
SPRINKLERS // 20 YR	15	\$1,500	\$16,000	\$17,500	\$19,000	\$20,500	\$22,000	\$23,500	\$25,000	\$26,500	\$28,000	\$29,500	\$31,000
LANDSCAPE // 25 YR	20	\$3,000	\$21,000	\$24,000	\$27,000	\$30,000	\$33,000	\$36,000	\$39,000	\$42,000	\$45,000	\$48,000	\$51,000
WINDOW WELLS	5	\$2,500	\$15,000	\$17,500	\$20,000	\$6,500	\$13,000	\$19,500	\$26,000	\$7,000	\$14,000	\$21,000	\$28,000
		\$31,500											
RESERVES USED/PAID OUT			\$100,000	\$50,000	\$130,000	\$50,000	\$0	\$150,000	\$50,000	\$93,000	\$0	\$0	\$0
REMAINING RESERVE COMMITMENT			\$253,500	\$282,000	\$230,500	\$266,000	\$313,500	\$202,000	\$335,500	\$220,500	\$220,000	\$188,500	\$229,000
Dues 275 / month													
EST. RESERVES ADDED FOR YEAR			\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
RESERVES USED/PAID OUT			\$100,000	\$50,000	\$130,000	\$50,000	\$0	\$150,000	\$50,000	\$93,000	\$0	\$0	\$0
YEAR END RESERVES TOTAL			\$190,410	\$195,410	\$120,410	\$125,410	\$180,410	\$85,410	\$90,410	\$52,410	\$107,410	\$162,410	\$217,410
		\$235,410											
			75%	69%	52%	47%	58%	42%	27%	24%	49%	86%	95%