Woodridge Townhomes Reserves & Replacement Study 2023

		ANNUAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ROOF // 25 YR	11	\$6,000	\$108,000	\$114,000	\$120,000	\$126,000	\$132,000	\$138,000	\$144,000	\$150,000	\$ 6,500	\$ 13,000	\$ 19,500
\$150,000 PAINTING // 7 YR	7	\$21,500	\$86,000	\$107,500	\$129,000	\$150,500	\$23,000	\$46,000	\$69,000	\$92,000	\$115,000	\$138,000	\$161,000
\$150,000 SIDING // 7 YR	7	\$5,500	\$22,000	\$27,500	\$33,000	\$38,500	\$7,500	\$15,000	\$22,500	\$30,000	\$37,500	\$45,000	\$52,500
\$40,000 GUTTERS // 30 YR	10	\$1,000	\$19,000	\$20,000	\$21,000	\$22,000	\$23,000	\$24,000	\$25,000	\$1,000	\$2,000	\$3,000	\$4,000
\$25,000 CONCRETE // 15 YR	4	\$1,000	\$13,000	\$14,000	\$15,000	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000
\$15,000 ASPHALT // 10 YR	2	\$750	\$6,000	\$6,750	\$7,500	\$750	\$1,500	\$2,250	\$3,000	\$3,750	\$4,500	\$5,250	\$6,000
\$7,500 SPRINKLERS // 25 YR	2	\$2,000	\$42,000	\$44,000	\$46,000	\$48,000	\$50,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000
\$50,000 LANDSCAPE // 25 YR		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
\$5,000 / year Valmont fence // 20 YR	13	\$1,000	\$11,000	\$12,000	\$13,000	\$14,000	\$15,000	\$16,000	\$17,000	\$18,000	\$20,000	\$1,500	\$3,000
\$20,000 Patio fences // 25 yr	21	\$1,600	\$12,800	\$14,400	\$16,000	\$17,600	\$19,200	\$20,800	\$22,400	\$24,000	\$25,600	\$27,200	\$28,800
\$40,000 Vest Boundary // 20 YR	2	\$1,000	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000
\$20,000 GARAGE DRS // 25 YR	19	\$1,600	\$16,000	\$17,600	\$19,200	\$20,800	\$22,400	\$24,000	\$25,600	\$27,200	\$28,800	\$30,400	\$32,000
\$40,000 INS DEDUCTIBLE			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
\$10,000 ANNUAL SAVING		\$47,950											
RESERVES USED/PAID OUT			\$5,000	\$5,000	\$27,500	\$194,000	\$55,000	\$5,000	\$30,000	\$155,000	\$25,000	\$5,000	\$5,000
REMAINING RESERVE	СОМ	MITMENT	\$346,800	\$389,750	\$410,200	\$264,150	\$260,600	\$307,050	\$328,500	\$224,950	\$252,900	\$300,350	\$347,800
Dues at \$280/ month			\$173,458	\$226,458	\$279,458	\$309,958	\$173,958	\$176,958	\$229,958	\$257,958	\$160,958	\$193,958	\$246,958
EST. RESERVES ADDED FOR YEAR RESERVES USED/PAID OUT			\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000
YEAR END RESERVES TOTAL		\$5,000 \$226,458	\$5,000 \$279,458	\$27,500 \$309,958	\$194,000 \$173,958	\$55,000 \$176,958	\$5,000 \$229,958	\$30,000 \$257,958	\$155,000 \$160,958	\$25,000 \$193,958	\$5,000 \$246,958	\$5,000 \$299,958	
TEAR END RESER	VLO I	IOIAL	Ψ220,430	Ψ21 9,430	ψ509,950	ψ175,950	ψ170,330	Ψ229,950	Ψ237,930	ψ100,930	ψ195,956	Ψ240,930	Ψ299,930
Percentage Funded		'	65%	72%	76%	66%	68%	75%	79%	72%	77%	82%	86%
Dues at \$285/ month			\$173,458	\$229,458	\$285,458	\$318,958	\$185,958	\$191,958	\$247,958	\$278,958	\$184,958	\$220,958	\$276,958
EST. RESERVES ADD		_	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000
RESERVES USED YEAR END RESER	-		\$5,000 \$229,458	\$5,000 \$285,458	\$27,500 \$318,958	\$194,000 \$185,958	\$55,000 \$191,958	\$5,000 \$247,958	\$30,000 \$278,958	\$155,000 \$184,958	\$25,000 \$220,958	\$5,000 \$276,958	\$5,000 \$332,958
TEAR END RESER	VES I	OTAL	Φ Ζ ∠ઝ,43 δ	φ ∠ 00,406	φ310,93 0	φ100,90 6	कार्घा,उठठ	φ ∠ 41,900	φ ∠1 0,936	φ104,906	φ ∠∠ ∪,936	φ210,938	φ332, 3 36

Percentage Funded 73% 81% 85% 82% 87% 92% 96% 66% 78% 70% 74%

Notes

Roof | \$111,000 | 2005

Gutters | approx \$500 x 50 units Fence | E. Boundary \$3,000 2009 | Valmont \$10,000 2012 | Garage doors | \$35,000 | 2013

Painting | \$85,000 | 2013 // \$135,000 2018 Patio Fences | 2015 \$37,550 Siding | \$10,000 | 2013 Asphalt | \$5,400 | 2009