

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											
<b>RESERVES USED/PAID OUT</b>			<b>\$5,000</b>	<b>\$5,000</b>	<b>\$27,500</b>	<b>\$194,000</b>	<b>\$55,000</b>	<b>\$5,000</b>	<b>\$30,000</b>	<b>\$155,000</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
<b>REMAINING RESERVE COMMITMENT</b>			\$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
<b>EST. RESERVES ADDED FOR YEAR</b>			\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000
<b>RESERVES USED/PAID OUT</b>			<b>\$5,000</b>	<b>\$5,000</b>	<b>\$27,500</b>	<b>\$194,000</b>	<b>\$55,000</b>	<b>\$5,000</b>	<b>\$30,000</b>	<b>\$155,000</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
<b>YEAR END RESERVES TOTAL</b>			\$226,458	\$279,458	\$309,958	\$173,958	\$176,958	\$229,958	\$257,958	\$160,958	\$193,958	\$246,958	\$299,958
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
<b>EST. RESERVES ADDED FOR YEAR</b>			\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000
<b>RESERVES USED/PAID OUT</b>			<b>\$5,000</b>	<b>\$5,000</b>	<b>\$27,500</b>	<b>\$194,000</b>	<b>\$55,000</b>	<b>\$5,000</b>	<b>\$30,000</b>	<b>\$155,000</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
<b>YEAR END RESERVES TOTAL</b>			\$229,458	\$285,458	\$318,958	\$185,958	\$191,958	\$247,958	\$278,958	\$184,958	\$220,958	\$276,958	\$332,958

Percentage Funded

66%

73%

78%

70%

74%

81%

85%

82%

87%

92%

96%

**Notes**

Roof | \$111,000 | 2005

Garage doors | \$35,000 | 2013

Painting | \$85,000 | 2013 // \$135,000 2018

Siding | \$10,000 | 2013

Gutters | approx \$500 x 50 units

Fence | E. Boundary \$3,000 2009 | Valmont \$10,000 2012 |

Patio Fences | 2015 \$37,550

Asphalt | \$5,400 | 2009