

**Woodridge Townhomes Reserves & Replacement Study 2024**

	ANNUAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ROOF // 25 YR \$260,000	\$11,000	\$209,000	\$220,000	\$231,000	\$242,000	\$253,000	\$264,000	<b>\$275,000</b>	\$ 6,500	\$ 13,000	\$ 19,500
PAINTING // 7 YR \$150,000	\$23,500	\$129,000	<b>\$165,000</b>	\$23,000	\$46,000	\$69,000	\$92,000	\$115,000	\$138,000	\$161,000	\$184,000
SIDING // 7 YR \$40,000	\$5,500	\$33,000	<b>\$38,500</b>	\$7,500	\$15,000	\$22,500	\$30,000	\$37,500	\$45,000	\$52,500	\$60,000
GUTTERS // 30 YR \$25,000	\$1,000	\$19,000	\$20,000	\$21,000	\$22,000	\$23,000	\$24,000	<b>\$25,000</b>	\$1,000	\$2,000	\$3,000
CONCRETE // 15 YR \$15,000	\$1,000	\$13,000	\$14,000	<b>\$15,000</b>	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000	\$7,000
ASPHALT // 10 YR \$7,500	\$750	\$6,000	\$6,750	<b>\$7,500</b>	\$750	\$1,500	\$2,250	\$3,000	\$3,750	\$4,500	\$5,250
SPRINKLERS // 25 YR \$50,000	\$2,000	\$44,000	\$46,000	\$48,000	<b>\$50,000</b>	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000
LANDSCAPE // 25 YR \$5,000 / year	\$5,000	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
Valmont fence // 20 YR \$20,000	\$1,000	\$12,000	\$13,000	\$14,000	\$15,000	\$16,000	\$17,000	\$18,000	<b>\$20,000</b>	\$1,500	\$3,000
Patio fences // 25 yr \$40,000	\$1,600	\$14,400	\$16,000	\$17,600	\$19,200	\$20,800	\$22,400	\$24,000	\$25,600	\$27,200	\$28,800
Vest Boundary // 20 YR \$20,000	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000
GARAGE DRS // 25 YR \$40,000	\$1,600	\$17,600	\$19,200	\$20,800	\$22,400	\$24,000	\$25,600	\$27,200	\$28,800	\$30,400	\$32,000
INS DEDUCTIBLE \$10,000		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<b>ANNUAL SAVING</b>	<b>\$54,950</b>										
<b>RESERVES USED/PAID OUT</b>		<b>\$5,000</b>	<b>\$204,000</b>	<b>\$27,500</b>	<b>\$55,000</b>	<b>\$5,000</b>	<b>\$30,000</b>	<b>\$232,500</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
<b>REMAINING RESERVE COMMITMENT</b>		\$509,000	\$372,450	\$396,900	\$398,350	\$449,800	\$476,250	\$325,200	\$280,650	\$328,100	\$375,550
Dues \$304.50		\$228,000	\$273,000	\$119,000	\$141,500	\$136,500	\$181,500	\$201,500	\$19,000	\$44,000	\$89,000
<b>EST. RESERVES ADDED FOR YEAR</b>		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<b>RESERVES USED/PAID OUT</b>		<b>\$5,000</b>	<b>\$204,000</b>	<b>\$27,500</b>	<b>\$55,000</b>	<b>\$5,000</b>	<b>\$30,000</b>	<b>\$232,500</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
<b>YEAR END RESERVES TOTAL</b>		\$273,000	\$119,000	\$141,500	\$136,500	\$181,500	\$201,500	\$19,000	\$44,000	\$89,000	\$134,000
Percentage Funded		54%	32%	36%	34%	40%	42%	6%	16%	27%	36%
Dues \$320		\$228,000	\$283,000	\$139,000	\$171,500	\$176,500	\$231,500	\$261,500	\$89,000	\$124,000	\$179,000
<b>EST. RESERVES ADDED FOR YEAR</b>		\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
<b>RESERVES USED/PAID OUT</b>		<b>\$5,000</b>	<b>\$204,000</b>	<b>\$27,500</b>	<b>\$55,000</b>	<b>\$5,000</b>	<b>\$30,000</b>	<b>\$232,500</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
<b>YEAR END RESERVES TOTAL</b>		\$283,000	\$139,000	\$171,500	\$176,500	\$231,500	\$261,500	\$89,000	\$124,000	\$179,000	\$234,000
Percentage Funded		56%	37%	43%	44%	51%	55%	27%	44%	55%	62%
Dues \$340		\$228,000	\$294,000	\$161,000	\$204,500	\$220,500	\$286,500	\$327,500	\$166,000	\$212,000	\$278,000
<b>EST. RESERVES ADDED FOR YEAR</b>		\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000
<b>RESERVES USED/PAID OUT</b>		<b>\$5,000</b>	<b>\$204,000</b>	<b>\$27,500</b>	<b>\$55,000</b>	<b>\$5,000</b>	<b>\$30,000</b>	<b>\$232,500</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
<b>YEAR END RESERVES TOTAL</b>		\$294,000	\$161,000	\$204,500	\$220,500	\$286,500	\$327,500	\$166,000	\$212,000	\$278,000	\$344,000
Percentage Funded		58%	43%	52%	55%	64%	69%	51%	76%	85%	92%

**Notes**

Roof | \$111,000 | 2005

Garage doors | \$35,000 | 2013

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

Siding | \$10,000 | 2013