The Barringtons at Wedgewood Villas Homeowner Association

Recommended Reserve Plan from the Barringtons Board of Directors 12/7/2016

Derived from adjustments to plan presented by Justin Maier, Professional Engineer and Reserve Specialist

Superior Reserve : Engineering and Consulting

12/31/20 UPDATE

Year	Beginning Balance	Reserve Contributions	Initial Fees	From Operation	Total Contribution	Interest	Inflated expenditure	Ending Balance	Average $ per home per month (40 homes)	$ increase per month from previous year	Capital Projects - Uninflated Values
2016	$53,549	$9,600			$9,600	$1	($2,335)	60,815	$40.00	-	Drainage
2017	$60,815	$21,600	$1,800		$23,400	$214	($16,188)	$68,241	$45.00	$5.00	Gazebo repair ($2,418); concrete bridge surface sealing ($5,095); pavement crack repair and patch ($8,675) and sealcoating ($7,824) – deferred done 10/19
2018	$68,241	$21,600	$2,380		$23,980	$588	($13,397)	$79,412	$45.00	$0.00	Concrete sidewalks and bridge ($7,857); Stone Pillars ($5,540) gate operators ($8,000)- deferred - done
2019	$79,412	$21,600	$1,200	$8,685	$31,485	$1,585	($15,949)	$96,533	$45.00	$0.00	Landscape ($5,000); Road Sealing (10,949)
2020	$96,533	$21,600	$1,800	$14,859	$38,259	$1,125	($2,920)	$132,997	$45.00	$0.00	Deposit on gate operators
2021	$132,997	$21,600			$21,600	$1,609	($8,000)	$148,206	$45.00	$0.00	Gate operators ($8,000); See Year 2018
2022	$148,206	$24,000			$24,000	$1,917	($5,657)	$168,466	$50.00	$5.00	Concrete bridge sealing ($4,965);
2023	$168,466	$24,000			$24,000	$2,146	($7,046)	$187,566	$50.00	$0.00	Concrete sidewalks including bridge ($6,050)
2024	$187,566	$24,000			$24,000	$2,381	($5,952)	$207,996	$50.00	$0.00	Landscape ($5,000)
2025	$207,996	$24,000			$24,000	$1,379	($181,235)	$52,139	$50.00	$0.00	Concrete curbs and gutters ($35,000); pavement mill and overlay ($114,000)
2026	$52,139	$24,000			$24,000	$772	($14,918)	$61,993	$50.00	$0.00	Gazebo ($12,000)
2027	$61,993	$24,000			$24,000	$710	($26,635)	$60,068	$50.00	$0.00	Gatehouse renovation ($16,000); concrete bridge surface sealing ($4,965)
2028	$60,068	$24,000			$24,000	$676	($27,331)	$57,413	$50.00	$0.00	Concrete sidewalks and bridge ($6,050); gate operators ($8,000); gates ($7,000)
2029	$57,413	$24,000			$24,000	$715	($22,209)	$59,919	$50.00	$0.00	Landscape ($5,000); pavement crack repair and patch ($3,912); pavement sealcoating ($7,824)
2030	$59,919	$24,000			$24,000	$1,055	$0	$84,973	$50.00	$0.00	No expenditures
2031	$84,973	$24,000			$24,000	$1,264	$0	$110,237	$50.00	$0.00	No expenditures
2032	$110,237	$24,000			$24,000	$1,473	($7,031)	$128,678	$50.00	$0.00	Concrete bridge sealing ($4,965)
2033	$128,678	$24,000			$24,000	$1,192	($66,283)	$87,587	$50.00	$0.00	Concrete sidewalks and bridge ($6,050); vinyl fence ($28,000); pavement crack repair and patch ($3,912); pavement sealcoating ($7,824)
2034	$87,587	$24,000			$24,000	$1,220	($7,398)	$105,410	$50.00	$0.00	Landscape ($5,000)

Year	Beginning Balance	Reserve Contributions	Initial Fees	From Operation	Total Contribution	Interest	Inflated expenditure	Ending Balance	Average $ per home per month (40 homes)	$ increase per month from previous year	Capital Projects - **Uninflated Values**
2035	**$105,410**	$24,000			$24,000	$1,486	$0	**$130,895**	$50.00	$0.00	No expenditures
2036	**$130,895**	$24,000			$24,000	$1,772	$0	**$156,668**	$50.00	$0.00	No expenditures
2037	**$156,668**	$24,000			$24,000	$1,162	($114,976)	**$66,853**	$50.00	$0.00	Concrete bridge sealing ($4,965); light poles and fixtures ($56,100); pavement crack repair and patch ($3,912); pavement sealcoating ($7,824)
2038	**$66,853**	$24,000			$24,000	$999	($9,765)	**$82,088**	$50.00	$0.00	Concrete sidewalks and bridge ($6,050)
2039	**$82,088**	$24,000			$24,000	$1,014	($21,445)	**$85,657**	$50.00	$0.00	Gate operators ($8,000); landscape ($5,000)
2040	**$85,657**	$24,000			$24,000	$1,293	$0	**$110,951**	$50.00	$0.00	No expenditures