The Barringtons at Wedgewood Villas Homeowner Association

Recommended Reserve Plan from the Barringtons Board of Directors 7/30/2022

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

Superior Reserve : Engineering and Consulting Report dated March 1, 2022

UPDATED 12/31/25

Year	Beginning Balance	Reserve Contributions	Initial Fees	From Operation	Total Contribution	Interest	Estimated Expenditure	Ending Balance	Average $ per home per month (40 homes)	$ increase per month from previous year	Capital Projects
2022	**$150,973**	$24,000			$24,000	$598	($17,135)	**$158,436**	$50.00	$5.00	$2,850. **Reserve Study Report**, $1,124 **Concrete Bridge Sealer,**
											$3,424 **Major Road Crack Filling,** $9,737 **Perimeter Walk Adjustment**
2023	**$158,436**	$24,000	$700		$24,700	$3,398	($19,000)	**$167,534**	$50.00		$14,586. **Road Crack filling & sealing,** $4,414. **Remove 2 huge Cottonwoods**
2024	**$167,534**	$24,000			$24,000	$5,062	($52,467)	**$144,129**	$50.00		$45,024. **Front Entry Storm Drainage Rework,** $7,443. **Back Yard Swale Drainage - between 4 Courts**
2025	**$144,129**	$24,000	$0		$24,000	$4,238	$0	**$172,367**	$50.00		
2026	**$172,367**	$24,000	$700		$24,700	$4,500	($20,000)	**$181,567**	$50.00		$20,000. **Road Sealing**
2027	**$181,567**	$26,400			$26,400	$1,816	($95,000)	**$114,783**	$55.00	$5.00	$40,000.**Curb Replacement as needed** $45,000 **Cut Sections of Road repair & fill,** $10,000 **Concrete Walks as needed**
2028	**$114,783**	$26,400			$26,400	$1,148	($64,200)	**$78,131**	$55.00		$44,000. **Bridge Pavers Replacement,** $10,200 **Gate Operator,** $10,000 **Gate**
2029	**$78,131**	$26,400			$26,400	$781	($39,900)	**$65,412**	$55.00		$19,900. Gazebo Renovation, $20,000 **Road Sealing**
2030	**$65,412**	$26,400			$26,400	$654	($45,000)	**$47,466**	$55.00		$45,000 **Cut Sections of Road repair, fill & seal**
2031	**$47,466**	$26,400			$26,400	$475	$0	**$74,341**	$55.00		No expenditures
2032	**$74,341**	$28,800			$28,800	$743	($10,000)	**$93,884**	$60.00	$5.00	$10,000 **Concrete Walks as needed**
2033	**$93,884**	$28,800			$28,800	$1,878	($10,000)	**$114,562**	$60.00		$10,000 **Concrete Walks as needed**
2034	**$114,562**	$28,800			$28,800	$2,291	($40,000)	**$105,653**	$60.00		$25,000. **Road Sealing /** 15,000. **Crack filling**
2035	**$105,653**	$28,800			$28,800	$2,113	$0	**$136,566**	$60.00		No expenditures
2036	**$136,566**	$31,200			$31,200	$2,731	$0	**$170,498**	$60.00		No expenditures
2037	**$170,498**	$31,200			$31,200	$3,410	($50,000)	**$155,108**	$65.00	$5.00	$50,000 **Partial Irrigation System**
2038	**$155,108**	$31,200			$31,200	$3,102	($62,900)	**$126,510**	$65.00		$62,900 **Light Poles Replacement**
2039	**$126,510**	$31,200			$31,200	$2,530	($70,000)	**$90,240**	$65.00		$70,000 **Front Perimeter Fence Replacement - Only**
2040	**$90,240**	$31,200			$31,200	$1,805	($55,000)	**$68,245**	$65.00		$55,000 **Vinyl Fence Replacement**
2041	**$68,245**	$31,200			$31,200	$1,365	($50,000)	**$50,810**	$65.00		$50,000 **Partial Irrigation System**
2042	**$50,810**	$31,200			$31,200	$1,016	$0	**$83,026**	$65.00		No expenditures