

Woodridge Terrace Homeowners Association
Reserve Policy & Reserve Investing
2013

The Woodridge Terrace Board of Directors will prepare its own reserve study, recognizing those maintenance items to be defined as reserve items. This information will be reviewed by the Board of Directors and the information will then be incorporated into the budgeting process for the Association where funds will be set aside to address the long term reserve needs of the Woodridge Terrace Homeowners Association.

At this time, the reserve funds will be invested with US Bank in a savings account, cd's or money market accounts.

Proposed Long-Term Plan

Past Needs Over and Above the Budget				
Year	Phase	No. of Units	Job	Cost
2008	1	26	Painted	
2009	2	31	Painted	
2010	3	26	Painted	
2011	4	30	Painted	
2012			None	

Future Needs Over and Above the Budget				
Year	Phase	No. of Units	Job	Cost
2013			Tree trimming	\$10,000
			Rebuild rock walls	\$5,000
	1	26	Paint touch-up	\$5,000
			Club / pool lights	\$3,000
			Total 2013	\$23,000
			<i>Fall 2013 Seal cracks asphalt 3 K</i>	
2014			Replace Clarkson greenbelt fence	\$10,000
			Paint perimeter fence ???	\$8,000
	2	31	Paint touch-up	\$6,000
			Total 2014	\$24,000
2015			Start some xeriscape ???	\$10,000
			Pool maintenance	\$5,000
	3	26	Paint touch-up	\$5,000
			Total 2015	\$20,000
2016			Additional xeriscape ???	\$10,000
	4	30	Paint touch-up	\$7,000
			Total 2016	\$17,000
2017	1	26	Paint	\$52,000
2018	2	31	Paint	\$57,000
2019	3	26	Paint	\$52,000
2020	4	30	Paint	\$57,000

Woodridge Terrace Homeowners Association
 Reserve Cash Flow- 2013 thru 2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
BEGINNING BALANCE	43,915	91,323	130,731	174,139	220,547	231,955	238,363	239,771	246,179	309,587
Transfer to Reserve	63,408	63,408	63,408	63,408	63,408	63,408	63,408	63,408	63,408	63,408
Total Cash Available	107,323	154,731	194,139	237,547	283,955	295,363	301,771	303,179	309,587	372,995
RESERVE EXPENSE										
Painting	5,000	6,000	5,000	7,000	52,000	57,000	52,000	57,000		
Roofing										
Retaining Wall	5,000									
Fencing		18,000								
Concrete										
Pool/Clubhouse	3,000		5,000							
Tree Trimming										
Asphalt	3,000							10,000		
Landscape										
Xeriscape			10,000	10,000						
Total Reserve Expense	16,000	24,000	20,000	17,000	52,000	57,000	62,000	57,000	0	0
Ending Cash Available	91,323	130,731	174,139	220,547	231,955	238,363	239,771	246,179	309,587	372,995