

**Westmoreland Owners Association Reserve Study**

**Reserve Requirements**

	Life	Cost 2012	Inflation Factor	Cost	Annual Reserve
Entrance Sign - Replace @ 20 yrs	20	\$3,800	1.49	\$5,647	\$282
Entrance sign refurbish 5 yrs	5	\$1,200	1.10	\$1,325	\$265
Entrance sign refurbish 10 yrs	10	\$1,200	1.22	\$1,463	\$146
Entrance sign refurbish 15 yrs	15	\$1,200	1.35	\$1,615	\$108
Entrance sign refurbish 25 yrs	25	\$1,200	1.64	\$1,969	\$79
Playground	15	\$3,500	1.35	\$4,711	\$314
Street Signs	25	\$3,130	1.64	\$5,135	\$205
Fence	Not Applicable				
			Total	\$21,864	
Inflation rate	2%				
Total Yearly addition					\$1,399
Insurance Deductable				\$1,000	
Estimated Annual addition to reserves= Total cost/years			\$875		

**Maintenance Summary**

			Comments
Fence	Annual Repairs	\$300	
Playground, mulch, misc.	every year	\$500	May need restaining, other repairs like broken swings, head covers
Entrance sign	every 5 years	\$1,200	For refurbishing from reserves , repaint brick every 10+ years
Street Signs	as needed	\$300	May need paint or cleaning

Calendar Year	Annual addition to Reserves		Year	
	<u>\$900</u>	<u>\$875</u>		
2013	\$1,800	\$1,750	1	
2014	\$2,700	\$2,625	2	
2015	\$3,600	\$3,500	3	
2016	\$4,500	\$4,375	4	
2017	\$4,075	\$3,925	5	Refurbish Signs
2018	\$4,975	\$4,800	6	
2019	\$5,875	\$5,675	7	
2020	\$6,775	\$6,550	8	
2021	\$7,675	\$7,425	9	
2022	\$7,112	\$6,837	10	Refurbish Signs
2023	\$8,012	\$7,712	11	
2024	\$8,912	\$8,587	12	
2025	\$9,812	\$9,462	13	
2026	\$10,712	\$10,337	14	
2027	\$5,286	\$4,886	15	Replace Playground set and refurbish signs
2028	\$6,186	\$5,761	16	
2029	\$7,086	\$6,636	17	
2030	\$7,986	\$7,511	18	
2031	\$8,886	\$8,386	19	
2032	\$4,139	\$3,614	20	Replace entrance signs
2033	\$5,039	\$4,489	21	
2034	\$5,939	\$5,364	22	
2035	\$6,839	\$6,239	23	
2036	\$7,739	\$7,114	24	
2037	\$1,535	\$885	25	Replace Street signs and refurbish signs