WMA 10-YEAR RESERVE NEEDS PROJECTIONS

Project	Projected Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Reserve Minimum to cover unexpected	$ 250,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Contingency	$ - 0										
Exterior Window Sill Renovation	$ 30,000	$ 30,000									
Window Replacement A & B (147 units)	$ 690,000								$ 690,000		
Stairways to buildings Maintenance	$ 2,000						$ 2,000	`			
Garages Painting	$ 5,000					$ 5,000					
Elevator Motors	$ 120,000	$ 55,000			$ 65,000						
Tree removal	$ 4,150	$ 750		$ 900					$ 2,500		
Deck Surface Replacement	$ 20,000					$ 20,000					
Garage Doors	$ 10,000					$ 10,000					
Clubhouse Furniture - Restrooms	$ 5,500			$ 500			$ 5,000				
Clubhouse Game Room	$ 1,500	$ 1,500									
Clubhouse Spa tub - Sauna - Steam Room	$ 40,500	$ 2,500					$ 38,000				
Tile Replacement (Entries and clubhouse)	$ 30,000								$ 30,000		
Patch & Slurry asphalt	$ 120,000	$ 25,000						$ 95,000			
Sidewalks	$ 13,000		$ 3,000			$ 10,000					
Managers Unit	$ 1,500	$ 1,500									
Carpet common area	$ 65,000									$ 65,000	
Landscape	$ 2,000		$ 2,000								
Common Limited Locks	$ 30,000	$ 30,000									
Paint-interior common area	$ 34,000			$ 4,000				$ 30,000			
Paint exterior	$ 52,000						$ 52,000				
Roof replacement	$ 400,000										$ 400,000
TOTAL	$ 1,926,150	$ 171,250	$ 30,000	$ 30,400	$ 90,000	$ 70,000	$ 122,000	$ 150,000	$ 747,500	$ 90,000	$ 425,000
Beg of Yr Reserve Balance 2021		$ (5,000)	$ 13,750	$ 23,750	$ 41,350	$ (650)	$ 127,350	$ 53,350	$ (48,650)	$ (748,150)	$ (790,150)
Annual Reserve Dues Collection		$ 40,000	$ 40,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000
Special Assessment Collection		$ 150,000				$ 150,000					
Annual Reserve Expenditures		$ 171,250	$ 30,000	$ 30,400	$ 90,000	$ 70,000	$ 122,000	$ 150,000	$ 747,500	$ 90,000	$ 425,000
End of Yr Reserve Balance		**$ 13,750**	**$ 23,750**	**$ 41,350**	**$ (650)**	**$ 127,350**	**$ 53,350**	**$ (48,650)**	**$ (748,150)**	**$ (790,150)**	**$ (**

WMA DUES PROJECTIONS (OPERATING AND RESERVES)

		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Operating Expenses (Annual % Increases)	5%	$ 190,137	$ 199,644	$ 209,626	$ 220,107	$ 231,113	$ 242,668	$ 254,802	$ 267,542	$ 280,919	$ 294,965
Annual Reserve Dues		$ 40,000	$ 40,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000
Special Assessments REQUIRED to not end year in negative		**$ 150,000**		**$ -**		**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Annual Collections		$ 380,137	$ 239,644	$ 257,626	$ 268,107	$ 429,113	$ 290,668	$ 302,802	$ 315,542	$ 328,919	$ 342,965
Per Unit Avg Revenue Collections (24 Units)		$ 15,839	$ 9,985	$ 10,734	$ 11,171	$ 17,880	$ 12,111	$ 12,617	$ 13,148	$ 13,705	$ 14,290
Per Unit Avg Monthly Rev Collections (24 Units)		$ 1,320	$ 832	$ 895	$ 931	$ 1,490	$ 1,009	$ 1,051	$ 1,096	$ 1,142	$ 1,191
Per Unit Avg Special Assess Collection (24 Units)		$ 6,250	$ -	$ -	$ -	$ 6,250	$ -	$ -	$ -	$ -	$ -
Average percentage increase			-36.96%	7.50%	4.07%	60.05%	-32.26%	4.17%	4.21%	4.24%	4.27%