

Westridge Homeowners Association, Inc.  
2022  
Long-Term Budget

Westridge Homeowners Association, Inc.		Estimated Future Cost	Estimated Useful Life	Estimated Remaining Life	Years Reserved	Required Reserves 12/31/2022	Reserves Per Year
MAJOR ITEMS	DETAILS						
Roofing	3-tab fiberglass shingles at the cabana	8,723	35	23	12	2,991	249
Armor Crack Repair		8,679	5	1	4	6,943	1,736
Asphalt Repairs/Sealcoating	Periodic repairs to the parking lot, sealcoating and restriping	1,968	10	0	10	1,968	197
Asphalt Mill & Overlay 1.5	Parking lot asphalt overlay	19,511	30	0	30	19,511	650
Ballast 1000W R&R	Tennis Court Lights	4,953	5	0	5	4,953	991
Ballast Lift Fee		836	5	0	5	836	167
Ballast 400W R&R	Light	225	5	0	5	225	45
Basketball Goals R&R	Basket ball goal in parking lot	3,530	15	12	3	706	235
Bath Mirrors		406	20	16	4	81	20
Bath Sink & Faucet R&R		1,448	30	26	4	193	48
Bench: Park 5/6 Ft in Ground Metal		231	20	18	2	23	12
Bench: Park 5/6 Ft PVC R&R		516	5	0	5	516	103
Chlorinator: Liquid R&R		513	5	3	2	205	103
Electrical Panel Replacement		6,346	30	24	6	1,269	212
Exterior Door R&R		2,091	25	8	17	1,422	84
Fence: Chain Link 10"		11,409	25	8	17	7,758	456
Fence: Privacy Fence 6'		805	25	0	25	805	32
Fence: Steel/Alum post 5'		2,875	40	19	21	1,509	72
Fence: Steel/Alum post 6'		16,017	40	19	21	8,409	400
Fiberglass Shower Unit		3,948	30	5	25	3,290	132
Gutters & Downspouts 5"		1,285	30	5	25	1,070	43
Landscape Timer 12+ Station R&R		654	15	10	5	218	44
Light Fixtures		1,626	25	0	25	1,626	65
Light Relays R&R		465	10	0	10	465	46
Mag Lock Entry System R&R		2,833	20	0	20	2,833	142
Motor 2-3.5 HP R&R		1,672	5	3	2	669	334
Paint: Decortive Sign Post		604	10	3	7	423	60
Paint: Decortive Street Post		500	10	3	7	350	50

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Paint: Exterior Cornice Only	560	8	2	6	420	70
Paint: Interior Walls & Trim	2,180	10	6	4	872	218
Paint: Porch Ceilings	1,836	8	6	2	459	230
Paint: Tennis Court Light Assemblies	1,384	20	0	20	1,384	69
Partitions Toilet: Metal R&R	7,727	30	5	25	6,439	258
Partitions Urinal: Metal R&R	658	30	5	25	548	22
Picnic Table & Benches Wood R&R	900	15	13	2	120	60
Playground Replacement 1	7,500	20	16	4	1,500	375
Playground Replacement 2	7,500	20	18	2	750	375
Playground playsafe mulch 1	500	3	2	1	167	167
Playground playsafe mulch 2	500	3	2	1	167	167
Pool Replacement Cover	8,500	10	10	0	0	850
Pool Light Fixture R&R	2,702	20	10	10	1,351	135
Pool Replaster & Tile	35,000	10	10	0	0	3,500
Pool Chairs R&R	3,936	10	4	6	2,362	394
Pool Chaise Lounge Chairs	6,000	10	4	6	3,600	600
Pool Table Feberglass R&R	2,250	15	4	11	1,650	150
Sand Filter	1,368	5	4	1	274	274
Sand Filter Change Filter	6,581	20	14	6	1,974	329
Shutters R&R	1,383	15	6	9	830	92
Sign: Repaint	1,500	5	2	3	900	300
Stain Wood Playset	2,000	5	4	1	400	400
Tennis Court Resurfacing	6,000	5	1	4	4,800	1,200
Tennis Courts Overlay	49,085	25	5	20	39,268	1,963
Toilet R&R	2,467	30	24	6	493	82
Urinal R&R	1,118	30	25	5	186	37
VGB Drain Grates	1,332	5	4	1	266	266
Video Recorder	1,700	10	8	2	340	170
Wall Heaters	300	5	0	5	300	60
Water Bubbler: ADA R&R	755	25	1	24	725	30
Water Heater	850	15	13	2	113	57
Window: Wood Unit R&R	6,912	25	0	25	6,912	276

277,651

150,837

19,904