

**WOODY CREEK TOWNHOMES
ASSOCIATION NO. 1**

**Future Major Repairs and
Replacements Proposed**

DECEMBER 31, 2022

COPY

(Unaudited)

On March 21, 2017, the Association's Board of Directors updated the estimates of the remaining useful lives and the replacement costs of the components of the Association's common property future needs. The original estimates were based on a 2004 analysis prepared by an independent building consultant. The original costs were based on the estimates to repair or replace the common property components at the date of the study and have been updated to March 21, 2017.

The following table is based on the updated study and presents summarized information about the components, estimated lives and replacement costs of common property in 2017 dollars.

<u>Components</u>	<u>2017 Estimated Remaining Useful Life in Years</u>	<u>2017 Estimated Current Replacement Cost</u>
Paving	0 to 13	\$159,738
Irrigation System	4	8,000
Roofing	19	306,400
Exterior Refurbishing	2	46,375
Concrete	0	28,700
Ground Cover	3	6,750
Siding	5 to 7	403,326
Gutters	8	43,488
Mailboxes	5	7,575
Retention Wall	13	28,500
Fences	6	8,388
Utility Shed	7	<u>1,350</u>
Total		<u>\$1,048,590</u>