

**Reserve Budget  
2023**

	Budget	Description	Actual	Budget	Description
	2022	2022	2022	2023	
<b>Reserve Assets</b>					
Reserve Assets On hand beginning of Year	\$86,889		\$86,750	\$92,288	includes accumulated interest
Reserve Additions	\$33,500		\$33,500	\$33,500	
Reserve Additions for Re-Roof	\$48,975	Unit 28 paid for all 5 years upfront in 2020, won't be paying any additional	\$47,287	\$47,287	Unit 28 paid for all 5 years upfront in 2020, won't be paying any additional
<b>Total</b>	<b>\$169,364</b>		<b>\$167,537</b>	<b>\$173,075</b>	
<b>Expense</b>					
Siding Replacement and Painting	\$0		\$0	\$8,000	
Mailbox Replacement	\$0		\$6,570	\$0	
Paint	\$10,000	Painting throughout complex or one big building (\$25K)	\$0	\$12,000	Painting throughout complex
Deck Sealing	\$10,000	Concrete deck sealing	\$7,000	\$0	Concrete deck sealing
Pool Equipment	\$0		\$0	\$4,000	
Roof Replacement	\$55,000	Buildings 1 and 2	\$57,070	\$59,136	Building 5
Project Management Fee 5% (increased to 7.5% in 2021)	\$5,438		\$5,298	\$6,235	
<b>Total</b>	<b>\$80,438</b>		<b>\$75,938</b>	<b>\$89,371</b>	
<b>Reserve Balance at the end of Year</b>	<b>\$88,927</b>		<b>\$91,599</b>	<b>\$83,704</b>	
<b>Roof Replacements Original Planning Costs</b>					
		Building 4 - 2020	\$52,800.00	\$59,136	\$62,093
		Building 3 - 2021	\$42,000.00	\$47,040	\$49,392
		Building 5 -2023	\$52,800.00	\$59,136	\$62,093
		Building 1 - 2022	\$30,000.00	\$33,600	\$35,280
		Building 2 - 2022	\$30,000.00	\$33,600	\$35,280
				\$232,512	\$244,138