Capital Reserve Budget 2026

The Lakes of Woodbridge HOA is starting the year with $552,270 in our reserve account at 1/1/2026. The 2026 budget reflects adding $393,956 in additional cash during the year, by way of 12 monthly transfers of $27,413, 12 estimated dividend & interest payments of $1,250, and an additional $50,000 from initial pay-in fees upon the sale of any unit at 1% of the sales price.

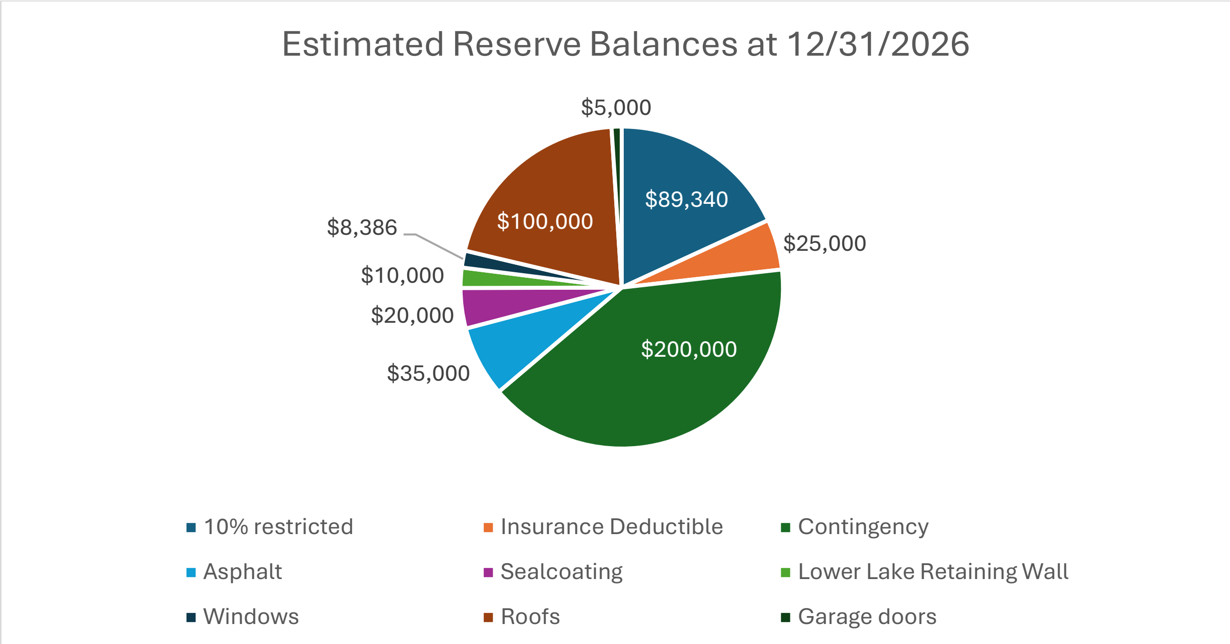
Beginning Reserve balance:	**$552,270**
12 deposits at $27,413	$328,956
12 deposits at $1,250	$15,000
Initial buy-in fees	$50,000
TOTAL NEW DEPOSITS	**$393,956**
TOTAL AVAILABLE FOR PROJECTS	**$946,226**

The following projects have been approved by the Board to work on during 2026:

9 dusk to dawn fountain sensors	$8,500
General campus landscaping	$35,000
Woodbridge entrance landscaping and repairs	$20,000
Replacement of all streetlights	$70,000
Replacement of all street signs	$25,000
Continued window replacements	$240,000
Garage door replacements	$10,000
Entry door replacements	$10,000
Painting	$10,000
Unidentified projects – contingency fund	$25,000
TOTAL APPROVED PROJECTS	**$453,500**

Achieving all these projects in 2026, we would end the year with $492,726 in our Capital Reserve Account. The split of the funds can be seen below:

Capital Reserve Budget 2026



By law, we must maintain 10% of our owner fee revenue in reserve.	$89,340
We are setting aside the deductible amount per insurance in case we have a claim.	$25,000
We are maintaining reserves for contingencies, so we have buffers as costs continue to escalate.	$200,000
We are building up reserves for future asphalting projects. We would need $100K just to redo Tartan Circle.	$35,000
We are planning to resurface the roads again in 3 years – we will need at least $60K for the project.	$20,000
We are building up reserves to replace the lower lake retaining wall – estimated at $500K.	$10,000
Remaining balance after 2026 window project as seed money for 2027.	$8,386
We are building up reserves for roof replacements – estimated at $3.5M.	$100,000
We are building up reserves for garage door replacements – estimated at $200K.	$5,000
We are building up reserves for entry door replacements – estimated at $150K.	$0
TOTAL ESTIMATED BALANCE AT 12/31/2026	**$492,726**

Reserve Area	Balance at 1/1/25	Budget 2025		Revenues	Actual Expenses	TRX to ops	Balance at 12/31/25	TRX	CARRYOVER	2026 NEW revenue	TOTAL Available	2026 Spend	12/31/26	
10% restricted	89,340.00		0%				89,340.00		89,340.00		89,340.00		89,340.00	10% of revenue
Operating	25,000.00		0%				25,000.00	(25,000.00)	-		-		-	
Insurance Deductible	25,000.00		0%				25,000.00		25,000.00		25,000.00		25,000.00	Adjust per insurance policy
Aerator/Fountain	2,000.00		0%				2,000.00	(2,000.00)	-	8,500.00	8,500.00	8,500.00	-	9 dusk-dawn sensors for fountains
Contingency	100,000.00		0%	36,935.43	(19,000.00)		117,935.43	(17,935.43)	100,000.00		100,000.00		100,000.00	
Asphalt	100,000.00		0%		(51,420.00)		48,580.00	(13,580.00)	35,000.00		35,000.00		35,000.00	$100K for Tartan alone - complete resurface.
Sealcoat									-	20,000.00	20,000.00		20,000.00	Target $60,000, repalce every 3 years
Landscape	35,000.00		0%		(36,774.95)		(1,774.95)	1,774.95	0.00	35,000.00	35,000.00	35,000.00	-	Plan annual budget needs
Woodbridge Entrance								20,000.00	20,000.00	-	20,000.00	20,000.00	-	one year project
Light Fixture - street lights	60,000.00		0%		(51,281.17)		8,718.83	1,281.17	10,000.00	60,000.00	70,000.00	70,000.00	-	all light poles plus one new on Tartan
Lower Lake Retaining Wall								10,000.00	10,000.00		10,000.00		10,000.00	Target $500,000
Street signs								25,000.00	25,000.00		25,000.00	25,000.00	-	one year project to replace all 59 signs
Windows	226,663.00	217,300.00	60%	217,300.00	(356,557.13)		87,405.87	15,524.31	102,930.18	145,456.00	248,386.18	240,000.00	8,386.18	Ongoing project to replace windows
Roof		100,000.00	28%	100,000.00			100,000.00		100,000.00		100,000.00		100,000.00	Target $3,500,000
Sidewalks		2,000.00	1%	2,000.00			2,000.00	(2,000.00)	-		-		-	
Garage doors		15,000.00	4%	15,000.00	(3,838.71)		11,161.29	3,838.71	15,000.00		15,000.00	10,000.00	5,000.00	Target $200,000 in reserve
Door Replacement								10,000.00	10,000.00		10,000.00	10,000.00	-	Target $150,000 in reserve
Painting		10,000.00	3%	10,000.00	(3,084.29)		6,915.71	3,084.29	10,000.00		10,000.00	10,000.00	-	Maintain at $10K - Garage Door Painting
Future Unidentified Projects									-	125,000.00	125,000.00	25,000.00	100,000.00	Replenish annually
Powerwashing									-		-		-	
Siding		5,000.00	1%	5,000.00			5,000.00	(5,000.00)	-		-		-	
Dumpsters		10,000.00	3%	10,000.00			10,000.00	(10,000.00)	-		-		-	
Stone beds		1,500.00	0%	1,500.00			1,500.00	(1,500.00)	-		-		-	
Misc.	23,043.00		0%	-	(9,555.00)		13,488.00	(13,488.00)	-		-		-	
TOTALs	**686,046.00**	**360,800.00**		**397,735.43**	**(531,511.25)**	**-**	**552,270.18**	**-**	**552,270.18**	**393,956.00**	**946,226.18**	**453,500.00**	**492,726.18**	

Addl to add	-
Target total	393,956.00
Monthly trx	27,413.00
Monthly divd	1,250.00
Monthly revenue	28,663.00
Annualized	343,956.00
Initial Fees	50,000.00
TOTAL Revenue	393,956.00

Project	Total	Fund
Front door replacement	5,834.00	Misc
Paint/Caulk	3,084.29	Paint/caulk
Landscape	36,774.95	Landscape
Windows	356,557.13	Windows
Street light replacement	4,506.67	Light Fixtures
Asphalt sealcoating	37,920.00	Ashpalt
Dumpster pad expansion	13,500.00	Ashpalt
Light fixtures buidlings	46,774.50	Light Fixtures
Garage door replacement	3,838.71	Garage doors
Bank fees	157.00	Misc
Storm replacement	19,000.00	Contingency
Pond Skimmer	2,164.00	MIsc
TOTAL Expenditures	**530,111.25**	

872,250.00	Beginning Cash Reserve balance 1/1/2025
(186,204.00)	Paid AP balance from 12/31/2024
397,735.43	Revenue collected in 2025
(531,511.25)	Expenses thru 12/31/2025
552,270.18	Calculated Cash balance
550,314.77	Actual per Balance Sheet
1,955.41	Variance - To transfer from operating to reserve