

The Lakes of Woodbridge Condominium Association							
Reserve Fund Dollars to Spend year ending 12/31/23							
		Prior Yr					
	Reserve	Oper Fd					
	Fund	Transfer	2023			YTD	Amount
Reserve Revenue	Carryover	Malbx recl	Budget	1/31/23	2/28/23	Total	Remaining
Transfer from Operating		85,000	336,000	28,000	28,000	56,000	365,000
Dividend Income			2,000	397	382	779	1,221
Initial Fees Resales			20,000	1,300	1,476	2,776	17,224
Gain/Loss on Investments						0	0
Misc Income						0	0
Special Assessment \$200/unit						0	0
Total Reserve Revenue	0	85,000	358,000	29,697	29,858	59,555	383,445
Operating Expenses							
						0	0
10% By-Law Restricted	83,923		3,247			0	87,170
Operating Reserve	25,000					0	25,000
Insurance Deductable	5,000		5,000			0	10,000
Aerator Purchase	2,000					0	2,000
Asphalt Repair			7,500			0	7,500
Asphalt Replacem't / Sealcoating						0	0
Lower Lake Retaining Wall Replacem't						0	0
Roof Replacement	319,335		70,000			0	389,335
Concrete Sidewalk/Garage Slab Repair			4,000			0	4,000
Garage Door Replacement			3,000			0	3,000
Gutters/Doubspout Replacement						0	0
Lake Shore Protection/Riprap						0	0
Kirkaldy Blacktop Repair	50,000		25,000			0	75,000
Landscape/Plant replacement			5,000			0	5,000
Light Fixtures Bldg Replacement	500					0	500
Light Fixtures Site Replacement						0	0
Mailbox & Post Replacement	43,360	-43,360				0	0
Misc -Including Constr Problems					2,925	2,925	-2,925
Painting & Caulking			8,000			0	8,000
Siding Replacement			5,000		925	925	4,075
Sign Replacement						0	0
Stone Beds			1,500			0	1,500
Window/Glass Maint / Replacement	-20,647	128,360	220,753	1,706		1,706	326,760
Window Replacement Project						0	0
Total Reserve Expenditures	508,471	85,000	358,000	1,706	3,850	5,556	945,915
Difference			0	27,991	26,008	53,999	-562,470