

2025 Reserve Budget

The Lakes of Woodbridge Condominium Association		Prior Yr		
Reserve Fund Dollars to Spend year ending 12/31/25		Reserve	Oper Fd	
		Fund	Transfer	2025
<u>Reserve Revenue</u>	<u>Carryover</u>	Malbx recl	Budget	Amount
Transfer from Operating			379,200	379,200
Dividend Income			6,000	6,000
Initial Fees Resales			20,000	20,000
Gain/Loss on Investments				0
Misc Income				0
Special Assessment \$200/unit				0
Total Reserve Revenue	0	0	405,200	405,200
Operating Expenses				0
10% By-Law Restricted	91,572			91,572
Operating Reserve	25,000			25,000
Insurance Deductable	25,000			25,000
Aerator Purchase	2,000			2,000
Misc-Constr Probs (Woodbrdg Condo)	100,000			100,000
Asphalt Repair	100,000			100,000
Asphalt Replacem't / Sealcoating				0
Lower Lake Retaining Wall Replacem't				0
Roof Replacement		100,000		100,000
Concrete Sidewalk/Garage Slab Repair		2,000		2,000
Garage Door Replacement		15,000		15,000
Gutters/Dowspout Replacement				0
Lake Shore Protection/Riprap				0
Kirkaldy Blacktop Repair				0
Landscape/Plant replacement	35,000			35,000
Light Fixtures Bldg Repl'mt/Coachlites	30,000			30,000 <i>60,000</i>
Light Fixtures Site Replacement	60,000			0
Mailbox & Post Replacement				0
Painting & Caulking		10,000		10,000
Siding Replacement		5,000		5,000
Dumpster Area Upgrade		10,000		10,000
Stone Beds	<i>210,183</i>		1,500	1,500
Window/Glass Maint / Replacement	240,183		261,700	501,888 <i>411,583</i>
Investment Fee.				0
Total Reserve Expenditures	648,760	0	405,200	1,053,960