

# 2025 Reserve Budget

The Lakes of Woodbridge Condominium Association				
Reserve Fund Dollars to Spend year ending 12/31/25				
		Prior Yr		
	Reserve	Oper Fd		
	Fund	Transfer	2025	Amount
<b>Reserve Revenue</b>	Carryover	Malbx recls	Budget	Remaining
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
<b>Total Reserve Revenue</b>	<b>0</b>	<b>0</b>	<b>405,200</b>	<b>405,200</b>
<b>Operating Expenses</b>				
				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 Rep/mt/Coachlites	<del>30,000</del>			<del>30,000</del>
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	210,183		1,500	1,500
Window/Glass Maint / Replacement	<del>240,188</del>		261,700	<del>501,888</del>
Investment Fee.				0
<b>Total Reserve Expenditures</b>	<b>648,760</b>	<b>0</b>	<b>405,200</b>	<b>1,053,960</b>

60,000

471,888