

Replacement Reserves Budget

as of October 30, 2023

**2023**

Reserves balance as Jan 2023	\$ 11,062	
2023 reserves contributions	\$ 2,200	Transfer from Operating budget.
2021 Budget surplus transferred	\$ 1,100	
estimated interest earned	\$ 14	
Planned reserves expenditures for 2023	<u>-\$3,500</u>	Fence staining and board replacement
Est. Reserves balance at end of year	\$ 10,876	

**2024**

Estimated Reserves balance as Jan 2024	\$ 10,876	
Estimated 2024 reserves contributions	\$ 2,200	Transfer from Operating budget.
Planned reserves expenditures for 2024	<u>\$0</u>	
Reserves balance at end of year	\$ 13,076	

**2025**

Estimated Reserves balance as Jan 2025	\$ 13,076	
Estimated 2025 reserves contributions	\$ 2,400	
Planned reserves expenditures for 2025	<u>\$0</u>	
Reserves balance at end of year	\$ 15,476	

**2026**

Estimated Reserves balance as Jan 2026	\$ 15,476	
Estimated 2026 reserves contributions	\$ 2,500	
Planned reserves expenditures for 2026	<u>\$0</u>	TBD, Possible landscaping changes, area east of Sample (see note 4 below)
Reserves balance at end of year	\$ 17,976	

**2027**

Estimated Reserves balance as Jan 2027	\$ 17,976	
Estimated 2026 reserves contributions	\$ 2,600	
Planned reserves expenditures for 2027	<u>-\$5,500</u>	Fence staining and board replacement; estimated cost.
Reserves balance at end of year	\$ 15,076	

Note: we spent an \$7651 for capital repairs during 2013 to 2015 (for a average of \$2550 per year) for fence repairs, re-staining, sidewalk leveling to eliminate some of the trip hazards, and adding tree rings and mulch under the pine trees.

And we spent \$5722 in 2021 on tree removal, sidewalk replacement etc. due to tripping hazards.

Note 2: Our irrigation system and equipment is now about 23 years old, with a uncertain life span and future repair / replacement costs.

Note 3; We need to plan on re-staining and replacing boards on our fence every 4 to 5 years. Estimated cost \$4500 to \$6000 depending on how many boards need to be replaced. We spent \$3550 on this in 2014 and \$4180 in 2019.

Note 4; Genesis LLC bid \$7370 in March 2021 to xeriscape this area with drip irrigation and 6 xeriscape plants.

Recommend waiting until we have at least \$15,000 to \$18,000 in reserves. We will need to have substanail increases in yearly contributions if we want to do any landscape changes.

Note 5: Management recommends as a minimum we contribute at least \$2200 to \$3200 per year to the replacement reserves account.