

2022 Reserve Budget

Assumes \$40/month dues increase (\$20 to operating & \$20 to reserve)

Beginning balance as of January 1, 2022 = approximately \$45,000

2021 Year End

	<u>Line Item</u>	<u>2021 Budget</u>	<u>Projection</u>	<u>2022 Budget</u>	<u>Comments</u>	
Income						
	20100	Transfer from operating fund	\$61,162	\$61,164	\$71,040	Assumes \$20 of \$40 increase goes to reserve.
	20200	Interest	\$72	\$36	\$40	
	20300	Misc. income	\$0	\$0	\$0	
		TOTAL INCOME	\$61,234	\$61,200	\$71,080	
Expenses						
	5100	Administrative	\$0	\$0	\$0	
	5200	Roof loan payments - principle	\$31,971	\$34,414	\$0	
	5300	Roof loan payments - interest	\$0	\$347	\$0	
	5400	Painting	\$0	\$0	\$0	
	5500	Siding replacement	\$4,000	\$4,000	\$4,000	\$103 paid to date. Future siding work on Bath and Walker not yet billed.
	5600	Sprinkler system	\$0	\$0	\$0	
	5700	Trim replacement	\$5,000	\$5,000	\$5,000	Abt. \$4000 for three chimney repairs which were mischarged to operating will be reimbursed from reserve to operating. Material costs of about \$500 for a 4th chimney repair still to be paid.
	5800	Gutters & downspouts	\$0	\$0	\$0	
	5900	Soffits & fascia	\$0	\$0	\$0	
	6000	Sidewalks	\$5,500	\$12,188	\$0	
	6100	Timber replacement walls	\$0	\$0	\$0	
	6200	Wood privacy fence	\$0	\$0	\$0	
	6300	Shed	\$0	\$0	\$0	
	6400	Split rail fences	\$0	\$500	\$0	Removal of fence on east side of Brodie row. Fencing work for 2021 is complete.
	6500	Stone veneer	\$0	\$0	\$0	
	6600	Insurance deductible	\$0	\$0	\$0	
		TOTAL EXPENSES	\$46,471	\$56,449	\$9,000	
		PROFIT OR LOSS	\$14,763	\$4,751	\$62,080	

Ending balance as of January 1, 2023 = approximately \$107,000