

2023 Reserve Budget

Oct-22

RESERVE ACCOUNTS	Reference Only		F/S								
	2022 EST LIFE	YEAR NEEDED	COSTS ESTIMATED 2022	2023 EST LIFE	YEAR NEEDED	COSTS ESTIMATED 2023	12/31/22 Balance Estimate	Balance remaining to be Funded	Funding Span Years	To be Funded 2023	2023 Funded Balance
Clubhouse: replace ballroom windows	30	2031	12,384	30	2032	18,787	2,253	16,534	10	1,653	3,906
Clubhouse: replace doors (3) new acct	30	2027	6,405	30	2027	6,405	1,068	5,337	5	1,067	2,135
Clubhouse: replace roof and gutters	30	2023	23,772	30	2023	23,772	19,720	4,052	1	4,052	23,772
Clubhouse: paint exterior	10	2030	9,538	10	2030	13,998	1,883	12,115	8	1,514	3,397
Clubhouse: paint interior	10	2030	9,600	10	2030	9,600	1,920	7,680	8	960	2,880
Clubhouse: interior finish items	10	2027	6,678	10	2023	2,200	2,163	37	1	37	2,200
Clubhouse: appliance replacement				15	2025	1,900	0	1,900	3	633	633
Clubhouse: flooring-ballroom/kitchen				20	2032	12,500	0	12,500	10	1,250	1,250
Clubhouse: furniture				15	2027	3,900	0	3,900	5	780	780
Clubhouse: replace furnace & air cond.	15	2024	16,068	15	2024	16,068	14,097	1,971	2	986	15,083
Repave parking lot (3% inflation added)	15	2032	68,134	15	2037	68,134	25,098	20,794	15	1,386	26,484
Reseal & repair parking/handicap lot	10	2022	20,987	10	2023	8,112	7,527	585	1	585	8,112
Culvert replacement	30	2030	9,270	30	2030	9,270	1,830	7,440	8	930	2,760
Pool skimmers/ladders/handrails	15	2026	3,200	15	2026	3,200	1,066	2,134	4	534	1,600
Pool heater	10	2028	3,800	10	2026	3,800	1,520	2,280	4	570	2,090
Pool fence	20	2025	13,780	20	2025	13,780	11,405	2,375	3	792	12,197
Pool furniture	10	2030	3,000	10	2030	5,000	333	4,667	8	583	916
Pool cover	12	2025	8,240	12	2025	8,240	5,385	2,855	3	952	6,337
Pool interior resurface	15	2026	37,400	15	2026	37,400	22,213	18,511	4	4,628	26,841
Dredging bays and shorelines	15	2030	100,000	15	2032	83,502	26,667	56,835	10	5,684	32,351
Sluiceway - wood/aluminum section	15	2029	19,000	15	2029	19,000	8,281	10,719	7	1,531	9,812
Sluiceway: replace ledger boards				15	2032	8,000	0	8,000	10	800	800
Dam inspection by certified engineer	5	2026	3,680	5	2026	3,680	736	2,944	4	736	1,472
Dam earthen works maintenance	10	2029	6,300	10	2029	6,300	4,633	1,667	7	238	4,871
Meadows: cherry tree removal/replace				15	2031	20,348	0	20,348	9	2,261	2,261
Landscape: Master plan implementation	20	2024	3,270	20	2024	6,270	1,090	5,180	2	2,590	3,680
Mulch	2	2023	7,004	2	2023	7,004	3,671	3,333	1	3,333	7,004
Financial 5 year review	5	2024	5,175	5	2024	5,175	3,105	2,070	2	1,035	4,140
Security & Privacy	3	2024	15,000		2023	16,200	6,754	9,446	1	9,446	16,200
Forebays dredging/Lambo Crk & livery		Completed					(3,918)			3,918	
Totals w/o Contingency			411,685			441,545	170,501	226,338		55,464	225,965
Contingency							21,006				36,000
Totals with Contingency							191,507				261,965

2023 WHITE SQUIRREL LAND BUDGET			
EXPENSES		INCOME	BANK BALANCES
Leaf Removal / Drain Cleaning	\$ 840	Road assessments (12 lots @ \$920.00)	United Community Bank \$3,361.25
Snow Removal	\$ 1,800	Interest from Money Market	Telco Community Credit Union \$55,501.99
ROAD REPAVING RESERVES	\$ 8,400		Total \$58,863.24
TOTAL:	\$11,040		