

WB Reserves Analysis Budget Worksheet, Budget FY2024 - September 22, 2023

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)		36044										36044										36044										
Fiscal Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049		
Starting Reserve Balance	\$350,732	\$366,238	\$400,689	\$404,413	\$460,164	\$473,775	\$513,778	\$598,128	\$684,424	\$552,349	\$473,036	\$500,887	\$559,524	\$654,136	\$762,884	\$871,428	\$934,612	\$1,039,295	\$1,155,571	\$1,183,886	\$1,326,960	\$790,948	\$966,199	\$1,041,584	\$920,439	\$850,255	\$1,036,481	\$1,201,872	\$1,425,030	\$1,560,724		
Annual Reserve Contribution	\$102,456	\$102,456	\$102,456	\$106,042	\$109,753	\$113,595	\$117,571	\$121,686	\$125,945	\$130,353	\$134,915	\$139,637	\$144,524	\$149,583	\$154,818	\$160,237	\$165,845	\$171,650	\$177,657	\$183,875	\$190,311	\$196,972	\$203,866	\$211,001	\$218,386	\$226,030	\$233,941	\$242,129	\$250,603	\$259,374		
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Interest Earnings	\$0	\$0	\$2,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Income	\$453,188	\$468,694	\$505,194	\$510,455	\$569,917	\$587,370	\$631,349	\$719,814	\$810,368	\$682,702	\$607,951	\$640,524	\$704,048	\$803,718	\$917,702	\$1,031,665	\$1,100,457	\$1,210,944	\$1,333,228	\$1,367,762	\$1,517,271	\$987,920	\$1,170,065	\$1,252,585	\$1,138,825	\$1,076,284	\$1,270,421	\$1,444,001	\$1,675,633	\$1,820,098		
Borrowed from / Paid back to Reserves Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
# Component																																
General Building & Painting																																
2341	Bldg Engineering Reviews/Miscell (see comments)	\$4,859	\$10,010	\$0	\$0	\$0	\$5,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,425	\$0	\$0	\$0	\$0	\$9,263	\$0	\$0	\$0	
2343	Bldg Ext, Stairwells, Garage - Rest/Seal/Paint	\$1,632	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$201,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Roof																																
2375	Roof Coatings - Recoat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2384	Roofing & Gutters (Metal) - Replace	\$0	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Elevators																																
2513	Elevators - Modernize	\$15,000	\$0	\$29,380	\$29,380	\$61,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,409	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2517	Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000	\$0	\$69,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mechanical/Electrical																																
2501	Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2522	HVAC (Elevator Room) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2522	HVAC (G1 Lobby) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,116	\$0	\$0	\$0		
2522	HVAC (G2 Lobby & Exercise Rm) - Replace	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,312	\$0		
2522	HVAC (Recreation Room) - Replace	\$0	\$0	\$34,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,139	\$0	\$0	\$0	\$0		
2536	Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2537	Cooling Tower - Replace Fans	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2538	Chilled Water Pumps - Replace	\$0	\$0	\$0	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2543	Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,656	\$0		
2549	Generator - Replace	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,230	\$0	\$0	\$0	\$0	\$0	\$0		
2557	Fire Alarm System - Modernize	\$0	\$16,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2558	Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,982	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2560	Fire Sprinkler Pump/Controls - Repl	\$6,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2571	Upgrade HW Boilers/Tank A to On-Demand	\$32,939	\$42,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2573	Upgrade HW Boilers/Tank B to On-Demand	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2575	Domestic Water System - Replace	\$0	\$0	\$8,448	\$0	\$0	\$0	\$0	\$26,596	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,739		
Pool/Spa/Walkway to Marina																																
2763	Pool Deck Furniture - Replace	\$0	\$0	\$0	\$6,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,559	\$0	
2767	Pool Deck (Coated) - Seal/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$1,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,429	\$0	\$0	\$0	\$0	\$0	
2768	Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2773	Swimming Pool - Replace Vinyl Liner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2775	Spa/Jacuzzi - Resurface	\$0	\$0	\$12,650	\$0	\$0	\$0	\$0	\$0	\$0	\$3,423	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2781	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$14,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,202	\$0	\$0	\$0	\$0	\$0	
2781	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,665	\$0	\$0	\$0	\$0		
Pavement/Brick Pavers																																
2105	Driveway Concrete - Repair	\$0	\$641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2120	Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,354	\$0	\$0	\$0	\$0	\$0	\$0	
Furniture & Fixtures																																
2303	Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Misc Components																																
2137	Site Fencing (Metal) - Replace	\$0	\$0	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2169	Sign/Monument - Refurbish/Replace (?)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2175	Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$11,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,971	\$0	\$0	\$0	\$0	
2315	Walkway Decks - Maint Repair/Recoat	\$0	\$0	\$0	\$0	\$0	\$6,456	\$0	\$0	\$0	\$0	\$0	\$7,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2316	Walkway Decks - Pro Resurface	\$18,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2326	Deck Railings - Repair/Seal/Repaint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$81,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2367	Windows & Doors (Common) - Paint/Repair/Replace	\$0	\$0	\$0	\$0	\$13,000	\$13,000																									

Table 5: 30-Year Reserve Plan Summary

36044

Fiscal Year Start: 01/01/20

Interest: 0.00% Inflation: 2.40%

Year	Fully Funded Balance Strength (All values as of Fiscal Year Start Date)			Reserve Balance Strength measured against Cash-Flow Floor (CFF)			Projected Reserve Balance Changes				
	Starting Reserve Balance	Fully Funded Balance	FFB Percent Funded	Special Assmt Risk	CFF Rising at 2.4% per year	Start Res Bal Against Rising CFF	Spl Assmt Risk with CFF	Reserves Annual Contributions	Loans or Special Assmts	Interest Income	Reserve Expenses
2020	\$350,732	\$637,068	55.1%	Medium	No CFF estab.	87.7%	Low	\$102,456	\$0	\$0	\$86,950
2021	\$366,238	\$668,122	54.8%	Medium	No CFF estab.	91.6%	Low	\$102,456	\$0	\$0	\$61,200
2022	\$400,689	\$733,356	54.6%	Medium	\$400,000	100.2%	Low	\$102,456	\$0	\$2,049	\$102,830
2023	\$404,413	\$727,732	55.6%	Medium	\$400,000	101.1%	Low	\$106,042	\$0	\$0	\$50,291
2024	\$460,164	\$817,677	56.3%	Medium	\$409,600	112.3%	Low	\$109,753	\$0	\$0	\$96,142
2025	\$473,775	\$874,422	54.2%	Medium	\$419,430	113.0%	Low	\$113,595	\$0	\$0	\$73,592
2026	\$513,778	\$921,257	55.8%	Medium	\$429,497	119.6%	Low	\$117,571	\$0	\$0	\$33,221
2027	\$598,128	\$1,038,192	57.6%	Medium	\$439,805	136.0%	Low	\$121,686	\$0	\$0	\$35,390
2028	\$684,424	\$1,144,977	59.8%	Medium	\$450,360	152.0%	Low	\$125,945	\$0	\$0	\$258,019
2029	\$552,349	\$822,794	67.1%	Medium	\$461,169	119.8%	Low	\$130,353	\$0	\$0	\$209,666
2030	\$473,036	\$784,128	60.3%	Medium	\$472,237	100.2%	Low	\$134,915	\$0	\$0	\$107,064
2031	\$500,887	\$886,764	56.5%	Medium	\$483,570	103.6%	Low	\$139,637	\$0	\$0	\$81,000
2032	\$559,524	\$1,028,900	54.4%	Medium	\$495,176	113.0%	Low	\$144,524	\$0	\$0	\$49,913
2033	\$654,136	\$1,126,237	58.1%	Medium	\$507,060	129.0%	Low	\$149,583	\$0	\$0	\$40,834
2034	\$762,884	\$1,217,788	62.6%	Medium	\$519,230	146.9%	Low	\$154,818	\$0	\$0	\$46,274
2035	\$871,428	\$1,329,396	65.6%	Medium	\$531,691	163.9%	Low	\$160,237	\$0	\$0	\$97,053
2036	\$934,612	\$1,394,799	67.0%	Medium	\$544,452	171.7%	Low	\$165,845	\$0	\$0	\$61,163
2037	\$1,039,295	\$1,511,401	68.8%	Medium	\$557,519	186.4%	Low	\$171,650	\$0	\$0	\$55,373
2038	\$1,155,571	\$1,619,580	71.4%	Low	\$570,899	202.4%	Low	\$177,657	\$0	\$0	\$149,342
2039	\$1,183,886	\$1,631,568	72.6%	Low	\$584,601	202.5%	Low	\$183,875	\$0	\$0	\$40,801
2040	\$1,326,960	\$1,775,048	74.8%	Low	\$598,631	221.7%	Low	\$190,311	\$0	\$0	\$726,323
2041	\$790,948	\$1,264,464	62.6%	Medium	\$612,998	129.0%	Low	\$196,972	\$0	\$0	\$21,721
2042	\$966,199	\$1,425,769	67.8%	Medium	\$627,710	153.9%	Low	\$203,866	\$0	\$0	\$128,481
2043	\$1,041,584	\$1,485,299	70.1%	Low	\$642,775	162.0%	Low	\$211,001	\$0	\$0	\$332,147
2044	\$920,439	\$1,341,470	68.6%	Medium	\$658,202	139.8%	Low	\$218,386	\$0	\$0	\$288,570
2045	\$850,255	\$1,242,667	68.4%	Medium	\$673,999	126.2%	Low	\$226,030	\$0	\$0	\$39,804
2046	\$1,036,481	\$1,400,177	74.0%	Low	\$690,175	150.2%	Low	\$233,941	\$0	\$0	\$68,549
2047	\$1,201,872	\$1,536,075	78.2%	Low	\$706,739	170.1%	Low	\$242,129	\$0	\$0	\$18,971
2048	\$1,425,030	\$1,730,142	82.4%	Low	\$723,701	196.9%	Low	\$250,603	\$0	\$0	\$114,909
2049	\$1,560,724	\$1,834,865	85.1%	Low	\$741,069	210.6%	Low	\$259,374	\$0	\$0	\$0

Reserves Contributions Overall and Per Unit		
Year	Reserves Annual Contributions	Reserves Contrib. Per Unit /Mo
2020	\$102,456	\$133.41
2021	\$102,456	\$133.41
2022	\$102,456	\$133.41
2023	\$106,042	\$138.08
2024	\$109,753	\$142.91
2025	\$113,595	\$147.91
2026	\$117,571	\$153.09
2027	\$121,686	\$158.44
2028	\$125,945	\$163.99
2029	\$130,353	\$169.73
2030	\$134,915	\$175.67
2031	\$139,637	\$181.82
2032	\$144,524	\$188.18
2033	\$149,583	\$194.77
2034	\$154,818	\$201.59
2035	\$160,237	\$208.64
2036	\$165,845	\$215.94
2037	\$171,650	\$223.50
2038	\$177,657	\$231.32
2039	\$183,875	\$239.42
2040	\$190,311	\$247.80
2041	\$196,972	\$256.47
2042	\$203,866	\$265.45
2043	\$211,001	\$274.74
2044	\$218,386	\$284.36
2045	\$226,030	\$294.31
2046	\$233,941	\$304.61
2047	\$242,129	\$315.27
2048	\$250,603	\$326.31
2049	\$259,374	\$337.73

Weak Range: 0% to 30.0% High
 Fair Range: 30.1% to 70.0% Medium
 Strong Range: 70.1% to 130.0% Low
 Named Surplus: Low

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