

## Reserves

NOTES: Reserve Study noted 9% increase in year over year contribution

2019/20	2020/21	2021/22	2022/23
215309	230122	230294	219183

\*\*22/23 is projected year end reserve dollars to start 23/24

Current Dues:

\$570

Proposed two tiered due assessment

Rationale:

Painting:  
\$4900 small  
\$5400 large

Difference \$500 As a percentage 10.2% more

Roofing:  
\$12,800 small  
\$18,200 large

Difference \$5,400 As a percentage 42.1%

Total:

\$5,900

Current % of dues to reserve 23.5%

Each household contributes \$1604/year at current contribution rate ~\$134/month

**Draft of full reserve funding \$213 2022/23, \$232 2023/4**

Baseline

Small home: \$17,700

11 years to fund based on current costs and reserve allocation

Large home: \$23,600

14.7 years to fund based on current costs and reserve allocation

**33.6% longer to fund; smaller units are contributing greater amount in proportion to costs (14.7 - 11=3.7/11)**

One way to look at differential in dues look at increasing contribution for larger homes by 33%

Adjustment of dues by inflation

Notes:

Currently painted homes 21 2 2019 15 2021 4 2022

Currently roofed homes 13 4 2021 11 4 2020 2 2019 3 2018