

## Reserve Accounts

### What are “Reserves”?

Reserves refer to a separate fund or account used to cover the costs of major repairs and replacements. These funds are distinct from the operating budget, which covers day-to-day expenses. Reserve funds are essentially the community's savings, ensuring they can address significant, non-routine projects without sudden special assessments.

Please see current reserve balances and projected reserve balances for FY27.

### CM-COMMUNITY MAINTENANCE RESTRICTED RESERVES

	FY26 BALANCE	FY27 TRANSFERS	FY27 BALANCE
<b>CM RESTRICTED RESERVES</b>			
Equipment Replacement Fund	41,600.00	1,600.00	43,200.00
Roads and Erosion	24,650.00	10,000.00	34,650.00
Shoreline Erosion Fund	15,852.58		15,852.58
Harbor Pier Restoration	22,500.00	11,250.00	33,750.00
<b>TOTAL CM RESTRICTED RESERVES</b>	<b>\$ 104,602.58</b>	<b>\$ 22,850.00</b>	<b>\$ 127,452.58</b>

### CA-CICA MEMBERSHIP RESTRICTED RESERVES

	FY26 BALANCE	FY27 TRANSFERS	FY27 BALANCE
<b>CA RESTRICTED RESERVES</b>			
Equipment Replacement Fund	16,800.00	400.00	17,200.00
<b>TOTAL CA RESTRICTED RESERVES</b>	<b>\$ 16,800.00</b>	<b>\$ 400.00</b>	<b>\$ 17,200.00</b>

## The Harbor Living Shoreline Project

For the past two years, the shoreline at the Chesapeake Isle Harbor has demanded attention and money. This spring, the project will be completed with final plantings installed. Paying for the project impacted the FY25 and FY 26 Community Maintenance budgets as well as earlier budgets in which reserves were put aside for shoreline erosion work. Below is a financial report for your information.

We are happy the project is just about complete. The use of reserves and planning by the Board of Directors ensured that the funding was available when needed to pay for this important project.

### SHORELINE PROJECT ANALYSIS

FY25 CICA Approved Project	8/24/2024	\$ 145,000.00	
Kingfisher Quote - Signed Contract	9/20/2024	\$ 144,850.00	
Drawings/Permits	10/2/2024	\$ 14,400.00	
Project Start-up	7/14/2025	\$ 57,900.00	
Substantial Completion	8/15/2025	\$ 58,000.00	
	8/15/2025	\$ 5,100.00	FY26 add'l sand
Project Completion	TBD Spring 2026	\$ 14,550.00	
	<b>Kingfisher Total</b>	<b>\$ 149,950.00</b>	

**NOTE: \$ 120,000.00 was Restricted Reserves and \$29,950.00 was Unrestricted Reserves**