

Initial Capital Reserve Funding Information provided by the Association and agreed Forecasting Assumptions

1 Organization: **Highlands Condominium Association**
 2 Address: **Spokane, WA**

3	Number of Units	46
4	Age of Building (in years)	32
5a	Study Period (in years)	30
5b	Normal Fiscal Year starts:	January 1, 2016
5c	Partial Fiscal Year starts:	November 1, 2016
5d	Partial Year Length:	2 months
6	Site Inspection Date	September 21, 2016
7	Reserve Funds at start	\$46,725
8	Rate of Return on invested Reserve Funds (%)	0.01%
9	Inflation Rate (%)	2.00%
10	Initial Minimum Threshold	\$10,000
11		
12		
13		

	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Special Assessments		
					Years Out	Total/Year	Per Unit
Res. Fund Contrib. (First Year).....	\$1,150	\$2,300	\$25.00	\$50.00			
Res. Fund Contrib. (Remaining Years).....	\$1,150	\$13,800	\$25.00	\$300.00			

Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves in Year One
Increases of \$368 per Month in years 4 and 8 required to maintain
positive minimum threshold balances throughout the Planning Period

1 Organization: **Highlands Condominium Association**
 2 Address: **0**
Spokane, WA

3	Number of Units	46
4	Age of Building (in years)	32
5a	Study Period (in years)	30
5b	Normal Fiscal Year starts:	January 1, 2016
5c	Partial Fiscal Year starts:	November 1, 2016
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6	Site Inspection Date	September 21, 2016
7	Reserve Funds at start	\$46,725
8	Rate of Return on invested Reserve Funds (%)	0.01%
9	Inflation Rate (%)	2.00%
10	Yearly Threshold	\$10,000
11		
12		
13		

CURRENT FUNDING	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Special Assessments		
					Years Out	Total/Year	Per Unit
Res. Fund Contrib. (First Year).....	\$1,150	\$2,300	\$25.00	\$50.00			
Res. Fund Contrib. (Remaining Years).....	\$1,150	\$13,800	\$25.00	\$300.00			

ALTERNATIVE 1	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Special Assessments		
					Years Out	Total/Year	Per Unit
Monthly Amount, (First Year).....	\$1,656	\$19,872	\$36.00	\$432.00			
Monthly Amount, (Last Year).....	\$2,392	\$28,704	\$52.00	\$624.00			

Fiscal Years:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Normal: Jan 2016															
Partial: Nov 2016 (2 months)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Beginning Reserve Fund Balance:	\$46,725	\$50,041	\$66,767	\$86,645	\$94,974	\$113,809	\$123,995	\$69,970	\$91,393	\$117,646	\$59,242	\$60,817	\$86,917	\$115,630	\$132,727
Revenue:	\$3,312	\$19,872	\$19,872	\$19,872	\$24,288	\$24,288	\$24,288	\$24,288	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$4	\$5	\$7	\$8	\$9	\$10	\$6	\$7	\$9	\$5	\$5	\$7	\$9	\$11	\$1
Capital Expenditures:	\$0	\$3,152	\$0	\$11,551	\$5,462	\$14,111	\$78,319	\$2,872	\$2,460	\$87,113	\$27,134	\$2,611	\$0	\$11,618	\$148,315
Ending Reserve Balance:	\$50,041	\$66,767	\$86,645	\$94,974	\$113,809	\$123,995	\$69,970	\$91,393	\$117,646	\$59,242	\$60,817	\$86,917	\$115,630	\$132,727	\$13,117
Percent Funded:	41.15%	46.75%	53.83%	52.13%	59.11%	59.41%	32.22%	54.13%	62.73%	28.66%	39.23%	56.45%	66.80%	68.30%	6.35%
Special Assessment Cost per Unit:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Fiscal Years:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Normal: Jan 2016															
Partial: Nov 2016 (2 months)	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Beginning Reserve Fund Balance:	\$13,117	\$33,749	\$56,902	\$85,613	\$114,326	\$141,949	\$161,247	\$160,256	\$84,472	\$60,241	\$38,121	\$58,053	\$85,759	\$113,278	\$134,033
Revenue:	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704	\$28,704
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$3	\$5	\$7	\$9	\$11	\$13	\$7	\$5	\$3	\$5	\$7	\$9	\$11	\$4	\$4
Capital Expenditures:	\$8,075	\$5,555	\$0	\$0	\$1,093	\$9,418	\$29,709	\$104,495	\$52,940	\$50,827	\$8,777	\$1,004	\$1,195	\$7,959	\$108,794
Ending Reserve Balance:	\$33,749	\$56,902	\$85,613	\$114,326	\$141,949	\$161,247	\$160,256	\$84,472	\$60,241	\$38,121	\$58,053	\$85,759	\$113,278	\$134,033	\$53,948
Percent Funded:	29.25%	42.12%	54.76%	64.39%	71.41%	75.08%	69.44%	35.09%	23.22%	15.43%	24.89%	33.23%	42.00%	46.72%	21.61%
Special Assessment Cost per Unit:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves
Begin with \$1610.00 per month contribution w/ 18% increases in years 4, 8, and 12 to maintain
minimum threshold balances throughout the Planning Period**



General Information:

1 Organization: **Highlands Condominium Association**
 2 Address: **0
Spokane, WA**

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4	Age of Building (in years)	32
5a	Study Period (in years)	30
5b	Normal Fiscal Year starts:	January 1, 2016
5c	Partial Fiscal Year starts:	November 1, 2016
5d	Partial Year Length:	2 months
6	Site Inspection Date	September 21, 2016
7	Reserve Funds at start	\$46,725
8	Rate of Return on invested Reserve Funds (%)	0.01%
9	Inflation Rate (%)	2.00%
10	Yearly Threshold	\$10,000
11		
12		
13		

CURRENT FUNDING					Special Assessments		
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Years Out	Total/Year	Per Unit
Res. Fund Contrib. (First Year).....	\$1,150	\$2,300	\$25.00	\$50.00			
Res. Fund Contrib. (Remaining Years).....	\$1,150	\$13,800	\$25.00	\$300.00			

ALTERNATIVE 2					Special Assessments		
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Years Out	Total/Year	Per Unit
Monthly Amount, (First Year).....	\$1,610	\$19,320	\$35.00	\$420.00			
Monthly Amount, (Last Year).....	\$2,645	\$31,743	\$57.51	\$690.07			
	18.00%						

Fiscal Years:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Normal: Jan 2016															
Partial: Nov 2016 (2 months)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Beginning Reserve Fund Balance:	\$46,725	\$49,949	\$66,122	\$85,449	\$93,226	\$110,570	\$119,265	\$63,749	\$83,682	\$108,131	\$47,923	\$47,694	\$71,990	\$103,741	\$123,877
Revenue:	\$3,220	\$19,320	\$19,320	\$19,320	\$22,798	\$22,798	\$22,798	\$22,798	\$26,901	\$26,901	\$26,901	\$26,901	\$31,743	\$31,743	\$31,743
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$4	\$5	\$7	\$7	\$9	\$10	\$5	\$7	\$9	\$4	\$4	\$6	\$8	\$10	\$1
Capital Expenditures:	\$0	\$3,152	\$0	\$11,551	\$5,462	\$14,111	\$78,319	\$2,872	\$2,460	\$87,113	\$27,134	\$2,611	\$0	\$11,618	\$148,315
Ending Reserve Balance:	\$49,949	\$66,122	\$85,449	\$93,226	\$110,570	\$119,265	\$63,749	\$83,682	\$108,131	\$47,923	\$47,694	\$71,990	\$103,741	\$123,877	\$7,306
Percent Funded:	41.08%	46.30%	53.09%	51.17%	57.43%	57.15%	29.36%	49.57%	57.65%	23.19%	30.77%	46.75%	59.93%	63.75%	3.54%
Special Assessment Cost per Unit:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Fiscal Years:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Normal: Jan 2016															
Partial: Nov 2016 (2 months)	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Beginning Reserve Fund Balance:	\$7,306	\$30,977	\$57,170	\$88,920	\$120,673	\$151,336	\$173,675	\$175,724	\$102,981	\$81,791	\$62,713	\$85,686	\$116,434	\$146,995	\$170,793
Revenue:	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743	\$31,743
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$2	\$5	\$7	\$10	\$12	\$14	\$14	\$8	\$7	\$5	\$7	\$9	\$12	\$14	\$7
Capital Expenditures:	\$8,075	\$5,555	\$0	\$0	\$1,093	\$9,418	\$29,709	\$104,495	\$52,940	\$50,827	\$8,777	\$1,004	\$1,195	\$7,959	\$108,794
Ending Reserve Balance:	\$30,977	\$57,170	\$88,920	\$120,673	\$151,336	\$173,675	\$175,724	\$102,981	\$81,791	\$62,713	\$85,686	\$116,434	\$146,995	\$170,793	\$93,750
Percent Funded:	26.85%	42.31%	56.88%	67.96%	76.13%	80.87%	76.14%	42.78%	31.53%	25.38%	36.74%	45.12%	54.50%	59.53%	37.56%
Special Assessment Cost per Unit:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Alternate Funding Plan No. 3 - Maintain current contribution rate with 3 special assessments in years 1, 10, and 20 required to maintain Minimum Threshold Balances throughout the Planning Period

1 Organization: **Highlands Condominium Association**
 2 Address: **0 Spokane, WA**

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4	Age of Building (in years)	32
5a	Study Period (in years)	30
5b	Normal Fiscal Year starts:	January 1, 2016
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5d	Partial Year Length:	2 months
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7	Reserve Funds at start	\$46,725
8	Rate of Return on invested Reserve Funds (%)	0.01%
9	Inflation Rate (%)	2.00%
10	Yearly Threshold	\$10,000
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12		
13		

CURRENT FUNDING					Special Assessments		
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Years Out	Total/Year	Per Unit
Res. Fund Contrib. (First Year).....	\$1,150	\$2,300	\$25.00	\$50.00			
Res. Fund Contrib. (Remaining Years).....	\$1,150	\$13,800	\$25.00	\$300.00			

ALTERNATIVE 3					Special Assessments		
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Years Out	Total/Year	Per Unit
Monthly Amount, (First Year).....	\$1,150	\$13,800	\$25.00	\$300.00			
Monthly Amount, (Last Year).....	\$1,150	\$13,800	\$25.00	\$300.00	1	75,000.00	1,630.43
					10	125,000.00	2,717.39
	0.00%				20	125,000.00	2,717.39

Fiscal Years:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Normal: Jan 2016															
Partial: Nov 2016 (2 months)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Beginning Reserve Fund Balance:	\$46,725	\$124,035	\$134,694	\$148,506	\$150,767	\$159,117	\$158,818	\$94,307	\$105,244	\$116,593	\$168,293	\$154,971	\$166,173	\$179,988	\$182,184
Revenue:	\$2,300	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800
Special Assessments:	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$10	\$11	\$12	\$12	\$13	\$13	\$8	\$8	\$9	\$13	\$12	\$13	\$14	\$15	\$4
Capital Expenditures:	\$0	\$3,152	\$0	\$11,551	\$5,462	\$14,111	\$78,319	\$2,872	\$2,460	\$87,113	\$27,134	\$2,611	\$0	\$11,618	\$148,315
Ending Reserve Balance:	\$124,035	\$134,694	\$148,506	\$150,767	\$159,117	\$158,818	\$94,307	\$105,244	\$116,593	\$168,293	\$154,971	\$166,173	\$179,988	\$182,184	\$47,674
Percent Funded:	102.00%	94.31%	92.26%	82.75%	82.65%	76.10%	43.43%	62.34%	62.17%	81.43%	99.98%	107.92%	103.98%	93.75%	23.08%
Special Assessment Cost per Unit:	\$1,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,717	\$0	\$0	\$0	\$0	\$0

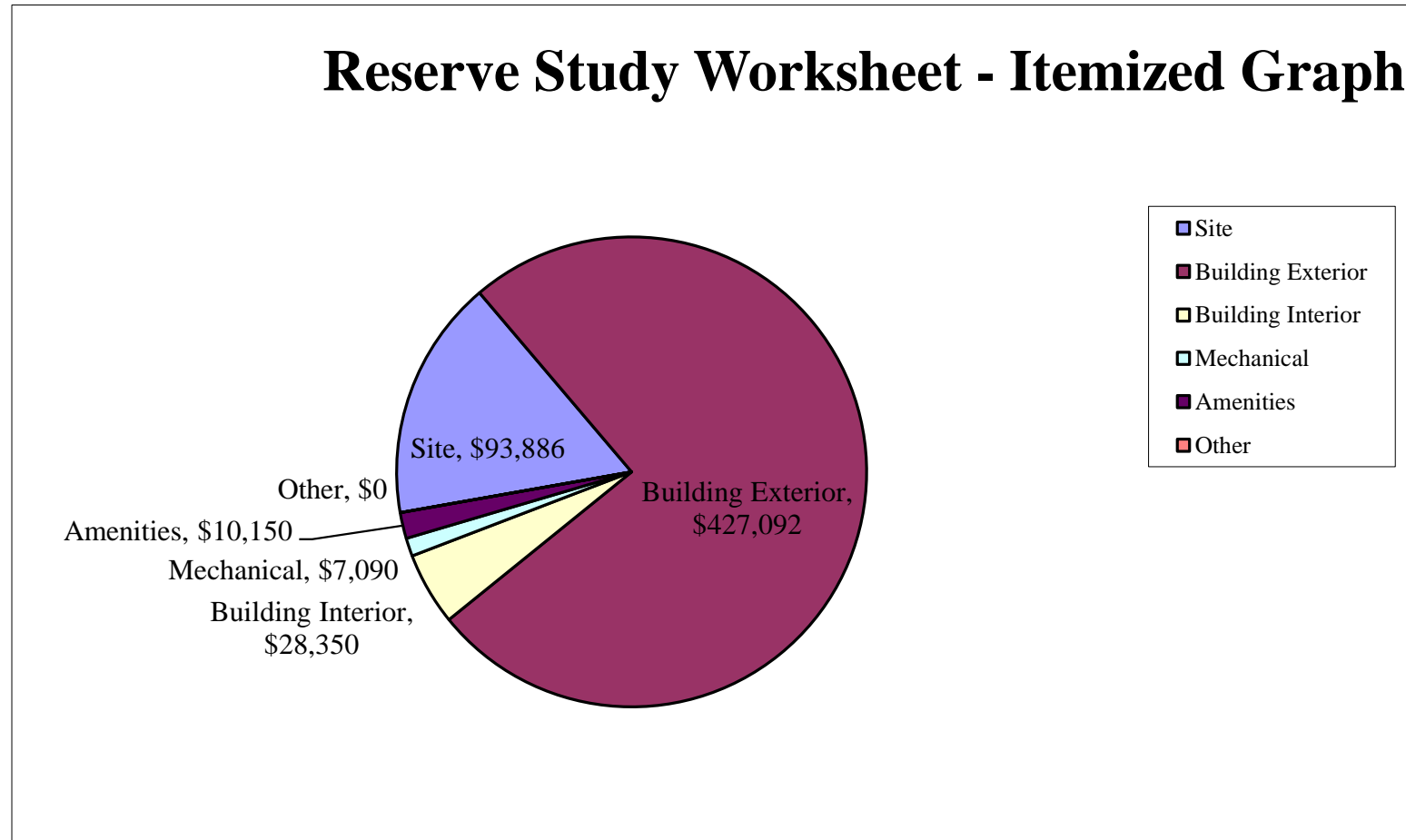
Fiscal Years:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Normal: Jan 2016															
Partial: Nov 2016 (2 months)	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Beginning Reserve Fund Balance:	\$47,674	\$53,403	\$61,653	\$75,459	\$89,266	\$226,991	\$231,392	\$215,500	\$124,815	\$85,683	\$48,660	\$53,687	\$66,488	\$79,100	\$84,947
Revenue:	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800
Special Assessments:	\$0	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$4	\$5	\$6	\$7	\$18	\$19	\$17	\$10	\$7	\$4	\$4	\$5	\$6	\$7	\$0
Capital Expenditures:	\$8,075	\$5,555	\$0	\$0	\$1,093	\$9,418	\$29,709	\$104,495	\$52,940	\$50,827	\$8,777	\$1,004	\$1,195	\$7,959	\$108,794
Ending Reserve Balance:	\$53,403	\$61,653	\$75,459	\$89,266	\$226,991	\$231,392	\$215,500	\$124,815	\$85,683	\$48,660	\$53,687	\$66,488	\$79,100	\$84,947	(\$10,046)
Percent Funded:	46.28%	45.63%	48.27%	50.27%	114.19%	107.74%	93.37%	51.85%	33.03%	19.69%	23.02%	25.76%	29.33%	29.61%	-4.02%
Special Assessment Cost per Unit:	\$0	\$0	\$0	\$0	\$2,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Common Component Inventory and Capital Expenditure Planning

Capital Item To Be Replaced	Quantity		Unit cost	CapEx Budget	Expected	Remaining	Reserve	Funding Required Annual	Full Funding Balance	Planning Notes
	Count	Units			Useful Life (or Frequency) Years	Useful Life Years				
Site										
Asphalt-seal/stripe	22,480	SF	\$0.18	\$4,046.40	6	4	\$73.50	\$882.03	\$1,348.80	Local contractor
Asphalt-chip seal	22,480	SF	\$1.40	\$31,472.00	20	23	\$120.60	\$1,447.22	(\$4,720.80)	Published cost (Olympia)
Concrete flatwork repair-5% of total	204	SF	5.58	\$1,138.32	10	10	\$9.49	\$113.83	\$0.00	RS Means
Fence, wood and lattice-replace	370	LF	28	\$10,360.00	40	3	\$185.49	\$2,225.92	\$9,583.00	Homewyse
Fence, chain link-replace	160	LF	22	\$3,520.00	40	21	\$11.42	\$137.03	\$1,672.00	Homewyse
Monument repair allowance	1	Lot	1000	\$1,000.00	10	4	\$16.03	\$192.36	\$600.00	Engineer's estimate
Landscaping-major repair allowance	1	Lot	2000	\$2,000.00	5	5	\$33.33	\$400.00	\$0.00	Engineer's estimate
Handrail, missing metal- replace	1	Lot	750	\$750.00	40	1	\$39.08	\$469.02	\$731.25	Engineer's estimate
Lighting, exterior pole and halogen-replace	1	Lot	12275	\$12,275.00	25	10	\$78.71	\$944.50	\$7,365.00	Internet research
Building Exterior										
Roofs, torch down-replace	132	SQ	\$376.00	\$49,632.00	20	9	\$362.43	\$4,349.22	\$27,297.60	RS Means
Roofs, asphalt comp-replace	163	SQ	\$293.00	\$47,759.00	25	14	\$236.22	\$2,834.60	\$21,013.96	RS Means
Roofs, shingle mansard-replace	39	SQ	\$480.00	\$18,720.00	25	9	\$130.71	\$1,568.49	\$11,980.80	RS Means
Roofs, shingle mansard-seal	39	SF	\$60.00	\$2,340.00	100	1	\$120.82	\$1,449.85	\$2,316.60	RS Means
Exteriors-caulk, paint	42,100	SF	\$1.45	\$61,045.00	8	6	\$766.40	\$9,196.82	\$15,261.25	Homewyse
Exterior steps-replacement allowance	1	Lot	\$1,500.00	\$1,500.00	5	5	\$25.00	\$300.00	\$0.00	Engineer's estimate
Deck/balcony structural repair allowance	1	Lot	\$1,000.00	\$1,000.00	5	5	\$16.67	\$200.00	\$0.00	Engineer's estimate
Deck/balcony railing-replace	500	LF	\$50.00	\$25,000.00	40	30	\$62.77	\$753.28	\$6,250.00	Homewyse
Sun decks-replace	840	SF	\$35.00	\$29,400.00	30	24	\$94.24	\$1,130.86	\$5,880.00	HomeAdvisor
Carports-paint	31,850	SF	\$0.26	\$8,281.00	8	5	\$118.13	\$1,417.55	\$3,105.38	RS Means
Shed-replace	1	EA	\$850.00	\$850.00	25	25	\$2.83	\$34.00	\$0.00	Internet research
Building Interior										
Clubhouse vinyl floor-replace	150	SF	\$3.50	\$525.00	25	3	\$9.65	\$115.83	\$462.00	Homewyse
Clubhouse exterior doors-replace	2	EA	\$750.00	\$1,500.00	30	15	\$6.73	\$80.79	\$750.00	Internet research
Clubhouse bathroom renovation	1	Lot	\$2,500.00	\$2,500.00	15	7	\$23.66	\$283.95	\$1,333.33	Engineer's estimate
Laundry machines, older-replace	1	Lot	\$7,800.00	\$7,800.00	15	6	\$83.36	\$1,000.29	\$4,680.00	Internet research
Laundry machines, newer-replace	2	EA	\$1,300.00	\$2,600.00	15	14	\$15.08	\$180.96	\$173.33	Internet research
Mechanical										
Clubhouse baseboard heaters-replace	3	EA	\$100.00	\$300.00	40	10	\$1.78	\$21.35	\$225.00	Internet research +installation
Fire panel-replace	1	EA	\$2,590.00	\$2,590.00	25	9	\$18.08	\$217.01	\$1,657.60	Grainger + installation
Water heater-replace	1	EA	\$2,100.00	\$2,100.00	15	8	\$17.95	\$215.43	\$980.00	Internet research +installation
Amenities										
Pool-fiberglass repair allowance	1	Lot	\$750.00	\$750.00	10	9	\$6.68	\$80.13	\$75.00	HomeAdvisor
Pool cover-replace	1	EA	\$700.00	\$700.00	7	6	\$9.19	\$110.26	\$100.00	Internet research
Pool equipment-replace	1	Lot	\$1,200.00	\$1,200.00	15	9	\$9.40	\$112.84	\$480.00	Angies List
Pool furniture-replace	2	EA	\$750.00	\$1,500.00	25	11	\$8.92	\$107.02	\$840.00	Home Depot
Snow blower-replace	1	EA	\$600.00	\$600.00	15	11	\$4.08	\$48.96	\$160.00	Sears
Other										

Reserve Study Worksheet - Itemized Graph

Categories	Totals
Site	\$93,886
Building Exterior	\$427,092
Building Interior	\$28,350
Mechanical	\$7,090
Amenities	\$10,150
Other	\$0
Total	\$566,568



Reserve Study Worksheet - Itemized Funding



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Categories	Reserve Requirement	Beginning Balance	Balance Requiring Funding	Monthly Reserve Funding Required	Annual Reserve Funding Required	Full Funding Balance	Percent Funded
Site	\$66,562	\$6,371	\$60,191	\$568	\$6,812	\$16,579	
Building Exterior	\$245,527	\$35,776	\$209,751	\$1,936	\$23,235	\$93,106	
Building Interior	\$14,925	\$2,843	\$12,082	\$138	\$1,662	\$7,399	
Mechanical	\$4,990	\$1,100	\$3,890	\$38	\$454	\$2,863	
Amenities	\$4,750	\$636	\$4,114	\$38	\$459	\$1,655	
Other	\$0	\$0	\$0	\$0	\$0	\$0	
Totals	\$336,754	\$46,725	\$290,029	\$2,718	\$32,621	\$121,601	38.4%

**Annual Capital Expenditure Budgets -
Line Item Budgets in Current Dollars -**

**30 Year Projection
Annual totals inflated @ 2.00% at the bottom line**

Year: Year Number:	2016 1	2017 2	2018 3	2019 4	2020 5	2021 6	2022 7	2023 8	2024 9	2025 10	2026 11	2027 12	2028 13	2029 14	2030 15
Site															
Asphalt-seal/stripe	0	0	0	0	4,046	0	0	0	0	0	4,046	0	0	0	0
Asphalt-chip seal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete flatwork repair-5% of total	0	0	0	0	0	0	0	0	0	0	1,138	0	0	0	0
Fence, wood and lattice-replace	0	0	0	10,360	0	0	0	0	0	0	0	0	0	0	0
Fence, chain link-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monument repair allowance	0	0	0	0	1,000	0	0	0	0	0	0	0	0	0	1,000
Landscaping-major repair allowance	0	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0	0
Handrail, missing metal- replace	0	750	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting, exterior pole and halogen-replace	0	0	0	0	0	0	0	0	0	0	12,275	0	0	0	0
Building Exterior															
Roofs, torch down-replace	0	0	0	0	0	0	0	0	0	49,632	0	0	0	0	0
Roofs, asphalt comp-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,759
Roofs, shingle mansard-replace	0	0	0	0	0	0	0	0	0	18,720	0	0	0	0	0
Roofs, shingle mansard-seal	0	2,340	0	0	0	0	0	0	0	0	0	0	0	0	0
Exteriors-caulk, paint	0	0	0	0	0	0	61,045	0	0	0	0	0	0	0	61,045
Exterior steps-replacement allowance	0	0	0	0	0	1,500	0	0	0	0	1,500	0	0	0	0
Deck/balcony structural repair allowance	0	0	0	0	0	1,000	0	0	0	0	1,000	0	0	0	0
Deck/balcony railing-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun decks-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carports-paint	0	0	0	0	0	8,281	0	0	0	0	0	0	0	8,281	0
Shed-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Interior															
Clubhouse vinyl floor-replace	0	0	0	525	0	0	0	0	0	0	0	0	0	0	0
Clubhouse exterior doors-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clubhouse bathroom renovation	0	0	0	0	0	0	0	2,500	0	0	0	0	0	0	0
Laundry machines, older-replace	0	0	0	0	0	0	7,800	0	0	0	0	0	0	0	0
Laundry machines, newer-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,600
Mechanical															
Clubhouse baseboard heaters-replace	0	0	0	0	0	0	0	0	0	0	300	0	0	0	0
Fire panel-replace	0	0	0	0	0	0	0	0	0	2,590	0	0	0	0	0
Water heater-replace	0	0	0	0	0	0	0	0	2,100	0	0	0	0	0	0
Amenities															
Pool-fiberglass repair allowance	0	0	0	0	0	0	0	0	0	750	0	0	0	0	0
Pool cover-replace	0	0	0	0	0	0	700	0	0	0	0	0	0	700	0
Pool equipment-replace	0	0	0	0	0	0	0	0	0	1,200	0	0	0	0	0
Pool furniture-replace	0	0	0	0	0	0	0	0	0	0	0	1,500	0	0	0
Snow blower-replace	0	0	0	0	0	0	0	0	0	0	0	600	0	0	0
Other															
Total Costs	0	3,090	0	10,885	5,046	12,781	69,545	2,500	2,100	72,892	22,260	2,100	0	8,981	112,404

**Annual Capital Expenditure Budgets -
Line Item Budgets in Current Dollars -**

**30 Year Projection
Annual totals inflated @ 2.00% at the bottom line**

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Costs Adjusted For 2% Inflation	0	3,152	0	11,551	5,462	14,111	78,319	2,872	2,460	87,113	27,134	2,611	0	11,618	148,315

Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site															
Asphalt-seal/stripe	0	4,046	0	0	0	0	0	4,046	0	0	0	0	0	4,046	0
Asphalt-chip seal	0	0	0	0	0	0	0	0	31,472	0	0	0	0	0	0
Concrete flatwork repair-5% of total	0	0	0	0	0	1,138	0	0	0	0	0	0	0	0	0
Fence, wood and lattice-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fence, chain link-replace	0	0	0	0	0	0	3,520	0	0	0	0	0	0	0	0
Monument repair allowance	0	0	0	0	0	0	0	0	0	1,000	0	0	0	0	0
Landscaping-major repair allowance	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0	0
Handrail, missing metal- replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting, exterior pole and halogen-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior															
Roofs, torch down-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,632
Roofs, asphalt comp-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofs, shingle mansard-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofs, shingle mansard-seal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exteriors-caulk, paint	0	0	0	0	0	0	0	61,045	0	0	0	0	0	0	0
Exterior steps-replacement allowance	1,500	0	0	0	0	1,500	0	0	0	0	1,500	0	0	0	0
Deck/balcony structural repair allowance	1,000	0	0	0	0	1,000	0	0	0	0	1,000	0	0	0	0
Deck/balcony railing-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun decks-replace	0	0	0	0	0	0	0	0	0	29,400	0	0	0	0	0
Carports-paint	0	0	0	0	0	0	8,281	0	0	0	0	0	0	0	8,281
Shed-replace	0	0	0	0	0	0	0	0	0	0	850	0	0	0	0
Building Interior															
Clubhouse vinyl floor-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	525	0
Clubhouse exterior doors-replace	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clubhouse bathroom rennovation	0	0	0	0	0	0	0	2,500	0	0	0	0	0	0	0
Laundry machines, older-replace	0	0	0	0	0	0	7,800	0	0	0	0	0	0	0	0
Laundry machines, newer-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,600
Mechanical															
Clubhouse baseboard heaters-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire panel-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water heater-replace	0	0	0	0	0	0	0	0	2,100	0	0	0	0	0	0
Amenities															

**Current Level of Contribution to Capital Reserves
Projected ahead unchanged throughout the Planning Period**

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2016	1	\$46,725	\$2,300	\$0	\$4	\$2,304	\$0	\$49,029	\$10,000
2017	2	\$49,029	\$13,800	\$0	\$5	\$13,805	\$3,152	\$59,682	\$10,200
2018	3	\$59,682	\$13,800	\$0	\$6	\$13,806	\$0	\$73,488	\$10,404
2019	4	\$73,488	\$13,800	\$0	\$6	\$13,806	\$11,551	\$75,743	\$10,612
2020	5	\$75,743	\$13,800	\$0	\$7	\$13,807	\$5,462	\$84,087	\$10,824
2021	6	\$84,087	\$13,800	\$0	\$7	\$13,807	\$14,111	\$83,782	\$11,041
2022	7	\$83,782	\$13,800	\$0	\$2	\$13,802	\$78,319	\$19,265	\$11,262
2023	8	\$19,265	\$13,800	\$0	\$2	\$13,802	\$2,872	\$30,196	\$11,487
2024	9	\$30,196	\$13,800	\$0	\$3	\$13,803	\$2,460	\$41,538	\$11,717
2025	10	\$41,538	\$13,800	\$0	\$0	\$13,800	\$87,113	(\$31,774)	\$11,951
2026	11	(\$31,774)	\$13,800	\$0	\$0	\$13,800	\$27,134	(\$45,109)	\$12,190
2027	12	(\$45,109)	\$13,800	\$0	\$0	\$13,800	\$2,611	(\$33,920)	\$12,434
2028	13	(\$33,920)	\$13,800	\$0	\$0	\$13,800	\$0	(\$20,120)	\$12,682
2029	14	(\$20,120)	\$13,800	\$0	\$0	\$13,800	\$11,618	(\$17,938)	\$12,936
2030	15	(\$17,938)	\$13,800	\$0	\$0	\$13,800	\$148,315	(\$152,452)	\$13,195
2031	16	(\$152,452)	\$13,800	\$0	\$0	\$13,800	\$8,075	(\$146,728)	\$13,459
2032	17	(\$146,728)	\$13,800	\$0	\$0	\$13,800	\$5,555	(\$138,482)	\$13,728
2033	18	(\$138,482)	\$13,800	\$0	\$0	\$13,800	\$0	(\$124,682)	\$14,002
2034	19	(\$124,682)	\$13,800	\$0	\$0	\$13,800	\$0	(\$110,882)	\$14,282
2035	20	(\$110,882)	\$13,800	\$0	\$0	\$13,800	\$1,093	(\$98,175)	\$14,568
2036	21	(\$98,175)	\$13,800	\$0	\$0	\$13,800	\$9,418	(\$93,793)	\$14,859
2037	22	(\$93,793)	\$13,800	\$0	\$0	\$13,800	\$29,709	(\$109,702)	\$15,157
2038	23	(\$109,702)	\$13,800	\$0	\$0	\$13,800	\$104,495	(\$200,397)	\$15,460
2039	24	(\$200,397)	\$13,800	\$0	\$0	\$13,800	\$52,940	(\$239,537)	\$15,769
2040	25	(\$239,537)	\$13,800	\$0	\$0	\$13,800	\$50,827	(\$276,563)	\$16,084
2041	26	(\$276,563)	\$13,800	\$0	\$0	\$13,800	\$8,777	(\$271,540)	\$16,406
2042	27	(\$271,540)	\$13,800	\$0	\$0	\$13,800	\$1,004	(\$258,744)	\$16,734
2043	28	(\$258,744)	\$13,800	\$0	\$0	\$13,800	\$1,195	(\$246,139)	\$17,069
2044	29	(\$246,139)	\$13,800	\$0	\$0	\$13,800	\$7,959	(\$240,298)	\$17,410
2045	30	(\$240,298)	\$13,800	\$0	\$0	\$13,800	\$108,794	(\$335,292)	\$17,758

Reserve Study Worksheet - Current Funding Levels

Beginning Balance as of start of year beginning Jan 2016: \$46,725

CONTRIBUTIONS	
FIRST YR	REM YRS
\$2,300.00	\$13,800.00
\$50.00	\$300.00
\$1,150.00	\$1,150.00
\$25.00	\$25.00
Threshold: \$10,000.00	

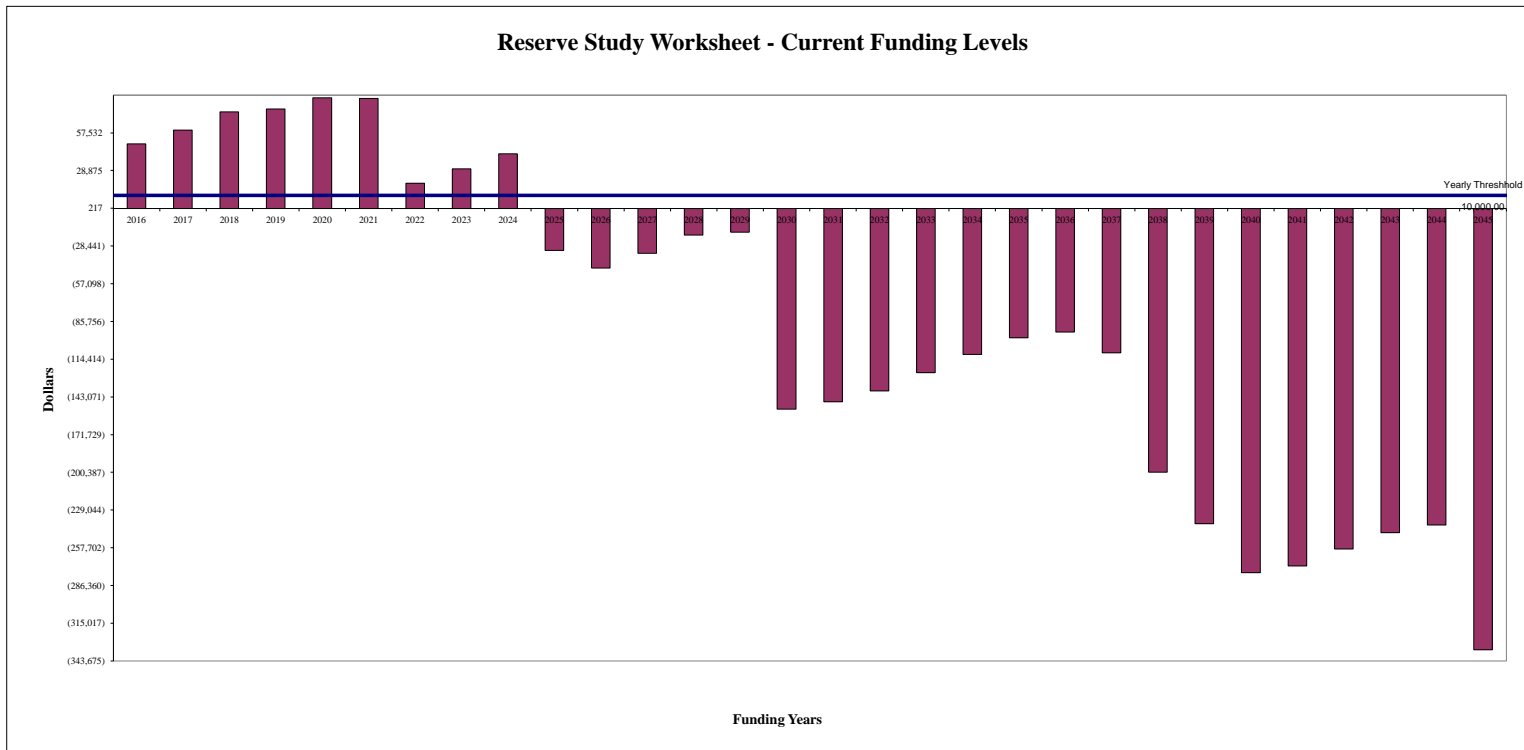
Projected Annual Funding and Expenditures:

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	49,029	59,682	73,488	75,743	84,087	83,782	19,265	30,196	41,538	(31,774)	(45,109)	(33,920)	(20,120)	(17,938)	(152,452)
Capital Expenditures:	-	3,152	-	11,551	5,462	14,111	78,319	2,872	2,460	87,113	27,134	2,611	-	11,618	148,315
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	2,304	13,805	13,806	13,806	13,807	13,807	13,802	13,802	13,803	13,800	13,800	13,800	13,800	13,800	13,800
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	(146,728)	(138,482)	(124,682)	(110,882)	(98,175)	(93,793)	(109,702)	(200,397)	(239,537)	(276,563)	(271,540)	(258,744)	(246,139)	(240,298)	(335,292)
Capital Expenditures:	8,075	5,555	-	-	1,093	9,418	29,709	104,495	52,940	50,827	8,777	1,004	1,195	7,959	108,794
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

White out this row unless required

If used, adjust Y-axis parameters



Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves in Year One
Increases of \$368 per Month in years 4 and 8 required to maintain
positive minimum threshold balances throughout the Planning Period

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2016	1	\$46,725	\$3,312	\$0	\$4	\$3,316	\$0	\$50,041	\$10,000
2017	2	\$50,041	\$19,872	\$0	\$5	\$19,877	\$3,152	\$66,767	\$10,200
2018	3	\$66,767	\$19,872	\$0	\$7	\$19,879	\$0	\$86,645	\$10,404
2019	4	\$86,645	\$19,872	\$0	\$8	\$19,880	\$11,551	\$94,974	\$10,612
2020	5	\$94,974	\$24,288	\$0	\$9	\$24,297	\$5,462	\$113,809	\$10,824
2021	6	\$113,809	\$24,288	\$0	\$10	\$24,298	\$14,111	\$123,995	\$11,041
2022	7	\$123,995	\$24,288	\$0	\$6	\$24,294	\$78,319	\$69,970	\$11,262
2023	8	\$69,970	\$24,288	\$0	\$7	\$24,295	\$2,872	\$91,393	\$11,487
2024	9	\$91,393	\$28,704	\$0	\$9	\$28,713	\$2,460	\$117,646	\$11,717
2025	10	\$117,646	\$28,704	\$0	\$5	\$28,709	\$87,113	\$59,242	\$11,951
2026	11	\$59,242	\$28,704	\$0	\$5	\$28,709	\$27,134	\$60,817	\$12,190
2027	12	\$60,817	\$28,704	\$0	\$7	\$28,711	\$2,611	\$86,917	\$12,434
2028	13	\$86,917	\$28,704	\$0	\$9	\$28,713	\$0	\$115,630	\$12,682
2029	14	\$115,630	\$28,704	\$0	\$11	\$28,715	\$11,618	\$132,727	\$12,936
2030	15	\$132,727	\$28,704	\$0	\$1	\$28,705	\$148,315	\$13,117	\$13,195
2031	16	\$13,117	\$28,704	\$0	\$3	\$28,707	\$8,075	\$33,749	\$13,459
2032	17	\$33,749	\$28,704	\$0	\$5	\$28,709	\$5,555	\$56,902	\$13,728
2033	18	\$56,902	\$28,704	\$0	\$7	\$28,711	\$0	\$85,613	\$14,002
2034	19	\$85,613	\$28,704	\$0	\$9	\$28,713	\$0	\$114,326	\$14,282
2035	20	\$114,326	\$28,704	\$0	\$11	\$28,715	\$1,093	\$141,949	\$14,568
2036	21	\$141,949	\$28,704	\$0	\$13	\$28,717	\$9,418	\$161,247	\$14,859
2037	22	\$161,247	\$28,704	\$0	\$13	\$28,717	\$29,709	\$160,256	\$15,157
2038	23	\$160,256	\$28,704	\$0	\$7	\$28,711	\$104,495	\$84,472	\$15,460
2039	24	\$84,472	\$28,704	\$0	\$5	\$28,709	\$52,940	\$60,241	\$15,769
2040	25	\$60,241	\$28,704	\$0	\$3	\$28,707	\$50,827	\$38,121	\$16,084
2041	26	\$38,121	\$28,704	\$0	\$5	\$28,709	\$8,777	\$58,053	\$16,406
2042	27	\$58,053	\$28,704	\$0	\$7	\$28,711	\$1,004	\$85,759	\$16,734
2043	28	\$85,759	\$28,704	\$0	\$9	\$28,713	\$1,195	\$113,278	\$17,069
2044	29	\$113,278	\$28,704	\$0	\$11	\$28,715	\$7,959	\$134,033	\$17,410
2045	30	\$134,033	\$28,704	\$0	\$4	\$28,708	\$108,794	\$53,948	\$17,758

Initial threshold value from cell F10 of "Worksheet - Current"
 Threshold inflated anflated ahead at the rate of inflation in F9 of "Worksheet - Current"

Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves in Year One
Increases of \$368 per Month in years 4 and 8 required to maintain
positive minimum threshold balances throughout the Planning Period

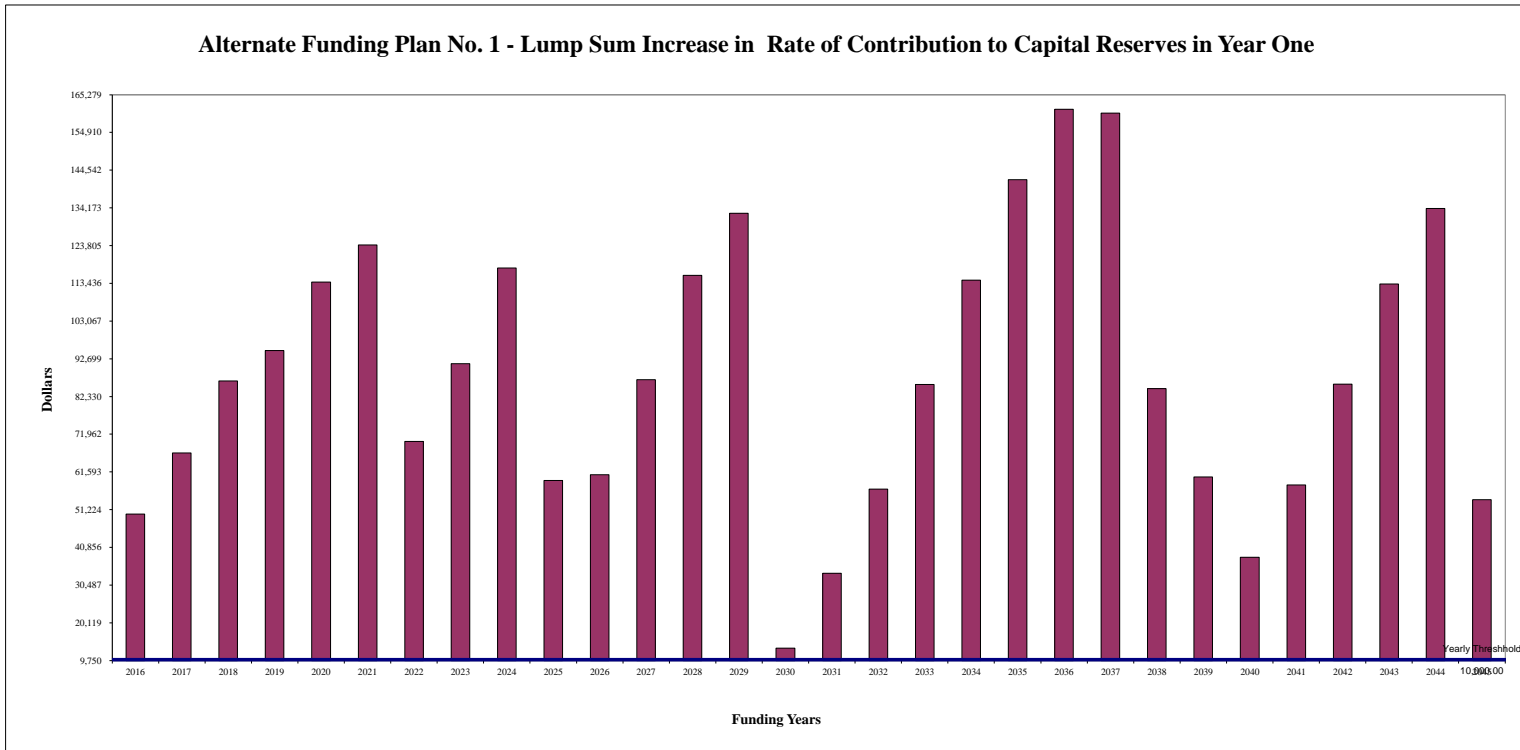
FIRST YR	CONTRIBUTIONS	
LAST YR	per year	per unit per year
\$19,872.00	\$28,704.00	\$624.00
\$432.00	\$624.00	\$624.00
\$1,656.00	\$2,392.00	\$2,392.00
\$36.00	\$52.00	\$52.00

SETTINGS (analyzed by year)	
Starting amount (\$):	\$1,656.00
Increment by (\$):	\$368.00
Every	4 year
Frequency:	2 time
Threshold:	\$10,000.00

Projected Annual Funding and Expenditures:

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	50,041	66,767	86,645	94,974	113,809	123,995	69,970	91,393	117,646	59,242	60,817	86,917	115,630	132,727	13,117
Capital Expenditures:	-	3,152	-	11,551	5,462	14,111	78,319	2,872	2,460	87,113	27,134	2,611	-	11,618	148,315
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	3,316	19,877	19,879	19,880	24,297	24,298	24,294	24,295	28,713	28,709	28,709	28,711	28,713	28,715	28,705

Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	33,749	56,902	85,613	114,326	141,949	161,247	160,256	84,472	60,241	38,121	58,053	85,759	113,278	134,033	53,948
Capital Expenditures:	8,075	5,555	-	-	1,093	9,418	29,709	104,495	52,940	50,827	8,777	1,004	1,195	7,959	108,794
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	28,707	28,709	28,711	28,713	28,715	28,717	28,717	28,711	28,709	28,707	28,709	28,711	28,713	28,715	28,708



Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves
Begin with \$1610.00 per month contribution w/ 18% increases in years 4, 8, and 12 to maintain
minimum threshold balances throughout the Planning Period

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2016	1	\$46,725	\$3,220	\$0	\$4	\$3,224	\$0	\$49,949	\$10,000
2017	2	\$49,949	\$19,320	\$0	\$5	\$19,325	\$3,152	\$66,122	\$10,200
2018	3	\$66,122	\$19,320	\$0	\$7	\$19,327	\$0	\$85,449	\$10,404
2019	4	\$85,449	\$19,320	\$0	\$7	\$19,327	\$11,551	\$93,226	\$10,612
2020	5	\$93,226	\$22,798	\$0	\$9	\$22,806	\$5,462	\$110,570	\$10,824
2021	6	\$110,570	\$22,798	\$0	\$10	\$22,807	\$14,111	\$119,265	\$11,041
2022	7	\$119,265	\$22,798	\$0	\$5	\$22,803	\$78,319	\$63,749	\$11,262
2023	8	\$63,749	\$22,798	\$0	\$7	\$22,804	\$2,872	\$83,682	\$11,487
2024	9	\$83,682	\$26,901	\$0	\$9	\$26,910	\$2,460	\$108,131	\$11,717
2025	10	\$108,131	\$26,901	\$0	\$4	\$26,905	\$87,113	\$47,923	\$11,951
2026	11	\$47,923	\$26,901	\$0	\$4	\$26,905	\$27,134	\$47,694	\$12,190
2027	12	\$47,694	\$26,901	\$0	\$6	\$26,907	\$2,611	\$71,990	\$12,434
2028	13	\$71,990	\$31,743	\$0	\$8	\$31,752	\$0	\$103,741	\$12,682
2029	14	\$103,741	\$31,743	\$0	\$10	\$31,753	\$11,618	\$123,877	\$12,936
2030	15	\$123,877	\$31,743	\$0	\$1	\$31,744	\$148,315	\$7,306	\$13,195
2031	16	\$7,306	\$31,743	\$0	\$2	\$31,746	\$8,075	\$30,977	\$13,459
2032	17	\$30,977	\$31,743	\$0	\$5	\$31,748	\$5,555	\$57,170	\$13,728
2033	18	\$57,170	\$31,743	\$0	\$7	\$31,750	\$0	\$88,920	\$14,002
2034	19	\$88,920	\$31,743	\$0	\$10	\$31,753	\$0	\$120,673	\$14,282
2035	20	\$120,673	\$31,743	\$0	\$12	\$31,755	\$1,093	\$151,336	\$14,568
2036	21	\$151,336	\$31,743	\$0	\$14	\$31,757	\$9,418	\$173,675	\$14,859
2037	22	\$173,675	\$31,743	\$0	\$14	\$31,757	\$29,709	\$175,724	\$15,157
2038	23	\$175,724	\$31,743	\$0	\$8	\$31,752	\$104,495	\$102,981	\$15,460
2039	24	\$102,981	\$31,743	\$0	\$7	\$31,750	\$52,940	\$81,791	\$15,769
2040	25	\$81,791	\$31,743	\$0	\$5	\$31,748	\$50,827	\$62,713	\$16,084
2041	26	\$62,713	\$31,743	\$0	\$7	\$31,750	\$8,777	\$85,686	\$16,406
2042	27	\$85,686	\$31,743	\$0	\$9	\$31,753	\$1,004	\$116,434	\$16,734
2043	28	\$116,434	\$31,743	\$0	\$12	\$31,755	\$1,195	\$146,995	\$17,069
2044	29	\$146,995	\$31,743	\$0	\$14	\$31,757	\$7,959	\$170,793	\$17,410
2045	30	\$170,793	\$31,743	\$0	\$7	\$31,751	\$108,794	\$93,750	\$17,758

Initial threshold value from cell F10 of "Worksheet - Current"
 Threshold inflated anflated ahead at the rate of inflation in F9 of "Worksheet - Current"

Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves
Begin with \$1610.00 per month contribution w/ 18% increases in years 4, 8, and 12 to maintain
minimum threshold balances throughout the Planning Period

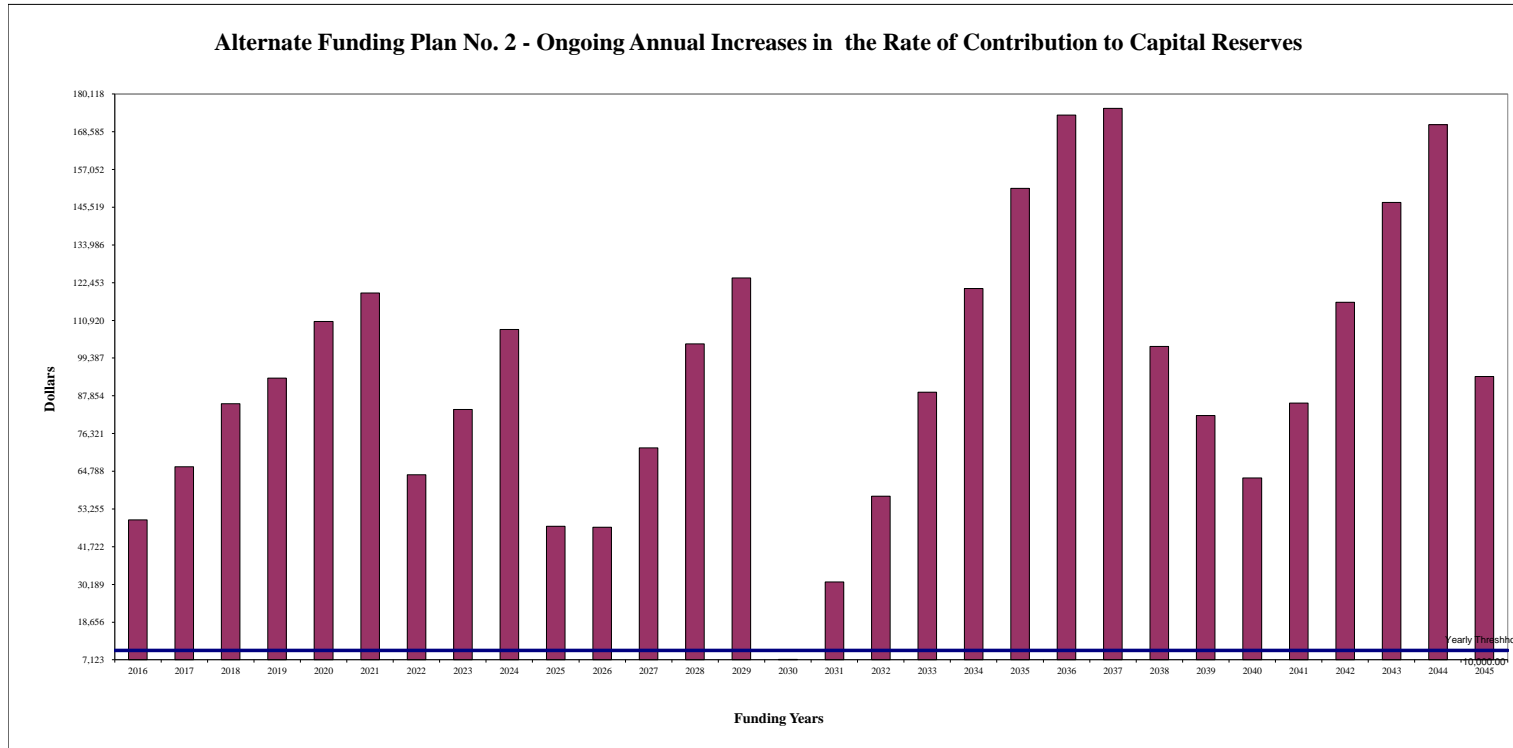
CONTRIBUTIONS		
FIRST YR	LAST YR	
\$19,320.00	\$31,743.38	per year
\$420.00	\$690.07	per unit per year
\$1,610.00	\$2,645.28	per month
\$35.00	\$57.51	per unit per month

SETTINGS (analyzed by year)	
Starting amount (\$):	\$1,610.00
Increment by (%):	18
Step (%):	0
Every	4 year
Frequency:	3 time
Threshold:	\$10,000.00

Projected Annual Funding and Expenditures:

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	49,949	66,122	85,449	93,226	110,570	119,265	63,749	83,682	108,131	47,923	47,694	71,990	103,741	123,877	7,306
Capital Expenditures:	-	3,152	-	11,551	5,462	14,111	78,319	2,872	2,460	87,113	27,134	2,611	-	11,618	148,315
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	3,224	19,325	19,327	19,327	22,806	22,807	22,803	22,804	26,910	26,905	26,905	26,907	31,752	31,753	31,744

Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	30,977	57,170	88,920	120,673	151,336	173,675	175,724	102,981	81,791	62,713	85,686	116,434	146,995	170,793	93,750
Capital Expenditures:	8,075	5,555	-	-	1,093	9,418	29,709	104,495	52,940	50,827	8,777	1,004	1,195	7,959	108,794
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	31,746	31,748	31,750	31,753	31,755	31,757	31,757	31,752	31,750	31,748	31,750	31,753	31,755	31,757	31,751



Alternate Funding Plan No. 3 - Maintain current contribution rate with 3 special assessments in years 1, 10, and 20 required to maintain Minimum Threshold Balances throughout the Planning Period

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance	
2016	1	\$46,725	\$2,300	\$75,000	\$10	\$77,310	\$0	\$124,035	\$10,000	Initial threshold value from cell F10 of "Worksheet - Current" Threshold inflated ahead at the rate of inflation in F9 of "Worksheet - Current"
2017	2	\$124,035	\$13,800	\$0	\$11	\$13,811	\$3,152	\$134,694	\$10,200	
2018	3	\$134,694	\$13,800	\$0	\$12	\$13,812	\$0	\$148,506	\$10,404	
2019	4	\$148,506	\$13,800	\$0	\$12	\$13,812	\$11,551	\$150,767	\$10,612	
2020	5	\$150,767	\$13,800	\$0	\$13	\$13,813	\$5,462	\$159,117	\$10,824	
2021	6	\$159,117	\$13,800	\$0	\$13	\$13,813	\$14,111	\$158,818	\$11,041	
2022	7	\$158,818	\$13,800	\$0	\$8	\$13,808	\$78,319	\$94,307	\$11,262	
2023	8	\$94,307	\$13,800	\$0	\$8	\$13,808	\$2,872	\$105,244	\$11,487	
2024	9	\$105,244	\$13,800	\$0	\$9	\$13,809	\$2,460	\$116,593	\$11,717	
2025	10	\$116,593	\$13,800	\$125,000	\$13	\$138,813	\$87,113	\$168,293	\$11,951	
2026	11	\$168,293	\$13,800	\$0	\$12	\$13,812	\$27,134	\$154,971	\$12,190	
2027	12	\$154,971	\$13,800	\$0	\$13	\$13,813	\$2,611	\$166,173	\$12,434	
2028	13	\$166,173	\$13,800	\$0	\$14	\$13,814	\$0	\$179,988	\$12,682	
2029	14	\$179,988	\$13,800	\$0	\$15	\$13,815	\$11,618	\$182,184	\$12,936	
2030	15	\$182,184	\$13,800	\$0	\$4	\$13,804	\$148,315	\$47,674	\$13,195	
2031	16	\$47,674	\$13,800	\$0	\$4	\$13,804	\$8,075	\$53,403	\$13,459	
2032	17	\$53,403	\$13,800	\$0	\$5	\$13,805	\$5,555	\$61,653	\$13,728	
2033	18	\$61,653	\$13,800	\$0	\$6	\$13,806	\$0	\$75,459	\$14,002	
2034	19	\$75,459	\$13,800	\$0	\$7	\$13,807	\$0	\$89,266	\$14,282	
2035	20	\$89,266	\$13,800	\$125,000	\$18	\$138,818	\$1,093	\$226,991	\$14,568	
2036	21	\$226,991	\$13,800	\$0	\$19	\$13,819	\$9,418	\$231,392	\$14,859	
2037	22	\$231,392	\$13,800	\$0	\$17	\$13,817	\$29,709	\$215,500	\$15,157	
2038	23	\$215,500	\$13,800	\$0	\$10	\$13,810	\$104,495	\$124,815	\$15,460	
2039	24	\$124,815	\$13,800	\$0	\$7	\$13,807	\$52,940	\$85,683	\$15,769	
2040	25	\$85,683	\$13,800	\$0	\$4	\$13,804	\$50,827	\$48,660	\$16,084	
2041	26	\$48,660	\$13,800	\$0	\$4	\$13,804	\$8,777	\$53,687	\$16,406	
2042	27	\$53,687	\$13,800	\$0	\$5	\$13,805	\$1,004	\$66,488	\$16,734	
2043	28	\$66,488	\$13,800	\$0	\$6	\$13,806	\$1,195	\$79,100	\$17,069	
2044	29	\$79,100	\$13,800	\$0	\$7	\$13,807	\$7,959	\$84,947	\$17,410	
2045	30	\$84,947	\$13,800	\$0	\$0	\$13,800	\$108,794	(\$10,046)	\$17,758	

**Alternate Funding Plan No. 3 - Maintain current contribution rate with
3 special assessments in years 1, 10, and 20 required to maintain
Minimum Threshold Balances throughout the Planning Period**

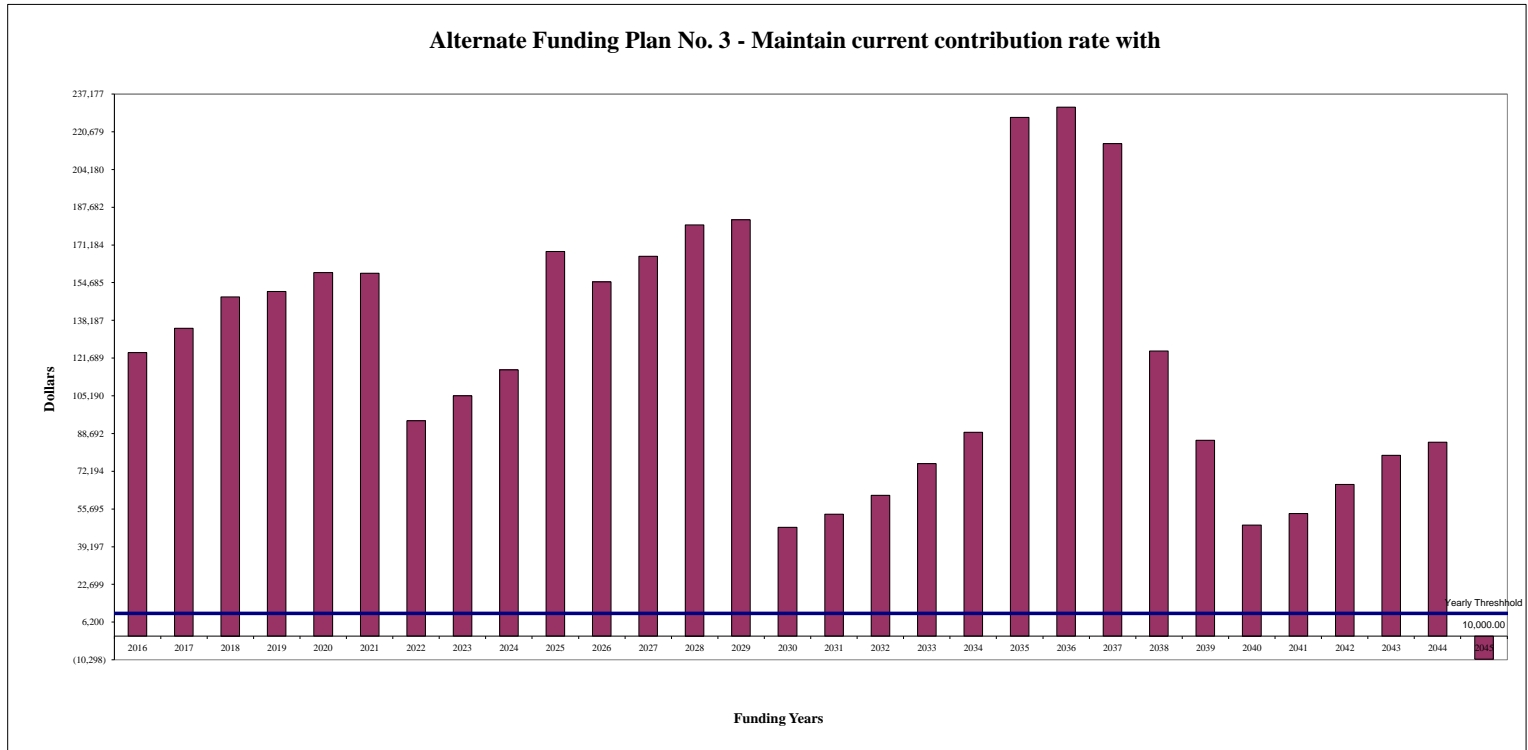
CONTRIBUTIONS		
FIRST YR	LAST YR	
\$13,800.00	\$13,800.00	per year
\$300.00	\$300.00	per unit per year
\$1,150.00	\$1,150.00	per month
\$25.00	\$25.00	per unit per month

SETTINGS (analyzed by year)	
Starting amount (\$):	\$1,150.00
Increment by (%):	0
Step (%):	0
Every	3 year
Frequency:	3 time
Threshold:	\$10,000.00

Projected Annual Funding and Expenditures:

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	124,035	134,694	148,506	150,767	159,117	158,818	94,307	105,244	116,593	168,293	154,971	166,173	179,988	182,184	47,674
Capital Expenditures:	-	3,152	-	11,551	5,462	14,111	78,319	2,872	2,460	87,113	27,134	2,611	-	11,618	148,315
Special Assessment	75,000	-	-	-	-	-	-	-	-	125,000	-	-	-	-	-
Total Revenue (all sources)	77,310	13,811	13,812	13,812	13,813	13,813	13,808	13,808	13,809	138,813	13,812	13,813	13,814	13,815	13,804

Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	53,403	61,653	75,459	89,266	226,991	231,392	215,500	124,815	85,683	48,660	53,687	66,488	79,100	84,947	(10,046)
Capital Expenditures:	8,075	5,555	-	-	1,093	9,418	29,709	104,495	52,940	50,827	8,777	1,004	1,195	7,959	108,794
Special Assessment	-	-	-	-	125,000	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	13,804	13,805	13,806	13,807	138,818	13,819	13,817	13,810	13,807	13,804	13,804	13,805	13,806	13,807	13,800
Target Funding Requirement															



Summary of Reserve Ending Balances

<u>Year</u>	<u>Year Number</u>	<u>Yearly Expenditures</u>	<u>Current</u>	<u>Alt. 1</u>	<u>Alt. 2</u>	<u>Alt. 3</u>
2016	1	\$0	\$49,029	\$50,041	\$49,949	\$124,035
2017	2	\$3,152	\$59,682	\$66,767	\$66,122	\$134,694
2018	3	\$0	\$73,488	\$86,645	\$85,449	\$148,506
2019	4	\$11,551	\$75,743	\$94,974	\$93,226	\$150,767
2020	5	\$5,462	\$84,087	\$113,809	\$110,570	\$159,117
2021	6	\$14,111	\$83,782	\$123,995	\$119,265	\$158,818
2022	7	\$78,319	\$19,265	\$69,970	\$63,749	\$94,307
2023	8	\$2,872	\$30,196	\$91,393	\$83,682	\$105,244
2024	9	\$2,460	\$41,538	\$117,646	\$108,131	\$116,593
2025	10	\$87,113	(\$31,774)	\$59,242	\$47,923	\$168,293
2026	11	\$27,134	(\$45,109)	\$60,817	\$47,694	\$154,971
2027	12	\$2,611	(\$33,920)	\$86,917	\$71,990	\$166,173
2028	13	\$0	(\$20,120)	\$115,630	\$103,741	\$179,988
2029	14	\$11,618	(\$17,938)	\$132,727	\$123,877	\$182,184
2030	15	\$148,315	(\$152,452)	\$13,117	\$7,306	\$47,674
2031	16	\$8,075	(\$146,728)	\$33,749	\$30,977	\$53,403
2032	17	\$5,555	(\$138,482)	\$56,902	\$57,170	\$61,653
2033	18	\$0	(\$124,682)	\$85,613	\$88,920	\$75,459
2034	19	\$0	(\$110,882)	\$114,326	\$120,673	\$89,266
2035	20	\$1,093	(\$98,175)	\$141,949	\$151,336	\$226,991
2036	21	\$9,418	(\$93,793)	\$161,247	\$173,675	\$231,392
2037	22	\$29,709	(\$109,702)	\$160,256	\$175,724	\$215,500
2038	23	\$104,495	(\$200,397)	\$84,472	\$102,981	\$124,815
2039	24	\$52,940	(\$239,537)	\$60,241	\$81,791	\$85,683
2040	25	\$50,827	(\$276,563)	\$38,121	\$62,713	\$48,660
2041	26	\$8,777	(\$271,540)	\$58,053	\$85,686	\$53,687
2042	27	\$1,004	(\$258,744)	\$85,759	\$116,434	\$66,488
2043	28	\$1,195	(\$246,139)	\$113,278	\$146,995	\$79,100
2044	29	\$7,959	(\$240,298)	\$134,033	\$170,793	\$84,947
2045	30	\$108,794	(\$335,292)	\$53,948	\$93,750	(\$10,046)

