

HOA Reserve and Operating Funds Summary - Actual and Projection

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Reserve Fund									
Begin Balance	110,000	131,104	155,112	164,555	182,193	237,831	298,192	354,247	406,444
Contribution	40,000	42,000	66,100	69,405	72,875	76,519	80,345	84,362	88,580
Interest	722	5,853	9,758	10,150	12,022	14,940	17,873	20,611	24,339
Expenses	19,618	23,845	66,415	61,917	29,259	31,098	42,163	52,776	16,502
End Balance	131,104	155,112	164,555	182,193	237,831	298,192	354,247	406,444	502,861
Full Funded Bal	232,241	272,451	516,383	529,191	580,958	668,760	760,318	839,924	901,355
Percent Funded	47.4%	48.1%	30.0%	31.1%	31.4%	35.6%	39.2%	42.2%	45.1%
	357	428			513				615
Operating Fund	Raise 10%	Raise 20%			Raise 20%				Raise 20%
Begin Balance	13,926	22,382	68,017	37,758	23,420	41,354	51,665	53,763	47,025
Income									
Dues	158,187	190,211	190,032	190,032	227,772	227,772	227,772	227,772	273,060
Transfer Fees	6,100	3,900	4,225	4,375	6,000	6,000	6,000	6,000	6,000
Interest/Fees	4,142	4,402	4,290	3,127	3,778	4,201	4,349	4,200	5,317
Total	168,429	198,513	198,547	197,534	237,550	237,973	238,121	237,972	284,377
Expenses	119,973	110,878	162,706	142,467	146,741	151,143	155,678	160,348	165,158
To Reserve	40,000	42,000	66,100	69,405	72,875	76,519	80,345	84,362	88,580
End Balance	22,382	68,017	37,758	23,420	41,354	51,665	53,763	47,025	77,664

Base expenses for 2005 were 121940, but 4440 needs to be added back for Master Association Dues
Therefore 126380 is what was used as the starting point and 3% inflation thereafter
Reserve Contribution increases by 5% Until 2020 and then is 2.25%
Expenses increase by 3% inflation - 2007 had 1 time costs of 41000 extra
Increased Contribution to Reserve by 22000 in 2007

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	2014	2015	2016	2017	2018	2019	2020	2021
Reserve Fund								
Begin Balance	502,861	614,430	698,345	471,312	478,836	561,425	650,614	700,016
Contribution	93,009	97,660	102,543	107,670	113,053	118,706	121,377	124,108
Interest	29,520	34,401	31,029	25,800	28,130	32,457	35,903	40,971
Expenses	10,960	48,146	360,605	125,946	58,594	61,975	107,877	9,399
End Balance	614,430	698,345	471,312	478,836	561,425	650,614	700,016	855,697
Full Funded Bal	1,004,708	1,119,669	1,209,871	975,802	979,442	1,055,685	1,133,950	1,170,597
Percent Funded	50.1%	54.9%	57.7%	48.3%	48.9%	53.2%	57.4%	59.8%
							738	
							Raise 20%	
Operating Fund								
Begin Balance	77,664	99,750	112,602	115,502	107,689	88,355	56,650	71,575
Income								
Dues	273,060	273,060	273,060	273,060	273,060	273,060	327,672	327,672
Transfer Fees	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Interest/Fees	6,148	6,669	6,856	6,683	6,124	5,149	5,753	6,074
Total	285,208	285,729	285,916	285,743	285,184	284,209	339,425	339,746
Expenses	170,113	175,216	180,473	185,887	191,464	197,208	203,124	209,218
To Reserve	93,009	97,660	102,543	107,670	113,053	118,706	121,377	124,108
End Balance	99,750	112,602	115,502	107,689	88,355	56,650	71,575	77,995

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	2022	2023	2024	2025	2026	2027	2028	2029
Reserve Fund								
Begin Balance	855,697	1,026,644	1,143,772	1,255,027	1,383,021	1,475,936	1,505,783	1,571,895
Contribution	126,900	129,756	132,675	135,660	138,713	141,834	145,025	148,288
Interest	49,006	56,102	61,743	67,651	73,114	76,184	78,603	84,428
Expenses	4,959	68,729	83,164	75,317	118,912	188,171	157,516	63,228
End Balance	1,026,644	1,143,772	1,255,027	1,383,021	1,475,936	1,505,783	1,571,895	1,741,383
Full Funded Bal	1,313,189	1,468,146	1,565,688	1,655,018	1,758,950	1,825,053	1,815,597	1,821,037
Percent Funded	65.2%	69.9%	73.1%	75.8%	78.6%	80.9%	82.9%	86.3%
Operating Fund								
		885						
		Raise 20%						
Begin Balance	77,995	75,363	130,658	178,092	217,117	247,162	267,624	277,873
Income								
Dues	327,672	392,940	392,940	392,940	392,940	392,940	392,940	392,940
Transfer Fees	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Interest/Fees	6,091	8,070	9,786	11,222	12,358	13,173	13,646	13,755
Total	339,763	407,010	408,726	410,162	411,298	412,113	412,586	412,695
Expenses	215,494	221,959	228,618	235,476	242,541	249,817	257,311	265,031
To Reserve	126,900	129,756	132,675	135,660	138,713	141,834	145,025	148,288
End Balance	75,363	130,658	178,092	217,117	247,162	267,624	277,873	277,250

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	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Fund								
Begin Balance	1,741,383	189,386	358,990	534,545	642,914	734,525	850,192	1,015,192
Contribution	151,625	155,036	158,524	162,091	165,738	169,467	173,280	177,179
Interest	50,790	17,156	25,660	32,672	37,638	42,785	49,724	53,170
Expenses	1,754,412	2,588	8,630	86,394	111,765	96,586	58,004	257,925
End Balance	189,386	358,990	534,545	642,914	734,525	850,192	1,015,192	987,616
Full Funded Bal	1,938,059	376,135	577,340	784,137	922,991	1,046,008	1,194,664	1,394,020
Percent Funded	89.9%	50.4%	62.2%	68.2%	69.7%	70.2%	71.2%	72.8%
1,062 Raise 20%								
Operating Fund								
Begin Balance	277,250	265,061	240,583	203,054	233,019	251,152	256,681	248,798
Income								
Dues	392,940	392,940	392,940	471,528	471,528	471,528	471,528	471,528
Transfer Fees	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Interest/Fees	13,478	12,788	11,662	12,822	13,587	13,929	13,823	13,240
Total	412,418	411,728	410,602	490,350	491,115	491,457	491,351	490,768
Expenses	272,982	281,171	289,606	298,294	307,243	316,460	325,954	335,733
To Reserve	151,625	155,036	158,524	162,091	165,738	169,467	173,280	177,179
End Balance	265,061	240,583	203,054	233,019	251,152	256,681	248,798	226,654