

HOA Reserve and Operating Funds Summary - Actual and Projection

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Reserve Fund									
Begin Balance	110,229	133,221	155,649	163,207	180,778	236,345	296,632	352,609	404,724
Contribution	40,000	42,000	66,100	69,405	72,875	76,519	80,345	84,362	88,580
Interest	2,610	4,273	7,873	10,083	11,951	14,866	17,795	20,529	24,253
Expenses	19,618	23,845	66,415	61,917	29,259	31,098	42,163	52,776	16,502
End Balance	133,221	155,649	163,207	180,778	236,345	296,632	352,609	404,724	501,055
Full Funded Bal	232,241	272,451	516,383	529,191	580,958	668,760	760,318	839,924	901,355
Percent Funded	47.5%	48.9%	30.1%	30.8%	31.1%	35.3%	39.0%	42.0%	44.9%
	357	428			513				615
Operating Fund	Raise 10%	Raise 20%			Raise 20%				Raise 20%
Begin Balance	13,926	22,496	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	4,256	4,288	4,290	3,127	3,778	4,201	4,349	4,200	5,317
Total	168,543	198,399	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	22,496	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	501,055	612,533	696,353	469,221	476,641	559,120	648,193	697,474
Contribution	93,009	97,660	102,543	107,670	113,053	118,706	121,377	124,108
Interest	29,429	34,306	30,930	25,696	28,020	32,342	35,782	40,844
Expenses	10,960	48,146	360,605	125,946	58,594	61,975	107,877	9,399
End Balance	612,533	696,353	469,221	476,641	559,120	648,193	697,474	853,028
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	49.9%	54.7%	57.6%	48.1%	48.7%	53.0%	57.2%	59.6%
							738	
							Raise 20%	
Operating Fund								
Begin Balance	77,664	99,749	112,602	115,502	107,688	88,355	56,650	71,574
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	99,749	112,602	115,502	107,688	88,355	56,650	71,574	77,994

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	2022	2023	2024	2025	2026	2027	2028	2029
Reserve Fund								
Begin Balance	853,028	1,023,841	1,140,830	1,251,937	1,379,777	1,472,530	1,502,206	1,568,139
Contribution	126,900	129,756	132,675	135,660	138,713	141,834	145,025	148,288
Interest	48,872	55,962	61,596	67,497	72,952	76,014	78,424	84,241
Expenses	4,959	68,729	83,164	75,317	118,912	188,171	157,516	63,228
End Balance	1,023,841	1,140,830	1,251,937	1,379,777	1,472,530	1,502,206	1,568,139	1,737,440
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	65.0%	69.7%	72.9%	75.6%	78.4%	80.7%	82.7%	86.1%
Operating Fund								
		885						
		Raise 20%						
Begin Balance	77,994	75,362	130,658	178,091	217,117	247,161	267,623	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	75,362	130,658	178,091	217,117	247,161	267,623	277,873	277,249

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	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Fund								
Begin Balance	1,737,440	185,245	354,643	529,980	638,121	729,493	844,907	1,009,643
Contribution	151,625	155,036	158,524	162,091	165,738	169,467	173,280	177,179
Interest	50,593	16,949	25,443	32,444	37,399	42,533	49,459	52,893
Expenses	1,754,412	2,588	8,630	86,394	111,765	96,586	58,004	257,925
End Balance	185,245	354,643	529,980	638,121	729,493	844,907	1,009,643	981,790
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	89.6%	49.2%	61.4%	67.6%	69.1%	69.7%	70.7%	72.4%
1,062 Raise 20%								
Operating Fund								
Begin Balance	277,249	265,061	240,582	203,053	233,018	251,151	256,681	248,797
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	240,582	203,053	233,018	251,151	256,681	248,797	226,653