

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Stonecrest Villas of Tega Cay
Condominium Owners Association, Inc.

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 To increase Reserve Contributions in any given year by inflation, copy the cell above and paste in the desired year in rows 8 and 28

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
Tega Cay, South Carolina		FY2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Reserves at Beginning of Year (Note 1)	355,874	354,731	409,600	448,033	525,993	611,548	738,597	853,227	833,067	951,866	1,079,703	1,242,575	1,428,543	1,318,905	864,799	126,143
Plus	Recommended Reserve Contributions	19,373	87,292	96,900	106,500	116,100	125,700	135,300	144,900	154,500	164,100	173,700	183,300	192,900	202,500	212,100	215,900
Plus	Additional Assessment																
	Total Recommended Reserve Contributions (Note 2)	19,373	87,292	96,900	106,500	116,100	125,700	135,300	144,900	154,500	164,100	173,700	183,300	192,900	202,500	212,100	215,900
Plus	Estimated Interest Earned, During Year (Note 3)	178	764	857	973	1,136	1,349	1,590	1,685	1,783	2,030	2,320	2,668	2,745	2,182	990	353
Less	Anticipated Expenditures, By Year	(20,694)	(33,187)	(59,324)	(29,513)	(31,681)	0	(22,260)	(166,745)	(37,484)	(38,293)	(13,148)	0	(305,283)	(658,788)	(951,746)	(115,196)
	Anticipated Reserves at Year End	\$354,731	\$409,600	\$448,033	\$525,993	\$611,548	\$738,597	\$853,227	\$833,067	\$951,866	\$1,079,703	\$1,242,575	\$1,428,543	\$1,318,905	\$864,799	\$126,143	\$227,200
																	(NOTE 5)
	CONTRIBUTION INCREASE			9,608	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	3,800

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
	Reserves at Beginning of Year	227,200	425,990	443,195	672,109	781,945	1,010,550	1,253,111	1,347,018	1,576,691	1,823,615	2,044,623	2,311,675	2,335,120	2,596,593	2,858,663
Plus	Recommended Reserve Contributions	219,800	223,800	227,800	231,900	236,100	240,300	244,600	249,000	253,500	258,100	262,700	267,400	272,200	277,100	282,100
Plus	Additional Assessment															
	Total Recommended Reserve Contributions	219,800	223,800	227,800	231,900	236,100	240,300	244,600	249,000	253,500	258,100	262,700	267,400	272,200	277,100	282,100
Plus	Estimated Interest Earned, During Year	653	868	1,114	1,453	1,791	2,261	2,598	2,921	3,397	3,864	4,352	4,642	4,927	5,450	5,974
Less	Anticipated Expenditures, By Year	(21,663)	(207,463)	0	(123,517)	(9,286)	0	(153,291)	(22,248)	(9,973)	(40,956)	0	(248,597)	(15,654)	(20,480)	(25,249)
	Anticipated Reserves at Year End	\$425,990	\$443,195	\$672,109	\$781,945	\$1,010,550	\$1,253,111	\$1,347,018	\$1,576,691	\$1,823,615	\$2,044,623	\$2,311,675	\$2,335,120	\$2,596,593	\$2,858,663	\$3,121,488
																(NOTE 4)
	CONTRIBUTION INCREASE	3,900	4,000	4,000	4,100	4,200	4,200	4,300	4,400	4,500	4,600	4,600	4,700	4,800	4,900	5,000

Explanatory Notes:

- 1) Year 2017 starting reserves are as of September 19, 2017; FY2017 starts January 1, 2017 and ends December 31, 2017.
- 2) Reserve Contributions for 2017 are the remaining budgeted 3 months; 2018 is budgeted; 2019 is the first year of recommended contributions.
- 3) 0.2% is the estimated annual rate of return on invested reserves; 2017 is a partial year of interest earned.
- 4) Accumulated year 2047 ending reserves consider the need to fund for replacement of the windows shortly after 2047, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

comprises
 Expenditures