

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS Falling Waters Homeowners Association Crown Point, Indiana

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Reserves at Beginning of Year	(Note 1)	95,000	115,196	180,322	118,981	72,035	63,581	87,906	72,776	103,219	114,916	113,920	75,086	129,513	273,593	264,063
Total Recommended Reserve Contributions	(Note 2)	23,150	62,200	101,200	140,200	179,200	218,200	225,800	200,000	200,000	200,000	200,000	150,000	155,200	160,600	166,200
Estimated Interest Earned, During Year	(Note 3)	1,046	2,926	2,963	1,891	1,343	1,500	1,591	1,743	2,160	2,266	1,871	2,026	3,991	5,530	5,314
Anticipated Expenditures, By Year		(4,000)	0	(165,504)	(189,037)	(188,997)	(195,375)	(242,521)	(171,300)	(190,463)	(203,262)	(240,705)	(97,599)	(15,111)	(154,832)	(192,463)
Anticipated Reserves at Year End		\$115,196	\$180,322	\$118,981	\$72,035	\$63,581	\$87,906	\$72,776	\$103,219	\$114,916	\$113,920	\$75,086	\$129,513	\$273,593	\$284,891	\$264,063
					(NOTE 5)			(NOTE 5)								
Anticipated Reserves at Year End		\$115,196	\$180,322	\$118,981	\$72,035	\$63,581	\$87,906	\$72,776	\$103,219	\$114,916	\$113,920	\$75,086	\$129,513	\$273,593	\$284,891	\$264,063
					(NOTE 5)			(NOTE 5)								
Predicted Reserves based on 2023 funding level of:		\$23,150	115,196	140,881	(79)	(167,626)										

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Reserves at Beginning of Year	272,669	236,008	379,642	560,980	771,473	927,528	1,159,492	1,070,958	999,069	815,908	684,510	520,277	448,822	346,616	265,853
Total Recommended Reserve Contributions	178,000	184,200	190,600	197,300	204,200	211,300	218,700	226,400	234,300	242,500	251,000	259,800	268,900	278,300	288,000
Estimated Interest Earned, During Year	5,036	6,096	9,313	13,193	16,822	20,664	22,084	20,495	17,970	14,856	11,929	9,595	7,876	6,064	3,986
Anticipated Expenditures, By Year	(219,697)	(46,662)	(18,575)	0	(64,967)	0	(329,318)	(318,784)	(435,431)	(388,754)	(427,162)	(340,850)	(378,982)	(365,127)	(421,132)
Anticipated Reserves at Year End	\$236,008	\$379,642	\$560,980	\$771,473	\$927,528	\$1,159,492	\$1,070,958	\$999,069	\$815,908	\$684,510	\$520,277	\$448,822	\$346,616	\$265,853	\$136,707
															(NOTES 4&5)

Explanatory Notes:

- 1) Year 2023 starting reserves are as of June 30, 2023; FY2023 starts January 1, 2023 and ends December 31, 2023.
- 2) Reserve Contributions for 2023 are budgeted; 2024 is the first year of recommended contributions.
- 3) 2.0% is the estimated annual rate of return on invested reserves; 2023 is a partial year of interest earned.
- 4) Accumulated year 2053 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).