

RESERVE EXPENDITURES

for
Smoky Ridge
Maintenance Association
 Centennial, Colorado

Line Item	21 2030	22 2031	23 2032	24 2033	25 2034	26 2035	27 2036	28 2037	29 2038	30 2039
	<hr/>									
	Reserve Component inventory									
	<hr/>									
4.285						169,804	174,473	179,271	184,201	
4.420										
4.421										
4.640				4,027						
Reserve Study Update with Site Visit										
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Anticipated Expenditures, By Year	0	0	0	4,027	0	169,804	174,473	179,271	184,201	0

RESERVE FUNDING PLAN**CASH FLOW ANALYSIS****Smoky Ridge****Maintenance Association****Centennial, Colorado**

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Reserves at Beginning of Year (Note 1)	34,000	34,825	38,173	73,893	37,144	14,659	94,236	78,074	60,947	42,853	23,689	51,712	81,215	112,340	145,132	56,474
Total Recommended Reserve Contributions (Note 2)	590	2,358	36,000	56,000	76,000	78,100	80,200	82,400	84,700	87,000	27,000	27,700	28,500	29,300	30,100	30,900
Plus Estimated Interest Earned, During Year (Note 3)	236	990	1,520	1,506	703	1,477	2,337	1,886	1,408	903	1,023	1,803	2,625	3,492	2,734	1,978
Less Anticipated Expenditures, By Year	0	0	(1,800)	(94,255)	(99,188)	0	(98,699)	(101,413)	(104,202)	(107,067)	0	0	0	0	(121,492)	0
Anticipated Reserves at Year End	<u>\$34,825</u>	<u>38,173</u>	<u>73,893</u>	<u>37,144</u>	<u>14,659</u>	<u>94,236</u>	<u>78,074</u>	<u>60,947</u>	<u>42,853</u>	<u>23,689</u>	<u>51,712</u>	<u>81,215</u>	<u>112,340</u>	<u>145,132</u>	<u>56,474</u>	<u>89,352</u>
					(NOTE 4)											
Predicted Reserves based on 2009 funding level of:	\$2,358	34,825	38,000	40,000	(52,000)											

(continued)

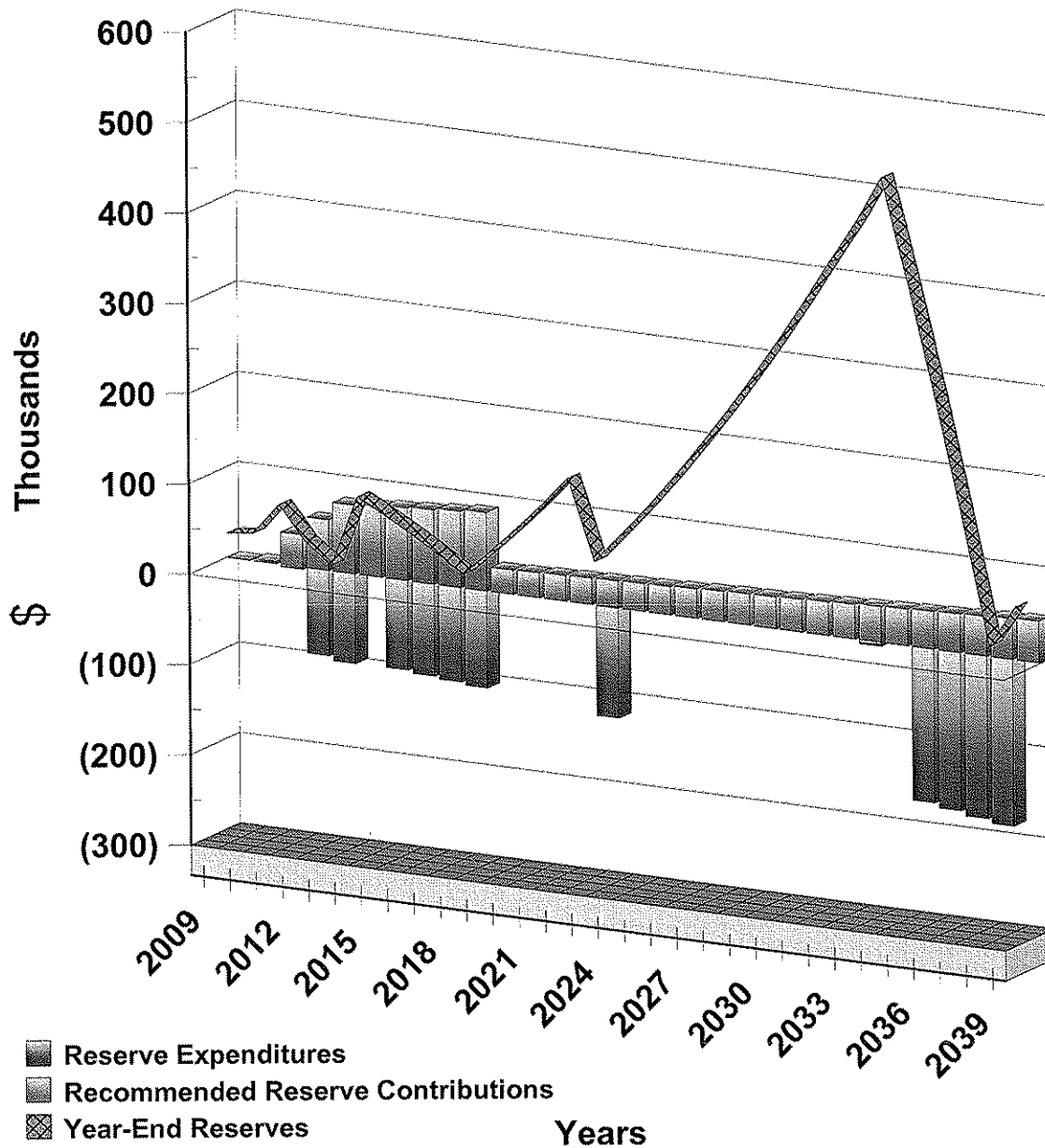
Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	89,352	123,945	160,402	198,774	239,113	281,474	326,014	372,792	421,870	469,331	523,294	407,718	285,345	155,960	19,235
Total Recommended Reserve Contributions	31,700	32,600	33,500	34,400	35,300	36,300	37,300	38,300	39,400	40,500	41,600	42,700	43,900	45,100	46,300
Plus Estimated Interest Earned, During Year	2,893	3,857	4,872	5,939	7,061	8,240	9,478	10,778	12,088	13,463	12,628	9,400	5,986	2,376	1,166
Less Anticipated Expenditures, By Year	0	0	0	0	0	0	0	0	(4,027)	0	(169,804)	(174,473)	(179,271)	(184,201)	0
Anticipated Reserves at Year End	<u>123,945</u>	<u>160,402</u>	<u>198,774</u>	<u>239,113</u>	<u>281,474</u>	<u>326,014</u>	<u>372,792</u>	<u>421,870</u>	<u>469,331</u>	<u>523,294</u>	<u>407,718</u>	<u>285,345</u>	<u>155,960</u>	<u>19,235</u>	<u>66,701</u>
														(NOTE 4)	(NOTE 5)

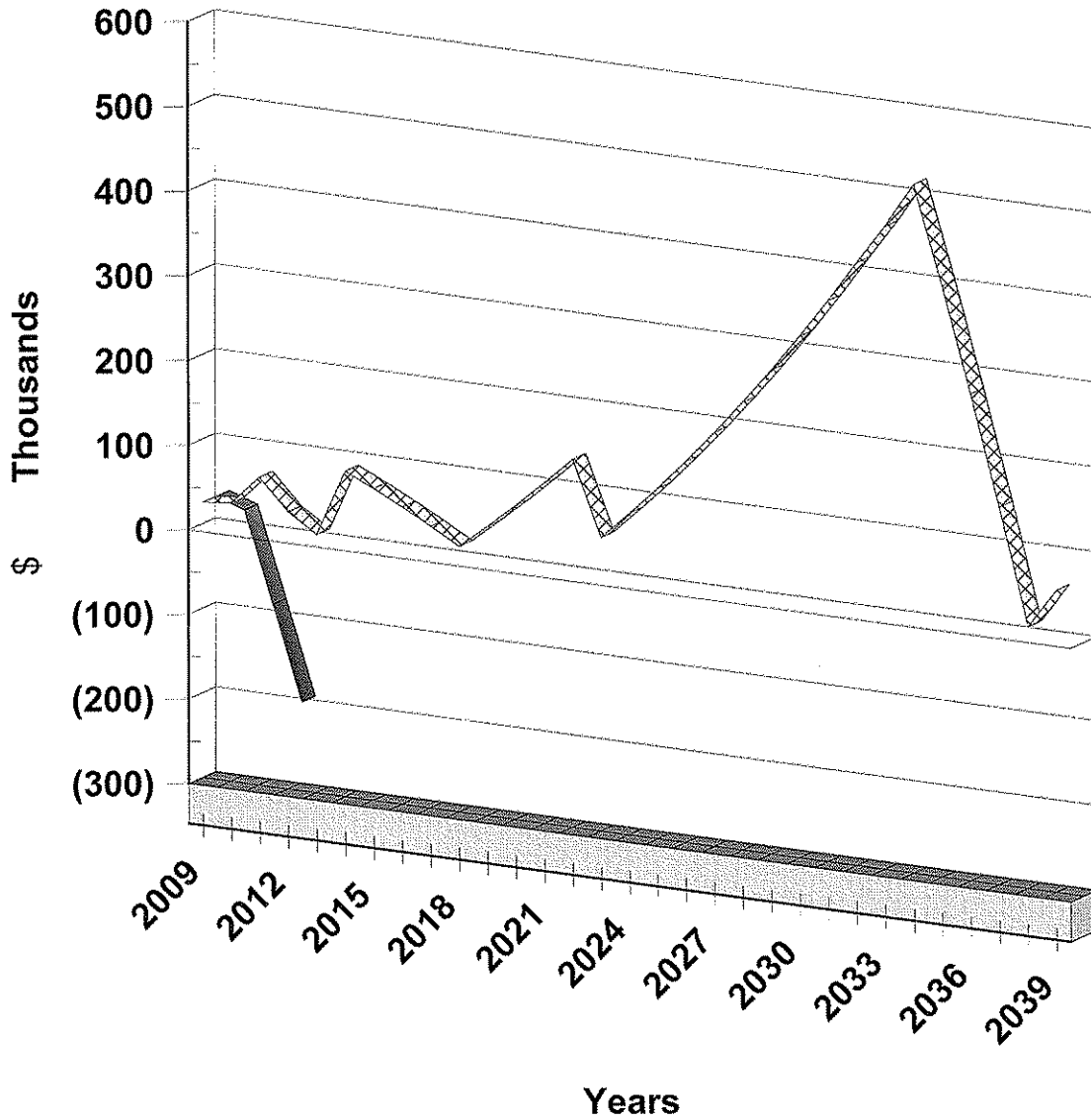
Explanatory Notes:

- 1) Year 2009 starting reserves are as of September 1, 2009; FY 2009 starts January 1 and ends December 31.
- 2) Reserve Contributions for 2009 are the remaining budgeted 3 months; 2010 is the first year of recommended contributions.
- 3) 2.8% is the estimated annual rate of return on invested reserves; 2009 is a partial year of interest earned.
- 4) Threshold Funding Years (reserve balances at critical points).
- 5) Accumulated year 2039 ending reserves consider the age, size, overall condition and complexity of the property.

Recommended Reserve Funding Plan Smoky Ridge Maintenance Association



Reserve Balances Smoky Ridge Maintenance Association



- ☒ Year-End Reserve Balances Using Recommended Funding
- Potential Year-End Reserve Balances Using Historical Funding

Future Expenditures Relative Cost Illustration Smoky Ridge Maintenance Association

