

CREEKSIDE TOWNHOME OWNERS ASSOC.

Reserve Cash Flow- 2020 through 2050

October 7,2020

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
BEGINNING BALANCE (1/31/20)	273,553	317,305	343,313	359,321	405,329	441,337	284,845	128,353	179,361	200,369	251,377
Transfer to Reserve (Annual)	54,456	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008
Comcast	10,400										
Additional Transfers	7,000										
Total Cash Available	345,409	378,313	404,321	420,329	466,337	502,345	345,853	189,361	240,369	261,377	312,385
EXPENSES/FUNDING											
9500 Roof Replacement						167,500	167,500				
9559 Painting Expense						15,000					15,000
9525 Asphalt Expense	5,518	10,000									
9540 Concrete Expense	5,916		10,000		10,000		10,000		10,000		10,000
9567 Heat Tape		10,000					25,000				
9536 Balcony/Railings											
9562 Major/Minor Tree Prune			20,000			20,000			20,000		
9563 Landscape Upgrade	6,670	5,000	5,000	5,000	5,000	5,000	5,000				
9565 Emergency/Subsidy	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Reserve expense	28,104	35,000	45,000	15,000	25,000	217,500	217,500	10,000	40,000	10,000	35,000
Ending Cash Available (12/31)	317,305	343,313	359,321	405,329	441,337	284,845	128,353	179,361	200,369	251,377	277,385

2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
277,385	308,393	186,901	55,409	86,417	57,425	108,433	129,441	180,449	221,457	252,465	(71,527)	(20,519)	20,489
61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008	61,008

338,393	369,401	247,909	116,417	147,425	118,433	169,441	190,449	241,457	282,465	313,473	(10,519)	40,489	81,497
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	172,500	172,500		70,000						365,000			
		10,000		10,000		10,000		10,000		10,000		10,000	
20,000			20,000			20,000			20,000				20,000
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

30,000	182,500	192,500	30,000	90,000	10,000	40,000	10,000	20,000	30,000	385,000	10,000	20,000	30,000
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308,393	186,901	55,409	86,417	57,425	108,433	129,441	180,449	221,457	252,465	(71,527)	(20,519)	20,489	51,497
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2045	2046	2047	2048	2049	2050
51,497	92,505	143,513	164,521	205,529	246,537
61,008	61,008	61,008	61,008	61,008	61,008

112,505	153,513	204,521	225,529	266,537	307,545
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2,500,000

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20,000 20,000

10,000 10,000 10,000 10,000 10,000 10,000

20,000	10,000	40,000	20,000	20,000	2,540,000
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92,505	143,513	164,521	205,529	246,537	(2,232,455)
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