

RESERVE FUNDING PLAN

Lake
CASH FLOW ANALYSIS
Lake Monticello
Property Owners Association
Palmyra, Virginia

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)	\$195,500	344,163	306,040	267,582	205,604	187,705	215,597	244,903	275,700	308,057	327,409	359,798	396,479	434,950	475,265	498,939
Total Recommended Reserve Contributions (Note 2)	142,000	180,000	185,400	191,000	196,700	202,600	208,700	215,000	221,500	228,100	234,900	241,900	249,200	256,700	264,400	272,300
Plus Estimated Interest Earned, During Year (Note 3)	6,663	8,027	7,082	5,842	4,856	4,979	5,685	6,427	7,207	7,845	8,484	9,337	10,265	11,237	12,027	12,859
Less Anticipated Expenditures, By Year	0	(226,150)	(230,940)	(258,820)	(219,455)	(179,687)	(185,079)	(190,630)	(196,350)	(216,593)	(210,995)	(214,556)	(220,994)	(227,622)	(252,753)	(241,486)
Anticipated Reserves at Year End	<u>\$344,163</u>	<u>306,040</u>	<u>267,582</u>	<u>205,604</u>	<u>187,705</u>	<u>215,597</u>	<u>244,903</u>	<u>275,700</u>	<u>308,057</u>	<u>327,409</u>	<u>359,798</u>	<u>396,479</u>	<u>434,950</u>	<u>475,265</u>	<u>498,939</u>	<u>542,612</u>

(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	542,612	588,345	560,864	609,031	593,707	641,091	694,433	750,273	808,714	530,249	585,689	643,797	704,645	719,755	759,022
Total Recommended Reserve Contributions	280,500	288,900	297,600	306,500	315,700	325,200	335,000	345,100	355,500	366,200	377,200	388,500	400,200	412,200	424,600
Plus Estimated Interest Earned, During Year	13,962	14,188	14,443	14,849	15,244	16,488	17,836	19,247	16,530	13,777	15,179	16,647	17,585	18,257	19,520
Less Anticipated Expenditures, By Year	(248,729)	(330,569)	(263,876)	(336,673)	(283,560)	(288,346)	(296,996)	(305,906)	(650,495)	(324,537)	(334,271)	(344,299)	(402,675)	(391,190)	(381,082)
Anticipated Reserves at Year End	<u>588,345</u>	<u>560,864</u>	<u>609,031</u>	<u>593,707</u>	<u>641,091</u>	<u>694,433</u>	<u>750,273</u>	<u>808,714</u>	<u>530,249</u>	<u>585,689</u>	<u>643,797</u>	<u>704,645</u>	<u>719,755</u>	<u>759,022</u>	<u>822,060</u>

(NOTE 4)

Explanatory Notes:

- 1) Year 2009 ending reserves are as of December 31, 2009; FY 2009 starts January 1 and ends December 31.
- 2) 2010 is the first year of recommended contributions.
- 3) 2.5% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2039 ending reserves consider the need for ongoing dredging, erosion control and shoreline regrading, and the age, size, overall condition and complexity of the property.