

The Village at Highlands Ranch
Reserve Cash Flow- 2019 through 2030
September 30, 2019 Version 1 - \$240

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Totals | Alloc % |
|----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| BEGINNING BALANCE 12/31/18 | 128,053 | 97,222 | 70,956 | 41,750 | 79,284 | 111,818 | 144,352 | 181,886 | 137,245 | 88,745 | 41,194 | 73,728 | | |
| Transfer to Reserve | 43,497 | 63,034 | 63,034 | 63,034 | 63,034 | 63,034 | 63,034 | 63,034 | 63,034 | 63,034 | 63,034 | 63,034 | | |
| Additional Transfers | 4,672 | | | | | | | | | | | | | |
| Cash Available | 176,222 | 160,256 | 133,990 | 104,784 | 142,318 | 174,852 | 207,386 | 244,920 | 200,279 | 151,779 | 104,228 | 136,762 | | |
| RESERVE EXPENSE | | | | | | | | | | | | | | |
| House Painting | 56,000 | 58,800 | 61,740 | | | | | 77,175 | 81,034 | 85,085 | | | 419,834 | 55% |
| Fencing - GlenEagles | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 36,000 | 5% |
| Fencing - Open Rail fence | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 36,000 | 5% |
| Tree service | | | | | | | | | | | | | 0 | 0% |
| Tree Trimming | | 7,500 | 7,500 | 2,500 | 7,500 | 7,500 | 2,500 | 7,500 | 7,500 | 2,500 | 7,500 | 7,500 | 67,500 | 9% |
| Tree - Injections | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 120,000 | 16% |
| Maj. Landscape Imp. | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 24,000 | 3% |
| Snow Emergency | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 60,000 | 8% |
| Emergency/Subsidy | | | | | | | | | | | | | 0 | 0% |
| Gazebo/Shack Roofs | | | | | | | | | | | | | 0 | 0% |
| Ret. Walls | | | | | | | | | | | | | 0 | 0% |
| Major Irrigation | | | | | | | | | | | | | 0 | 0% |
| Legal | | | | | | | | | | | | | 0 | 0% |
| Total Reserve Expense | 79,000 | 89,300 | 92,240 | 25,500 | 30,500 | 30,500 | 25,500 | 107,675 | 111,534 | 110,585 | 30,500 | 30,500 | 763,334 | 100% |
| Ending Cash Available | 97,222 | 70,956 | 41,750 | 79,284 | 111,818 | 144,352 | 181,886 | 137,245 | 88,745 | 41,194 | 73,728 | 106,262 | | |

NOTE: Painting Expense assumed to be every 6 to 7yrs
Fencing Expense assumes complete replacement sometime in the future. Maintained regularly as needed.
Guard/Shack Roofs to be done in 2045?