

Brookside Townhomes HOA, Inc.
Reserve Analysis
December 31, 2011

		Pool										Road			Sprinkler	Tennis Court		Perimeter	Pressure	Mailbox		
		General	NW	Emergency	Deposits	Deck	Resurfacing	Pump	Coping	Poolhouse	Resurfacing	Sidewalks	Striping	Pump	Painting	Resurface	Fence	Washing	Building			
Last Done						1983	2009	2001	1983	2005		1983	1983	2010	2010	2008	2008	2005		2005		
Estimated Year to Do						2011	2019	2016	2011	2015		2012	2012	2020	2025	2013	2018	2015	2012	2015		
Years from Now						-1	7	4	-1	3		0	0	8	13	1	6	3	0	3		
Estimated Cost						10,000.00	10,000.00	15,000.00	7,500.00	2,500.00		80,000.00	10,000.00	5,000.00	3,000.00	3,000.00	10,000.00	30,000.00	2,000.00	5,000.00		
Reserve Balance	12/31/08	11,448.51	-	5,000.00	15,250.00	5,500.00	-	1,500.00	-	-		2,000.00	-	500.00	2,000.00	-	-	-	-	2,000.00	45,198.51	
Activity - 2009		(6,214.54)	553.99	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	(5,660.55)	
Balance	12/31/09	5,233.97	553.99	5,000.00	15,250.00	5,500.00	-	1,500.00	-	-		2,000.00	-	500.00	2,000.00	-	-	-	-	2,000.00	39,537.96	
Reallocation		-	-	-	-	3,000.00	100.00	(1,130.00)	100.00	100.00		(1,750.00)	-	1,030.00	100.00	100.00	100.00	-	-	(1,750.00)	-	
After Reallocation		5,233.97	553.99	5,000.00	15,250.00	8,500.00	100.00	370.00	100.00	100.00		250.00	-	1,530.00	2,100.00	100.00	100.00	-	-	250.00	39,537.96	
Activity - 2010		68.02	(153.19)	-	500.00	1,500.00	-	130.00	2,000.00	500.00		-	100.00	(1,430.00)	(2,000.00)	-	-	100.00	-	-	1,314.83	
Balance	12/31/10	5,301.99	400.80	5,000.00	15,750.00	10,000.00	100.00	500.00	2,100.00	600.00		250.00	100.00	100.00	100.00	100.00	100.00	-	-	250.00	40,852.79	
2011 Projects		-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	
2011 Cash Flow		268.43	(71.31)	-	-	-	-	-	5,500.00	-		14,400.00	-	-	-	-	-	-	2,100.00	-	22,197.12	
Balance	12/31/11	5,570.42	329.49	5,000.00	15,750.00	10,000.00	100.00	500.00	7,600.00	600.00		14,650.00	100.00	100.00	100.00	100.00	100.00	100.00	2,100.00	250.00	63,049.91	
2012 Projects		-	-	-	-	(10,000.00)	-	-	(7,500.00)	-		-	-	-	-	-	-	-	(2,000.00)	-	(19,500.00)	
2012 Cash Flow		-	-	-	-	-	-	-	-	-		12,000.00	-	-	-	-	-	-	-	-	12,000.00	
Balance	12/31/12	5,570.42	329.49	5,000.00	15,750.00	-	100.00	500.00	100.00	600.00		26,650.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	250.00	55,549.91	
2013 Projects		-	-	-	-	-	-	-	-	-		-	-	-	(3,000.00)	-	-	-	-	-	(3,000.00)	
2013 Cash Flow		-	-	-	-	-	-	-	-	-		7,000.00	-	-	3,000.00	-	-	-	-	-	10,000.00	
Balance	12/31/13	5,570.42	329.49	5,000.00	15,750.00	-	100.00	500.00	100.00	600.00		33,650.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	250.00	62,549.91	
2014 Projects		-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	
2014 Cash Flow		-	-	-	-	-	-	-	-	-		10,000.00	-	-	-	-	-	-	-	-	10,000.00	
Balance	12/31/14	5,570.42	329.49	5,000.00	15,750.00	-	100.00	500.00	100.00	600.00		43,650.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	250.00	72,549.91	
2015 Projects		-	-	-	-	-	-	-	-	(2,500.00)		-	-	-	-	-	-	-	-	-	(2,500.00)	
2015 Cash Flow		-	-	-	-	-	-	-	-	2,000.00		5,000.00	3,000.00	-	-	-	-	-	-	-	10,000.00	
Balance	12/31/15	5,570.42	329.49	5,000.00	15,750.00	-	100.00	500.00	100.00	100.00		48,650.00	3,100.00	100.00	100.00	100.00	100.00	100.00	100.00	250.00	80,049.91	
2016 Projects		-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	
2016 Cash Flow		-	-	-	-	-	-	-	-	-		10,000.00	-	-	-	-	-	-	-	-	10,000.00	
Balance	12/31/16	5,570.42	329.49	5,000.00	15,750.00	-	100.00	500.00	100.00	100.00		58,650.00	3,100.00	100.00	100.00	100.00	100.00	100.00	100.00	250.00	90,049.91	
2017 Projects		-	-	-	-	-	-	-	-	-		(80,000.00)	(10,000.00)	-	-	-	-	-	-	-	(90,000.00)	
2017 Cash Flow		-	-	-	-	-	-	-	-	-		21,350.00	6,900.00	-	-	-	-	-	-	-	28,250.00	
Balance	12/31/17	5,570.42	329.49	5,000.00	15,750.00	-	100.00	500.00	100.00	100.00		-	-	100.00	100.00	100.00	100.00	100.00	100.00	250.00	28,299.91	
2018 Projects		-	-	-	-	-	-	(15,000.00)	-	-		-	-	(5,000.00)	-	(10,000.00)	-	-	-	(5,000.00)	(35,000.00)	
2018 Cash Flow		-	-	-	-	-	-	2,100.00	14,600.00	-		-	-	5,000.00	-	10,000.00	-	-	8,450.00	-	45,000.00	
Balance	12/31/18	5,570.42	329.49	5,000.00	15,750.00	-	-	2,200.00	100.00	100.00		-	-	100.00	100.00	100.00	100.00	100.00	8,550.00	100.00	100.00	38,299.91