Crossroads Townhomes 2020	Jan 2022.0000	Feb 2022.0000	Mar 2022.0000	Apr 2022.0000	May 2022.0000	Jun 2022.0000	Jul 2022.0000	Aug 2022.0000	Sep 2022.0000	Oct 2022.0000	Nov 2022.0000	Dec 2022.0000	Annual Budget Proposed 2022.0000	2021.0000 Budget	Actuals YTD		FY21 Budget vs. FY20 Budget			
REVENUE																				
ASSESSMENTS	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	9880.0000	118560.0000	109200.0000	82250.0000	**26 units $380/mo - an $30/unit/mo increase**	9360.0000	384.8718	######## ########	
																	-			
TOTAL REVENUE	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**9880.0000**	**118560.0000**	**109200.0000**	**82250.0000**		9360.0000	##########		
																	-			
EXPENSES																	-			
ADMINISTRATIVE EXPENSES																				
MANAGEMENT	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	2042.0000	24504.0000	24504.0000	20420.0000	**AE management fees- Flat to last year**	-			0.0800
LEGAL & ACCOUNTING	-	-	20.0000	-	38.0000	-	-	-	1000.0000	180.0000	-	-	1238.0000	1238.0000	-	**$1000 in legal, $38 DORA expense, $20 in 1099 filing, $180 tax returns**	-			
LATE FEE EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-			
INSURANCE	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	1985.7500	23829.0000	22425.9600	16819.4700	**$11,914.5 each 6 mo- spread is showing monthly JE as this payment hits the balance sheet and then is JE over to operating**	1403.0400	23829.0000		
MEETING EXPENSE	-	-	-	-	-	-	-	100.0000	-	-	-	100.0000	200.0000	200.0000	-		-			
MONTHLY QUICKBOOKS FEE	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	80.0000	960.0000	840.0000	490.0000	**80/mo charge for QB Software**	120.0000			
CO ANNUAL REPORT	-	-	-	-	-	-	-	-	10.0000	-	-	-	10.0000	10.0000	10.0000	**Broke out SOS Registration**	-			
SUPPLIES	100.0000	-	-	-	150.0000	-	130.0000	-	-	-	-	-	380.0000	380.0000	325.1100	**PO Box renewal $130, $100 for checks, stamps, parking passes & stickers**	-			
PAYMENTS TO MASTER ASSOCIATION	226.0000	226.0000	226.0000	226.0000	226.0000	226.0000	226.0000	226.0000	226.0000	226.0000	226.0000	226.0000	2712.0000	2712.0000	2157.0000	**Adjusted to 226 per notice from Master Association**	-			
CABLE TV	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	1305.0000	15660.0000	14641.9200	14102.2300	**Budget based off actuals**	1018.0800			
TOTAL ADMINISTRATIVE EXPENSES	**5738.7500**	**5638.7500**	**5658.7500**	**5638.7500**	**5826.7500**	**5638.7500**	**5768.7500**	**5738.7500**	**6648.7500**	**5818.7500**	**5638.7500**	**5738.7500**	**69493.0000**	**79002.6800**	66722.1300		-9509.6800			
																	-			
BUILDING MAINTENANCE																				
GENERAL BUILDING MAINTENANCE	400.0000	400.0000	400.0000	400.0000	400.0000	400.0000	400.0000	400.0000	400.0000	400.0000	400.0000	400.0000	4800.0000	4200.0000	1094.3000	**Per Board increase $600 given 2021 actuals**	600.0000			
TOTAL BUILDING MAINTENANCE	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**400.0000**	**4800.0000**	**4200.0000**	1094.3000		600.0000			
																	-			
GROUNDS MAINTENANCE																				
GROUNDS / COMMON AREA MAINTENANCE	-	-	-	-	-	1017.0000	1017.0000	1017.0000	1017.0000	-	-	-	4068.0000	5500.0000	8811.5000	**BoD: Reduce to make budget work**	-1432.0000			
IRRIGATION REIMBURSEMENT	-	-	-	-	-	-	2000.0000	-	-	800.0000	-	-	2800.0000	1150.0000	2763.8500	**Board requesting increased landscaping scope but with less irrigation usage-Budget with FY21 actuals with goal of under spending this line**	1650.0000			
TRASH REMOVAL	514.2560	512.2560	412.2560	412.2560	412.2560	412.2560	412.2560	412.2560	412.2560	412.2560	412.2560	412.2560	5149.0720	4200.0000	3728.0800	**Trash price increases now at $396.4 with Fuel surchage- anticipating 3% increase 2022, $100 extra pickup**	949.0720	4899.5040	########	
SNOW REMOVAL- MONTHLY CONTRACT	900.0000	900.0000	900.0000	900.0000	-	-	-	-	-	-	900.0000	900.0000	5400.0000	4200.0000	3500.0000	**$900 per mo plowing- received RKR proposal**	1200.0000			
SNOW SHOVELING	1000.0000	1000.0000	1000.0000	1000.0000	-	-	-	-	-	-	1000.0000	1000.0000	6000.0000	-	2415.0000	**$1000 per mo plowing- received AAA proposal**	6000.0000			
SNOW REMOVAL/ROOF/EXTRA	150.0000	450.0000	700.0000	250.0000	-	-	-	-	-	-	150.0000	150.0000	1850.0000	850.0000	-	**BoD: Increased from Snow Removal - Extra**	1000.0000			
TOTAL GROUNDS MAINTENANCE	**2564.2560**	**2862.2560**	**3012.2560**	**2562.2560**	**412.2560**	**1429.2560**	**3429.2560**	**1429.2560**	**1429.2560**	**1212.2560**	**2462.2560**	**2462.2560**	**25267.0720**	**16900.0000**	21908.4300		8367.0720			
																	-			
RESERVE ADDITIONS																				
TRANSFERS TO RESERVES	-	-	4750.0000	-	-	4750.0000	-	-	4750.0000	-	-	4750.0000	19000.0000	9097.0000		**Adjusted to reduce annual dues increase**	9903.0000			
																Reserve balance $78,372.60 2020 EOY balance.				
																Reserve Study 2018- calls for EOY balance of $94,573 with $18,126 in expense & $28,000 in contribution				
TOTAL RESERVE ADDITIONS	**-**	**-**	**4750.0000**	**-**	**-**	**4750.0000**	**-**	**-**	**4750.0000**	**-**	**-**	**4750.0000**	**19000.0000**	**9097.0000**	-	$87,736 in expenses 2023 (exterior painting $77,768)	9903.0000	5678.0000	-	-
																	-			
TOTAL EXPENSES	**8703.0060**	**8901.0060**	**13821.0060**	**8601.0060**	**6639.0060**	**12218.0060**	**9598.0060**	**7568.0060**	**13228.0060**	**7431.0060**	**8501.0060**	**13351.0060**	**118560.0720**	**109199.6800**			9360.3920			
																	-			
NET OPERATING INCOME	**1176.9940**	**978.9940**	**-3941.0060**	**1278.9940**	**3240.9940**	**-2338.0060**	**281.9940**	**2311.9940**	**-3348.0060**	**2448.9940**	**1378.9940**	**-3471.0060**	**-0.0720**	**0.3200**			-0.3920			
																	-			

Crossroads Townhomes 2020	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Annual Budget Proposed 2022	2021 Budget	Actuals YTD		FY21 Budget vs. FY20 Budget				
REVENUE																					
ASSESSMENTS	$10,007	$10,007	$10,007	$10,007	$10,007	$10,007	$10,007	$10,007	$10,007	$10,007	$10,007	$10,007	$120,080	$109,200	$82,250	**26 units $385/mo**	$10,880.00	385	120080	109200	
																	$0.00				
TOTAL REVENUE	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$10,007**	**$120,080**	**$109,200**	**$82,250**		$10,880.00	120080			
																	$0.00				
EXPENSES																	$0.00				
ADMINISTRATIVE EXPENSES																					
																AE management fees-					
MANAGEMENT	$2,113	$2,113	$2,113	$2,113	$2,113	$2,113	$2,113	$2,113	$2,113	$2,113	$2,113	$2,113	$25,362	$24,504	$20,420	**PY + 3.5%**	$857.64				0
LEGAL & ACCOUNTING	$0	$0	$20	$0	$38	$0	$0	$0	$1,000	$180	$0	$0	$1,238	$1,238	$0	**$1000 in legal, $38 DORA expense, $20 in 1099 filing, $180 tax returns**	$0.00				
LATE FEE EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		$0.00				
INSURANCE	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$23,829	$22,426	$16,819	**$11,914.5 each 6 mo- spread is showing monthly JE as this payment hits the balance sheet and then is JE over to operating**	$1,403.04	23829			
MEETING EXPENSE	$0	$0	$0	$0	$0	$0	$0	$100	$0	$0	$0	$100	$200	$200	$0		$0.00				
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$128	$128	**Loan paid off**	($128.32)				
LOAN PAYMENT - PRINCIPAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,922	$11,922	**Loan paid off**	($11,922.48)				
MONTHLY QUICKBOOKS FEE	$80	$80	$80	$80	$80	$80	$80	$80	$80	$80	$80	$80	$960	$840	$490	**80/mo charge for QB Software**	$120.00				
CO ANNUAL REPORT	$0	$0	$0	$0	$0	$0	$0	$0	$10	$0	$0	$0	$10	$10	$10	**Broke out SOS Registration**	$0.00				
SUPPLIES	$100	$0	$0	$0	$150	$0	$130	$0	$0	$0	$0	$0	$380	$380	$325	**PO Box renewal $130, $100 for checks, stamps, parking passes & stickers**	$0.00				
PAYMENTS TO MASTER ASSOCIATION	$226	$226	$226	$226	$226	$226	$226	$226	$226	$226	$226	$226	$2,712	$2,712	$2,157	**Adjusted to 226 per notice from Master Association**	$0.00				
CABLE TV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,642	$14,102	**Removed per board suggestion**	($14,641.92)				
TOTAL ADMINISTRATIVE EXPENSES	**$4,505**	**$4,405**	**$4,425**	**$4,405**	**$4,593**	**$4,405**	**$4,535**	**$4,505**	**$5,415**	**$4,585**	**$4,405**	**$4,505**	**$54,691**	**$79,003**	$66,722		($24,312.04)				
																	$0.00				
BUILDING MAINTENANCE																					
GENERAL BUILDING MAINTENANCE	$516	$516	$516	$516	$516	$516	$516	$516	$516	$516	$516	$516	$6,192	$4,200	$1,094	**Per Board increase $2000 given 2021 actuals**	$1,992.00				
TOTAL BUILDING MAINTENANCE	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$6,192**	**$4,200**	$1,094		$1,992.00				
																	$0.00				
GROUNDS MAINTENANCE																					
GROUNDS / COMMON AREA MAINTENANCE	$0	$0	$0	$0	$0	$2,000	$2,000	$2,000	$2,000	$2,000	$0	$0	$10,000	$5,500	$8,812	**Board requesting increased building maintenance scope, increasing budget for additional projects**	$4,500.00				
																Board requesting increased landscaping scope but with less irrigation usage-Budget with FY21 actuals with goal of under					
IRRIGATION REIMBURSEMENT	$25	$0	$0	$0	$0	$1,545	$230	$0	$0	$975	$25	$0	$2,800	$1,150	$2,764	**spending this line**	$1,650.00				
TRASH REMOVAL	$512	$512	$412	$412	$412	$412	$412	$412	$412	$412	$412	$412	$5,147	$4,200	$3,728	**Trash price increases now at $396.4 with Fuel surchage- anticipating 3% increase 2022, $100 extra pickup**	$947.07	4900	4521		
SNOW REMOVAL- EXTRA	$150	$150	$150	$250	$0	$0	$0	$0	$0	$0	$150	$150	$1,000	$1,000	$690	**Flat to Prior Year**	$0.00				
SNOW REMOVAL- MONTHLY CONTRACT	$900	$900	$900	$900	$0	$0	$0	$0	$0	$0	$900	$900	$5,400	$4,200	$3,500	**$900 per mo plowing- received RKR proposal**	$1,200.00				
SNOW SHOVELING	$1,000	$1,000	$1,000	$1,000	$0	$0	$0	$0	$0	$0	$1,000	$1,000	$6,000	$0	$2,415	**$1000 per mo plowing- received AAA proposal**	$6,000.00				
SNOW REMOVAL/ROOF	$0	$300	$550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$850	$850	$0	**Flat to last year- 7k 2019**	$0.00				
TOTAL GROUNDS MAINTENANCE	**$2,587**	**$2,862**	**$3,012**	**$2,562**	**$412**	**$3,957**	**$2,642**	**$2,412**	**$2,412**	**$3,387**	**$2,487**	**$2,462**	**$31,197**	**$16,900**	$21,908		$14,297.07				
																	$0.00				
RESERVE ADDITIONS																					
TRANSFERS TO RESERVES	$0	$0	$7,000	$0	$0	$7,000	$0	$0	$7,000	$0	$0	$7,000	$28,000	$9,097		**Adjusted to match reserve study**	$18,903.00				
																Reserve balance $78,372.60 2020 EOY balance.					
																Reserve Study 2018- calls for EOY balance of $94,573 with $18,126 in expense & $28,000 in contribution					
TOTAL RESERVE ADDITIONS	**$0**	**$0**	**$7,000**	**$0**	**$0**	**$7,000**	**$0**	**$0**	**$7,000**	**$0**	**$0**	**$7,000**	**$28,000**	**$9,097**	$0	$87,736 in expenses 2023 (exterior painting $77,768)	$18,903.00	$5,678	-	-	
																	$0.00				
TOTAL EXPENSES	**$7,608**	**$7,783**	**$14,953**	**$7,483**	**$5,521**	**$15,878**	**$7,693**	**$7,433**	**$15,343**	**$8,488**	**$7,408**	**$14,483**	**$120,080**	**$109,200**			$10,880.03				
																	$0.00				
NET OPERATING INCOME	**$2,398**	**$2,223**	**-$4,947**	**$2,523**	**$4,485**	**-$5,872**	**$2,313**	**$2,573**	**-$5,337**	**$1,518**	**$2,598**	**-$4,477**	**$0**	**$0**			($0.03)				
																	$0.00				

Crossroads Townhomes 2020	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Annual Budget Proposed 2022	2021 Budget	Actuals YTD		FY21 Budget vs. FY20 Budget			
REVENUE																				
ASSESSMENTS	$9,100	$9,100	$9,100	$9,100	$9,100	$9,100	$9,100	$9,100	$9,100	$9,100	$9,100	$9,100	$109,200	$109,200	$82,250	**26 units $350/mo**	$0.00	109200		
																	$0.00			
TOTAL REVENUE	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$9,100**	**$109,200**	**$109,200**	**$82,250**		$0.00			
																	$0.00			
EXPENSES																	$0.00			
ADMINISTRATIVE EXPENSES																				
MANAGEMENT	$2,042	$2,042	$2,042	$2,042	$2,042	$2,042	$2,042	$2,042	$2,042	$2,042	$2,042	$2,042	$24,504	$24,504	$20,420	**AE management fee- flat to PY**	$0.00			0
LEGAL & ACCOUNTING	$0	$0	$20	$0	$38	$0	$0	$0	$1,000	$180	$0	$0	$1,238	$1,238	$0	**$1000 in legal, $38 DORA expense, $20 in 1099 filing, $180 tax returns**	$0.00			
LATE FEE EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		$0.00			
INSURANCE	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$1,986	$23,829	$22,426	$16,819	**$11,914.5 each 6 mo- spread is showing monthly JE as this payment hits the balance sheet and then is JE over to operating**	$1,403.04	23829		
MEETING EXPENSE	$0	$0	$0	$0	$0	$0	$0	$100	$0	$0	$0	$100	$200	$200	$0		$0.00			
INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$128	$128	**Loan paid off**	($128.32)			
LOAN PAYMENT - PRINCIPAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,922	$11,922	**Loan paid off**	($11,922.48)			
MONTHLY QUICKBOOKS FEE	$80	$80	$80	$80	$80	$80	$80	$80	$80	$80	$80	$80	$960	$840	$490	**80/mo charge for QB Software**	$120.00			
CO ANNUAL REPORT	$0	$0	$0	$0	$0	$0	$0	$0	$10	$0	$0	$0	$10	$10	$10	**Broke out SOS Registration**	$0.00			
SUPPLIES	$100	$0	$0	$0	$150	$0	$130	$0	$0	$0	$0	$0	$380	$380	$325	**PO Box renewal $130, $100 for checks, stamps, parking passes & stickers**	$0.00			
PAYMENTS TO MASTER ASSOCIATION	$226	$226	$226	$226	$226	$226	$226	$226	$226	$226	$226	$226	$2,712	$2,712	$2,157	**Adjusted to 226 per notice from Master Association**	$0.00			
CABLE TV	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,642	$14,102	**Removed per board suggestion**	($14,641.92)			
TOTAL ADMINISTRATIVE EXPENSES	**$4,434**	**$4,334**	**$4,354**	**$4,334**	**$4,522**	**$4,334**	**$4,464**	**$4,434**	**$5,344**	**$4,514**	**$4,334**	**$4,434**	**$53,833**	**$79,003**	$66,722		($25,169.68)			
																	$0.00			
BUILDING MAINTENANCE																				
GENERAL BUILDING MAINTENANCE	$516	$516	$516	$516	$516	$516	$516	$516	$516	$516	$516	$516	$6,192	$4,200	$1,094	**Per Board increase $2000 given 2021 actuals**	$1,992.00			
TOTAL BUILDING MAINTENANCE	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$516**	**$6,192**	**$4,200**	$1,094		$1,992.00			
																	$0.00			
GROUNDS MAINTENANCE																				
GROUNDS / COMMON AREA MAINTENANCE	$0	$0	$0	$0	$0	$2,000	$2,000	$2,000	$2,000	$2,000	$0	$0	$10,000	$5,500	$8,812	**Board requesting increased building maintenance scope, increasing budget for additional projects**	$4,500.00			
IRRIGATION REIMBURSEMENT	$25	$0	$0	$0	$0	$1,545	$230	$0	$0	$975	$25	$0	$2,800	$1,150	$2,764	**Board requesting increased landscaping scope but with less irrigation usage- place holder number with FY21 actuals**	$1,650.00			
TRASH REMOVAL	$512	$512	$412	$412	$412	$412	$412	$412	$412	$412	$412	$412	$5,147	$4,200	$3,728	**Trash price increases now at $396.4 with Fuel surchage- anticipating 3% increase 2022, $100 extra pickup**	$947.07	4900	4521	
SNOW REMOVAL- EXTRA	$150	$150	$150	$250	$0	$0	$0	$0	$0	$0	$150	$150	$1,000	$1,000	$690	**Flat to Prior Year**	$0.00			
SNOW REMOVAL- MONTHLY CONTRACT	$900	$900	$900	$900	$0	$0	$0	$0	$0	$0	$900	$900	$5,400	$4,200	$3,500	**$900 per mo plowing- received RKR proposal**	$1,200.00			
SNOW SHOVELING	$1,000	$1,000	$1,000	$1,000	$0	$0	$0	$0	$0	$0	$1,000	$1,000	$6,000	$0	$2,415	**$1000 per mo plowing- received AAA proposal**	$6,000.00			
SNOW REMOVAL/ROOF	$0	$300	$550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$850	$850	$0	**Flat to last year- 7k 2019**	$0.00			
TOTAL GROUNDS MAINTENANCE	**$2,587**	**$2,862**	**$3,012**	**$2,562**	**$412**	**$3,957**	**$2,642**	**$2,412**	**$2,412**	**$3,387**	**$2,487**	**$2,462**	**$31,197**	**$16,900**	$21,908		$14,297.07			
																	$0.00			
RESERVE ADDITIONS																				
TRANSFERS TO RESERVES	$0	$0	$4,495	$0	$0	$4,495	$0	$0	$4,495	$0	$0	$4,495	$17,978	$9,097	$5,174	**Adjusted to match net operating and spread- right now its $17,978 ($4,494.5/quarterly). To match reserve study $28,000 dues would need to be increased**	$8,881.00			
																Reserve balance $78,372.60 2020 EOY balance.				
																Reserve Study 2018- calls for EOY balance of $94,573 with $18,126 in expense & $28,000 in contribution				
TOTAL RESERVE ADDITIONS	**$0**	**$0**	**$4,495**	**$0**	**$0**	**$4,495**	**$0**	**$0**	**$4,495**	**$0**	**$0**	**$4,495**	**$17,978**	**$9,097**	$5,174	$87,736 in expenses 2023 (exterior painting $77,768)	$8,881.00	$5,678	-	-
																	$0.00			
TOTAL EXPENSES	**$7,537**	**$7,712**	**$12,377**	**$7,412**	**$5,450**	**$13,302**	**$7,622**	**$7,362**	**$12,767**	**$8,417**	**$7,337**	**$11,907**	**$109,200**	**$109,200**			$0.39			
																	$0.00			
NET OPERATING INCOME	**$1,563**	**$1,388**	**-$3,277**	**$1,688**	**$3,650**	**-$4,202**	**$1,478**	**$1,738**	**-$3,667**	**$683**	**$1,763**	**-$2,807**	**$0**	**$0**			($0.39)			
																	$0.00			

17 years	MAJOR COMPONENT RESERVE ESTIMATE		**Crossroads Townhomes**				YEAR	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
2018	**<--- Enter Current Year**																							
0.230%	**<--- Enter Current Bank Interest Rate**				OPENING BALANCE REPORT		2018	$ 50,785	$ 61,677	$ 74,138	$ 86,571	$ 84,505	$ 94,573	$ 56,626	$ 41,257	$ 88,580	#######	#######	$ 58,693	#######	#######	#######	#######	#######
11/21/2018	**<--- Enter Date of Latest Change**																							
Crossroads Townhomes																								
MAJOR COMPONENT RESERVE INFLOWS					MAJOR COMPONENT RESERVE INFLOWS																			
SPECIAL ASSESSMENT PURPOSE					SPECIAL ASSESSMENT PURPOSE																			
SPECIAL ASSESSMENT						SPECIAL ASSESSMENT																		
ANNUAL CONTRIBUTION						ANNUAL CONTRIBUTION		$ 14,400	$ 14,400	$ 16,020	$ 16,020	$ 28,000	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571	$ 49,571
OPERATING ACCOUNT YEAR END SURPLUS TRANSFERRED			OPERATING ACCOUNT YEAR END SURPLUS TRANSFERRED																					
INTEREST INCOME							INTEREST INCOME	$ 117	$ 142	$ 171	$ 199	$ 194	$ 218	$ 130	$ 95	$ 204	$ 308	$ 231	$ 135	$ 243	$ 324	$ 418	$ 460	$ 335
TOTAL INFLOWS							TOTAL INFLOWS	$ 14,517	$ 14,542	$ 16,191	$ 16,219	$ 28,194	$ 49,789	$ 49,701	$ 49,666	$ 49,775	$ 49,879	$ 49,802	$ 49,706	$ 49,814	$ 49,895	$ 49,989	$ 50,031	$ 49,906
CRITICAL: (1) Copy Next Year Cost to Current Year Cost at the end of each year																								
to keep the baseline inflation adjusted, OR, enter new actual values if known						EXPECTED INFLATION			2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
(2) Change the Current Year cell to the new year					COMPOUNDED INFLATION MULTIPLIER			1	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219	1.243	1.268	1.294	1.319	1.346	1.373
(3) Copy INFLOWS table back one year at start of each new year							FUTURE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
(4) Change Current Year Estimated & Actual Expenses to new values. Enter Actuals at end of year.																								
(5) Update EXPECTED INFLATION row values as appropriate			MAJOR COMPONENT RESERVES OUTFLOWS																					
Current & Next Year Cost columns purpose are to show today'a cost & the one year inflation impact.						Needed	Needed	Current	Current															
		Useful	Remain	Current	Next	Annual	Cumulative	Year Est	Year Actual															
CATEGORY	DESCRIPTION	Life	Life	Year Cost	Year Cost	Reserve	Reserve	Expense	Expense															
ROOFING	PHASE 1 COMPOSITE SHINGLES	20	19	$ 161,548	#######	$ 8,077	$ 8,077			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PHASE 2 COMPOSITE SHINGLES	20	19	$ 113,212	#######	$ 5,661	$ 5,661			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				$ -	$ -	$ -	$ -			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
					$ -	$ -	$ -			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXTERIOR PAINT	BOTH PHASES EXTERIOR PAINT	5	5	$ 70,437	$ 71,846	$ 14,087	$ -			-	-	-	-	$ 77,768	-	-	-	-	$ 85,862	-	-	-	$ 94,799	-
					$ -	$ -	$ -			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
					$ -	$ -	$ -			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDING REPAIR	PHASE 1 PARTIAL SIDING -MEADOW DRIVE	40	14	$ 3,210	$ 3,274	$ 80	$ 2,087			-	-	-	-	-	-	-	-	-	-	-	-	$ 4,236	-	-
	PHASE 2 PARTIAL SIDING - CUL DE SAC	40	14	$ 4,141	$ 4,224	$ 104	$ 2,692			-	-	-	-	-	-	-	-	-	-	-	-	$ 5,464	-	-
DOORS	UNIT DOORS - (14 PHASE 1; 24 PHASE 2) 3X7	22	5	$ 6,988	$ 7,128	$ 318	$ 5,400			-	-	-	-	$ 7,715	-	-	-	-	-	-	-	-	-	-
	GARAGE DOORS TOTAL DOOR REPLACEMENT	20	9	$ 63,050	$ 64,311	$ 3,153	$ 34,678			-	-	-	-	-	-	-	-	$ 75,351	-	-	-	-	-	-
	RE-KEYING LOCKS	10	10	$ 898	$ 916	$ 90	$ -			-	-	-	-	-	-	-	-	-	$ 1,095	-	-	-	-	-
DRIVES & PARKING	ASPHALT ALL - OVERLAY - APPROX 26,120 GSF	25	6	$ 42,033	$ 42,874	$ 1,681	$ 31,945			-	-	-	-	-	$ 47,336	-	-	-	-	-	-	-	-	-
	ASPHALT - SEAL COAT - APPROX 26,120 SF	3	0	$ 4,991	$ 5,091	$ 1,664	$ 4,991	$ 4,894	$ 3,625	-	-	$ 5,296	-	-	$ 5,621	-	-	$ 5,965	-	-	$ 6,330	-	-	$ 6,717	-
	ASPHALT - CRACK FILL	1	0	$ 1,020	$ 1,040	$ 1,020	$ 1,020	$ 1,000		$ 1,040	$ 1,061	$ 1,082	$ 1,104	$ 1,126	$ 1,149	$ 1,172	$ 1,195	$ 1,219	$ 1,243	$ 1,268	$ 1,294	$ 1,319	$ 1,346	$ 1,373	$ 1,400
	ASPHALT - SHIMS???	30	23	$ 1,020	$ 1,040	$ 34	$ 238			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
					$ -	$ -	$ -			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONCRETE	CURB, GUTTERS, DRAIN PANS - APPROX 3,000	10	4	$ 4,203	$ 4,287	$ 420	$ 2,522			-	-	-	$ 4,549	-	-	-	-	-	-	-	-	$ 5,546	-	-
	CONCRETE GARAGE THRESHOLDS - ALLEY	10	4	$ 8,932	$ 9,111	$ 893	$ 5,359			-	-	-	$ 9,668	-	-	-	-	-	-	-	-	$ 11,786	-	-
					$ -	$ -	$ -			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPING	TIMBERS FOR PLANTERS - APPROX 120 SF	20	6	$ 6,305	$ 6,431	$ 315	$ 4,414			-	-	-	-	-	$ 7,100	-	-	-	-	-	-	-	-	-
	GENERAL - XERISCAPING PHASE 2	20	0	$ 2,254	$ 2,299	$ 113	$ 2,254	$ 2,210		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	MULCH - ALL AREAS	2	0	$ 1,571	$ 1,602	$ 786	$ 1,571	$ 1,540		-	$ 1,634	-	$ 1,701	-	$ 1,769	-	$ 1,841	-	$ 1,915	-	$ 1,992	-	$ 2,073	-	-
	MEADOW DRIVE TREE REMOVAL & REPLACE	30	25	$ 9,731	$ 9,926	$ 324	$ 1,622		$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	ALLEY TREE REMOVAL & REPLACEMENT	25	3	$ 10,200	$ 10,404	$ 408	$ 8,976			-	-	$ 10,824	-	-	-	-	-	-	-	-	-	-	-	-
	IRRIGATION CLOCKS - (2) RAIN BIRD 12 STATIC	6	6	$ 840	$ 857	$ 140	$ -			-	-	-	-	-	$ 946	-	-	-	-	-	$ 1,065	-	-	-
MISCELLANEOUS	DUMPSTER WALLS - WALL W/ BRICK CAP 150 S	30	13	$ 4,729	$ 4,824	$ 158	$ 2,680			-	-	-	-	-	-	-	-	-	-	-	-	$ 6,117	-	-
	OPERATING CONTINGENCIES	1	0	$ 1,020	$ 1,040	$ 1,020	$ 1,020	$ 1,000		$ 1,040	$ 1,061	$ 1,082	$ 1,104	$ 1,126	$ 1,149	$ 1,172	$ 1,195	$ 1,219	$ 1,243	$ 1,268	$ 1,294	$ 1,319	$ 1,346	$ 1,373	$ 1,400
			TOTALS	$ 524,651	#######	$ 40,700	$ 127,668	$ 10,644	$ 3,625															
MCR EXPENSE (WITH INFLATION)						MCR EXPENSE (WITH INFLATION)			$ 3,625	$ 2,081	$ 3,757	$ 18,286	$ 18,126	$ 87,736	$ 65,070	$ 2,343	$ 4,231	$ 83,753	$ 91,359	$ 2,536	$ 14,915	$ 8,756	$ 31,795	$ 104,262	$ 2,800
CLOSING BALANCE							CLOSING BALANCE		$ 61,677	$ 74,138	$ 86,571	$ 84,505	$ 94,573	$ 56,626	$ 41,257	$ 88,580	#######	#######	$ 58,693	#######	#######	#######	#######	#######
CUMULATVIE RESERVE PERCENTAGE FUNDED						CUMULATIVE RESERVE PERCENTAGE FUNDED			48%	58%	68%	66%	74%	44%	32%	69%	105%	79%	46%	83%	110%	142%	157%	114%	151%