

**FINANCIAL SCHEDULE
AND
RESERVE FUND CONTRIBUTION
REQUIREMENTS**

Funding Plan Summary (Cash Flow)

January 24, 2009

Twin Creeks Homeowners' Association

<u>Year</u>	<u>Percent Funded</u>	<u>Unadjusted Ideal Balance</u>	<u>Inflation Adjusted Ideal Bal</u>	<u>Contrib Increase Rate</u>	<u>Starting Balance</u>	<u>Annual Contribution</u>	<u>Interest Income</u>	<u>Tax Liability</u>	<u>Inflation Adjusted Expenditures</u>	<u>Unadjusted Expenditures</u>
2009	64%	104,548	104,548	0.00%	66,542	25,000	2,322	0	(21,000)	(21,000)
2010	63%	110,397	115,476	0.00%	72,864	25,000	1,762	0	(41,317)	(39,500)
2011	62%	85,548	93,599	0.00%	58,309	25,000	2,526	0	(7,659)	(7,000)
2012	72%	94,246	107,859	0.00%	78,176	25,000	3,238	0	(9,728)	(8,500)
2013	80%	101,569	121,588	0.00%	96,686	25,000	3,506	0	(21,548)	(18,000)
2014	83%	99,601	124,716	0.00%	103,644	25,000	3,594	0	(26,295)	(21,000)
2015	85%	94,775	124,132	0.00%	105,942	25,000	4,423	0	(7,859)	(6,000)
2016	89%	104,950	143,781	0.00%	127,507	25,000	4,586	0	(25,345)	(18,500)
2017	90%	102,068	146,266	0.00%	131,749	25,000	4,641	0	(28,231)	(19,700)
2018	91%	98,121	147,077	0.00%	133,159	25,000	3,968	0	(46,467)	(31,000)
2019	89%	82,932	130,029	0.00%	115,659	25,000	3,339	0	(44,685)	(28,500)
2020	86%	70,551	115,705	0.00%	99,313	25,000	3,849	0	(15,580)	(9,500)
2021	85%	77,169	132,381	0.00%	112,582	25,000	4,592	0	(10,293)	(6,000)
2022	84%	87,288	156,627	0.00%	131,881	25,000	4,056	0	(42,993)	(23,960)
2023	78%	80,453	151,004	0.00%	117,944	25,000	3,846	0	(34,302)	(18,276)
2024	72%	79,253	155,592	0.00%	112,487	25,000	2,177	0	(70,559)	(35,940)
2025	56%	60,338	123,908	0.00%	69,105	25,000	791	0	(61,820)	(30,104)
2026	33%	47,228	101,448	0.00%	33,076	25,000	1,222	0	(15,036)	(7,000)
2027	34%	57,223	128,570	0.00%	44,261	25,000	1,596	0	(16,851)	(7,500)
2028	34%	66,717	156,797	0.00%	54,007	25,000	1,015	0	(41,128)	(17,500)
Total						500,000	61,048	0	(588,696)	(374,480)
Average					93,245	25,000	3,052	0	(29,435)	(18,724)
Maximum			156,797		133,159		4,641	0	(70,559)	(39,500)
Minimum			93,599		33,076		791	0	(7,659)	(6,000)

4.00% Investment Rate

0.00% Tax Rate

4.60% Inflation Rate

2010 Contributions

9.22 Monthly Per Unit

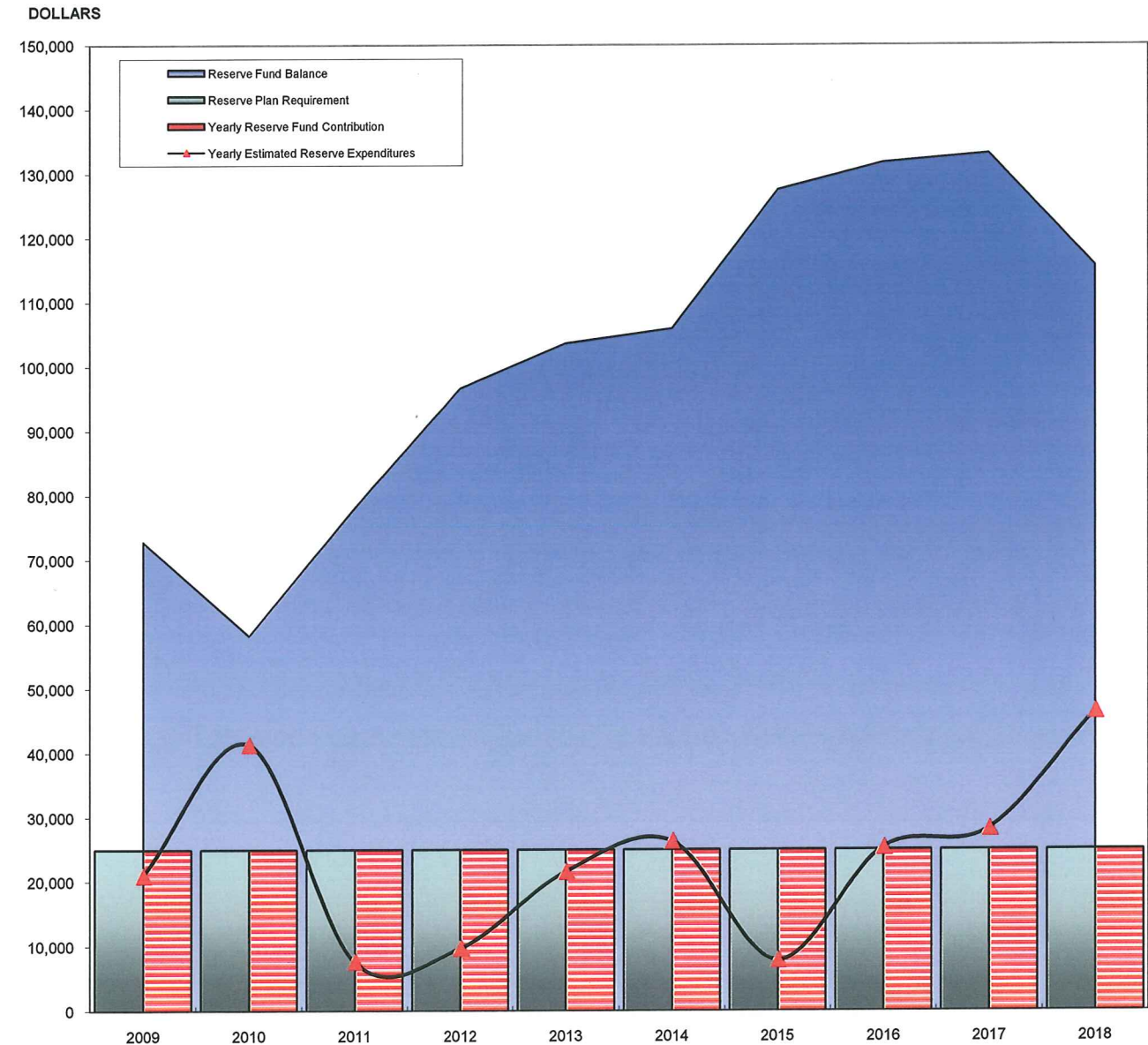
110.62 Annually Per Unit

2,083.33 Association Monthly

Comparative Reserve Funding & Expenditure Analysis

January 24th 2009

Twin Creek Homeowners' Association



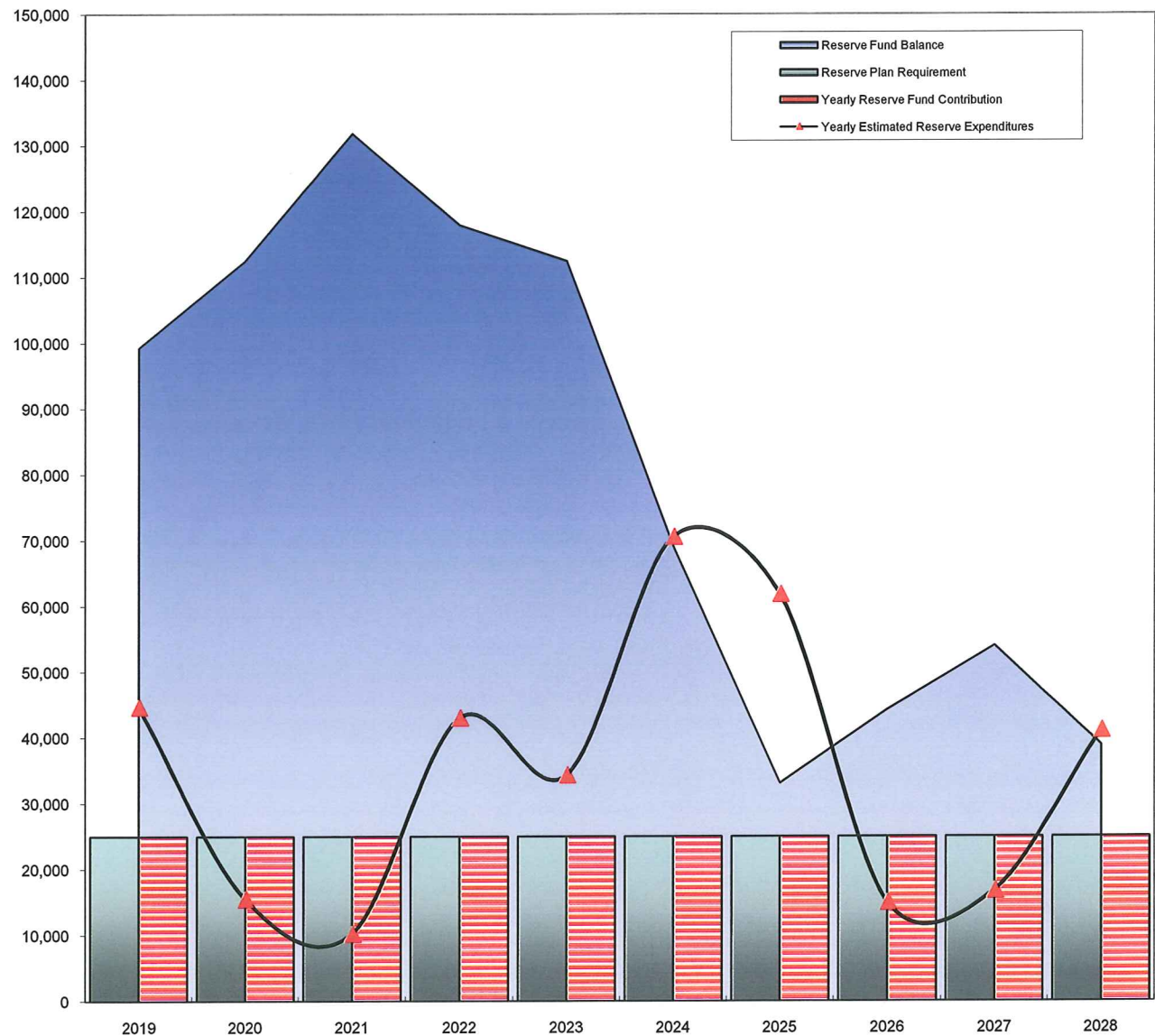
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
YEARLY CONTRIBUTION	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
ESTIMATED EXPENDITURES	21,000	41,317	7,659	9,728	21,548	26,295	7,859	25,345	28,231	46,467
RESERVE PLAN REQUIREMENTS	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
INVESTMENT INCOME (3%)	2,322	1,762	2,526	3,238	3,506	3,594	4,423	4,586	4,641	3,968
RESERVE FUND BALANCE	72,864	58,309	78,176	96,686	103,644	105,943	127,507	131,748	133,158	115,659

Comparative Reserve Funding & Expenditure Analysis

January 24th 2009

Twin Creek Homeowners' Association

DOLLARS



Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
YEARLY CONTRIBUTION	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
ESTIMATED EXPENDITURES	44,685	15,580	10,293	42,993	34,302	70,559	61,820	15,036	16,851	41,128
RESERVE PLAN REQMN'T	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
INVESTMENT INCOME (3%)	3,339	3,849	4,592	4,056	3,846	2,177	791	1,222	1,596	1,015
RESERVE FUND BALANCE	99,313	112,582	131,881	117,944	112,488	69,106	33,077	44,263	54,008	38,895