

**Creek at Chester Homeowners Association**  
**RESERVE BUDGET Options**  
**Calendar Year 2018**

**Reserves at Original \$250 Assessment Level - HIGH Risk for Special Assessment**

	2016 <u>Budget</u>	2016 <u>Actual</u>	2017 Jan - June <u>Actual</u>	Per Year	Assessment Per Month	Per House/Yr	Per House/Mo
Transfer from Operating Budget	2,820.00	3,000.00	1,410.00	3,000.00	250.00	61.22	5.10
<b>TOTAL RESERVE CONTRIBUTION</b>	<b>2,820.00</b>	<b>3,000.00</b>	<b>1,410.00</b>	<b>3,000.00</b>			

Anticipated Reserves 2018	Anticipated Reserve Balance 1/1/2018	\$ 11,880.00
	Transfer from Operating Budget	\$ 3,000.00
	Anticipated Reserve Expenses	\$ (2,500.00)
	Bank Interest - Reserves	\$ 12.38
	Anticipated Reserve Balance 12/31/2018	\$ 12,392.38

<b>TOTAL OPERATING EXPENSES &amp; RESERVE CONTRIBUTIONS</b>	<b>\$ 15,200.00</b>	<b>\$ 14,320.26</b>	<b>\$ 6,999.95</b>	<b>\$ 19,600.00</b>	<b>\$ 1,633.33</b>	<b>\$ 400.00</b>	<b>\$ 33.33</b>
---	---------------------	---------------------	--------------------	---------------------	--------------------	------------------	-----------------

**Baseline Funded - Minimum Contributions to Keep Reserves above \$0**

	2016 <u>Budget</u>	2016 <u>Actual</u>	2017 Jan - June <u>Actual</u>	Per Year	Assessment Per Month	Per House	Per House
Transfer from Operating Budget	2,820.00	3,000.00	1,500.00	16,560.00	1,380.00	337.96	28.16
<b>TOTAL RESERVE CONTRIBUTION</b>	<b>2,820.00</b>	<b>3,000.00</b>	<b>1,500.00</b>	<b>16,560.00</b>			

Anticipated Reserves 2018	Anticipated Reserve Balance 1/1/2018	\$ 11,880.00
	Transfer from Operating Budget	\$ 16,560.00
	Anticipated Reserve Expenses	\$ (2,500.00)
	Bank Interest - Reserves	\$ 25.94
	Anticipated Reserve Balance 12/31/2018	\$ 25,965.94

<b>TOTAL OPERATING EXPENSES &amp; RESERVE CONTRIBUTIONS</b>	<b>\$ 15,200.00</b>	<b>\$ 14,320.26</b>	<b>\$ 7,089.95</b>	<b>\$ 33,160.00</b>	<b>\$ 2,763.33</b>	<b>\$ 676.00</b>	<b>\$ 56.33</b>
---	---------------------	---------------------	--------------------	---------------------	--------------------	------------------	-----------------

**70% "Threshold Funded" Reserve Contributions**

	2016 <u>Budget</u>	2016 <u>Actual</u>	2017 Jan - June <u>Actual</u>	Per Year	Assessment Per Month	Per House	Per House
Transfer from Operating Budget	2,820.00	3,000.00	1,500.00	18,600.00	1,550.00	379.59	31.63
<b>TOTAL RESERVE CONTRIBUTION</b>	<b>2,820.00</b>	<b>3,000.00</b>	<b>1,500.00</b>	<b>18,600.00</b>			

Anticipated Reserves 2018	Anticipated Reserve Balance 1/1/2018	\$ 11,880.00
	Transfer from Operating Budget	\$ 18,600.00
	Anticipated Reserve Expenses	\$ (2,500.00)
	Bank Interest - Reserves	\$ 27.98
	Anticipated Reserve Balance 12/31/2018	\$ 28,007.98

<b>TOTAL OPERATING EXPENSES &amp; RESERVE CONTRIBUTIONS</b>	<b>\$ 15,200.00</b>	<b>\$ 14,320.26</b>	<b>\$ 7,089.95</b>	<b>\$ 35,200.00</b>	<b>\$ 2,933.33</b>	<b>\$ 718.00</b>	<b>\$ 59.83</b>
---	---------------------	---------------------	--------------------	---------------------	--------------------	------------------	-----------------

**100% "Fully Funded" Reserve Contributions**

	2016 <u>Budget</u>	2016 <u>Actual</u>	2017 Jan - June <u>Actual</u>	Per Year	Assessment Per Month	Per House	Per House
Transfer from Operating Budget	2,820.00	3,000.00	1,500.00	20,280.00	1,690.00	413.88	34.49
<b>TOTAL RESERVE CONTRIBUTION</b>	<b>2,820.00</b>	<b>3,000.00</b>	<b>1,500.00</b>	<b>20,280.00</b>			

Anticipated Reserves 2018	Anticipated Reserve Balance 1/1/2018	\$ 11,880.00
	Transfer from Operating Budget	\$ 20,280.00
	Anticipated Reserve Expenses	\$ (2,500.00)
	Bank Interest - Reserves	\$ 29.66
	Anticipated Reserve Balance 12/31/2018	\$ 29,689.66

<b>TOTAL OPERATING EXPENSES &amp; RESERVE CONTRIBUTIONS</b>	<b>\$ 15,200.00</b>	<b>\$ 14,320.26</b>	<b>\$ 7,089.95</b>	<b>\$ 36,880.00</b>	<b>\$ 3,073.33</b>	<b>\$ 752.00</b>	<b>\$ 62.67</b>
---	---------------------	---------------------	--------------------	---------------------	--------------------	------------------	-----------------