Cash Flow Projections and Defieciency Analysis
Cedar Place
Condominium Plan 022 7316
Breakeven Scenario

		Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Reserve	Budget																							
	Estimate																								
OPENING BALANCE		**48,623**	**56,168**	**64,015**	**72,175**	**64,081**	**72,244**	**6,974**	**13,853**	**2,227**	**8,916**	**15,873**	**24,108**	**32,672**	**41,579**	**28,559**	**8,336**	**-11,475**	**-3,334**	**5,133**	**13,938**	**23,096**	**33,620**	**44,564**	**55,947**	**37,837**
Reserve Fund Contributions		6,000	6,000	6,000	6,000	6,000	7,000	7,000	7,000	7,000	7,000	8,000	8,000	8,000	8,000	8,000	9,000	9,000	9,000	9,000	9,000	10,000	10,000	10,000	10,000	10,000
Reserve Fund Interest Income		1,945	2,247	2,561	2,887	2,563	2,890	279	554	89	357	635	964	1,307	1,663	1,142	333	-459	-133	205	558	924	1,345	1,783	2,238	1,513
Total Cash Resources		**56,568**	**64,415**	**72,575**	**81,062**	**72,644**	**82,134**	**14,253**	**21,407**	**9,316**	**16,273**	**24,508**	**33,072**	**41,979**	**51,242**	**37,702**	**17,669**	**-2,934**	**5,533**	**14,338**	**23,496**	**34,020**	**44,964**	**56,347**	**68,185**	**49,350**
RESERVE FUND EXPENDITURES																										
1. Substructure - Foundations	4,760																									
2. Superstructure	2,902																									
3. Exterior Wall Assemblies	29,665																									
4. Windows & Exterior Doors	43,295						50,191																			
5. Balconies	3,850						4,463																			
6. Roof Assemblies	34,272																									
7. Flooring	8,262				9,028										12,133										16,306	
8. Wall Decoration	6,912				7,553										10,150										13,642	
9. Laundry Room	4,200						4,869																			
10. Heating System	18,450																28,744									
11. Fire and Safety Systems	4,920						5,704																			
12. Electrical System & Fixtures	6,150															9,302										
13. Access & Security Systems	2,400						2,782																			
14. Water Supply System	6,500															9,832										
15. Sewer System	6,500															9,832										
16. Pavement & Curbs	16,200								18,780																	
17. Landscaping	8,439						6,751																			
Contingencies		400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
TOTAL EXPENDITURES		**400**	**400**	**400**	**16,981**	**400**	**75,160**	**400**	**19,180**	**400**	**400**	**400**	**400**	**400**	**22,683**	**29,366**	**29,144**	**400**	**400**	**400**	**400**	**400**	**400**	**400**	**30,348**	**400**
CLOSING BALANCE		**56,168**	**64,015**	**72,175**	**64,081**	**72,244**	**6,974**	**13,853**	**2,227**	**8,916**	**15,873**	**24,108**	**32,672**	**41,579**	**28,559**	**8,336**	**-11,475**	**-3,334**	**5,133**	**13,938**	**23,096**	**33,620**	**44,564**	**55,947**	**37,837**	**48,950**
DEFICIENCY ANALYSIS																										
Reserve Requirements	207,677	**207,277**	**206,859**	**206,430**	**222,572**	**222,536**	**296,260**	**297,066**	**316,673**	**317,990**	**319,340**	**319,723**	**320,116**	**320,519**	**343,215**	**373,161**	**402,634**	**404,100**	**405,603**	**407,143**	**408,721**	**409,340**	**409,973**	**410,622**	**441,236**	**442,667**
Reserve Fund Surplus		**-151,109**	**-142,844**	**-134,255**	**-158,491**	**-150,292**	**-289,286**	**-283,213**	**-314,446**	**-309,073**	**-303,466**	**-295,615**	**-287,444**	**-278,940**	**-314,656**	**-364,826**	**-414,109**	**-407,434**	**-400,470**	**-393,205**	**-385,626**	**-375,720**	**-365,409**	**-354,675**	**-403,399**	**-393,717**