

Version	v5.0	
Name	Thornhill Community Association, Inc.	
City	Charlotte	
State	North Carolina	
Reference Number	040166	
Length of Study (Years)		30
Number of Units		486
Number of Buildings		486
Date of Inspection	4/7/2021	
Current Fiscal Year	2021	
Fiscal Year Beginning	1/1/2021	
First Year of Recommendation	2022	
Remaining Budgeted Months		4
Beginning Reserve Balance	\$134,957.09	
Current Reserve Contributions	\$51,500.00	
Inflation		0.02
Interest		0.009
Frequency of Contributions		12

**Explanatory Notes:**

Inflation Calculation in Reserve Expenditures Table - To move an expenditure and automatically recalculate inflation, copy cell with expenditure (Years 0 to 30) and paste into desired cell.

Change in Number of Phases - A change in the number of phases will require a manual adjustment to the "Per Phase Quantity" column.



# RESERVE FUNDING PLAN

## CASH FLOW ANALYSIS

Thornhill  
Community Association, Inc.  
Charlotte, North Carolina

0

To increase Reserve Contributions in any given year by inflation, copy the cell above and paste in the desired year in rows 8 and 29

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Reserves at Beginning of Year</b>	(Note 1) 134,957	70,277	47,819	63,035	120,018	110,332	34,197	76,996	115,995	171,222	151,154	160,534	209,834	241,896	231,226	165,418
Recommended Reserve Contributions	17,167	61,000	70,500	80,000	89,500	99,000	68,000	68,000	68,000	68,000	68,000	69,400	70,800	72,200	73,600	75,100
Additional Reserve Contributions																
<b>Total Recommended Reserve Contributions</b>	(Note 2) 17,167	61,000	70,500	80,000	89,500	99,000	68,000	68,000	68,000	68,000	68,000	69,400	70,800	72,200	73,600	75,100
Estimated Interest Earned, During Year	(Note 3) 307	529	497	820	1,032	647	498	865	1,287	1,444	1,396	1,659	2,024	2,120	1,777	963
Anticipated Expenditures, By Year	(82,154)	(83,987)	(55,781)	(23,837)	(100,218)	(175,782)	(25,699)	(29,866)	(14,060)	(89,512)	(60,016)	(21,759)	(40,762)	(84,990)	(141,185)	(192,021)
<b>Anticipated Reserves at Year End</b>	<u>\$70,277</u>	<u>\$47,819</u>	<u>\$63,035</u>	<u>\$120,018</u>	<u>\$110,332</u>	<u>\$34,197</u>	<u>\$76,996</u>	<u>\$115,995</u>	<u>\$171,222</u>	<u>\$151,154</u>	<u>\$160,534</u>	<u>\$209,834</u>	<u>\$241,896</u>	<u>\$231,226</u>	<u>\$165,418</u>	<u>\$49,460</u>

(NOTE 5)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
<b>Reserves at Beginning of Year</b>	49,460	95,824	30,264	77,855	67,592	89,777	160,036	212,726	275,316	315,263	215,596	272,998	356,781	418,280	340,888
Recommended Reserve Contributions	76,600	78,100	79,700	81,300	82,900	84,600	86,300	88,000	89,800	91,600	93,400	95,300	97,200	99,100	101,100
Additional Reserve Contributions															
<b>Total Recommended Reserve Contributions</b>	76,600	78,100	79,700	81,300	82,900	84,600	86,300	88,000	89,800	91,600	93,400	95,300	97,200	99,100	101,100
Estimated Interest Earned, During Year	651	565	484	652	705	1,119	1,670	2,186	2,646	2,378	2,189	2,821	3,472	3,401	3,122
Anticipated Expenditures, By Year	(30,887)	(144,225)	(32,593)	(92,215)	(61,420)	(15,460)	(35,280)	(27,596)	(52,499)	(193,645)	(38,187)	(14,338)	(39,173)	(179,893)	(89,180)
<b>Anticipated Reserves at Year End</b>	<u>\$95,824</u>	<u>\$30,264</u>	<u>\$77,855</u>	<u>\$67,592</u>	<u>\$89,777</u>	<u>\$160,036</u>	<u>\$212,726</u>	<u>\$275,316</u>	<u>\$315,263</u>	<u>\$215,596</u>	<u>\$272,998</u>	<u>\$356,781</u>	<u>\$418,280</u>	<u>\$340,888</u>	<u>\$355,930</u>

(NOTE 5)

(NOTE 4)

### Explanatory Notes:

- 1) Year 2021 starting reserves are as of August 31, 2021; FY2021 starts January 1, 2021 and ends December 31, 2021.
- 2) Reserve Contributions for 2021 are the remaining budgeted 4 months; 2022 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2021 is a partial year of interest earned.
- 4) Accumulated year 2051 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

This funding plan comprises the following sheets:  
Expenditures