

## SAMPLE REPORT INTRODUCTION

The following example report was produced after:

- 1) The Analysis Date was moved forwards from January 1, 2020 to January 1, 2021
- 2) The Beginning Cash Balance was updated to the projected January 1, 2021 balance
- 3) All reserve items that were schedule to be replaced or maintained from the previous year have been have been listed that need to be updated
- 4) The new contribution for 2021 has been calculated and based on interest earned, taxes, inflation and an annual contribution increase determined, the financial plan/cash flow projects a positive balance for the next 30 years

Once the items above are done, PRA users select the Report Builder which produces the final report with auto:

Table of Contents  
Page Numbering  
With selected narrative and financial reports

The final report is then produced in MINUTES!

There is no need to leave the system or combing outputs from different applications

The PRA System is "ONE STOP SHOPPING"

# Property Association Sample Reserve Study - Level I as of January 1, 2021



c/o Green Acre Properties, Inc.  
800 Date Palm Lane  
St. Petersburg, FL 33707  
Contact: Shelly Bramm



2237 Del Mar Scenic Parkway  
Del Mar, CA 92014  
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2237 Del Mar Scenic Parkway, Del Mar, CA tel: (858) 755-8877 fax: (858) 755-2754  
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November 15, 2020

Property Association Sample  
c/o Green Acre Properties, Inc.  
800 Date Palm Lane  
St. Petersburg, FL 33707

Regarding: 2021 - Level I Reserve Study

Dear Shelly Bramm,

We are pleased to submit this Level I Reserve Study for Property Association Sample.

If you have questions about the Reserve Study, please contact us at (858) 755-8877. We look forward to doing business with you in the future.

Thank you,

[Add signature .jpg](#)

John Smith, RS, PRA

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include your address, phone number, etc.

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## Property Association Sample Reserve Study Summary November 15, 2020

The following Level I (full update with-site-visit) reserve study was performed for Property Association Sample ("property") located at 800 Date Palm Lane, St. Petersburg, FL, 33707. The property has 30 units and 3 different model types. The reserve study is for the fiscal year starting January 1, 2021, and ending December 31, 2021.

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

The calculations, projections and reports in this reserve study were generated using the PRA System (PRA). PRA has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the AICPA's Financial Accounting Standard Board's 972 Real Estate-Common Interest Reality Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations. PRA also meets the reporting requirements for the International Capitol Budgeting Institute (ICBI). PRA provides for complete, flexible reserve study assumptions while allowing for either current cost or future cost projections while calculating interest and projecting cash flows on a monthly and annual basis.

As of January 1, 2021, the estimated reserve fund balance is \$119,721. The estimated current replacement cost of the reserve items is \$915,821, and with an annual compounded inflation rate of 2.00% the future replacement cost is \$1,597,967.

The cash flow method was utilized in preparing the reserve plan with the objective that reserves funds would be available as needed. The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date of the reserve study to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, basis cost measurement, quantity, estimated useful life and estimated remaining life;
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years (includes taxes on interest earned);
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases, interest earned with related taxes and inflation on reserve items.

No items have been reserved for which have an estimated useful life of less than two years or a total cost less than \$500.00.

Based upon the following financial assumptions:

- Annual Contribution Increase - 2.50%
- Interest Earned - 1.00%
- Taxes on Interest Earned - 0.00%
- Inflation on Reserve Items - 2.00%
- Contingency - 0.00%
- Contingency Time - 0:00 Yr:Mo



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include your address, phone number, etc.

The contingency amount is 0.00% of the current cost of replacement, \$915,821. This amount will be funded over 0:00 (years:months) time period. This will increase the total monthly contribution by \$0.

The required reserve amount at the end of the current fiscal year utilizing the cash flow method is \$119,721. The reserve plan, based on all the assumptions, assures that funds for major repairs and replacement will be available when needed and that this method is equitable for charging current rather than future owners with the cost of current use.

The annual contribution for the initial year of this reserve study is \$32,400, \$2,700 on a monthly basis and on an average of \$90 per unit. The monthly contribution per unit type is:

Model	Description	Square Feet	Amount
A	2BR - 2BA	1,400	\$79.74
B	2BR - 2.5BA	1,600	\$91.13
C	3BR - 3BA	1,800	\$102.53

The average interest rate earned before and after taxes for the initial of this reserve study are 1.18%, and 1.18%, respectively.

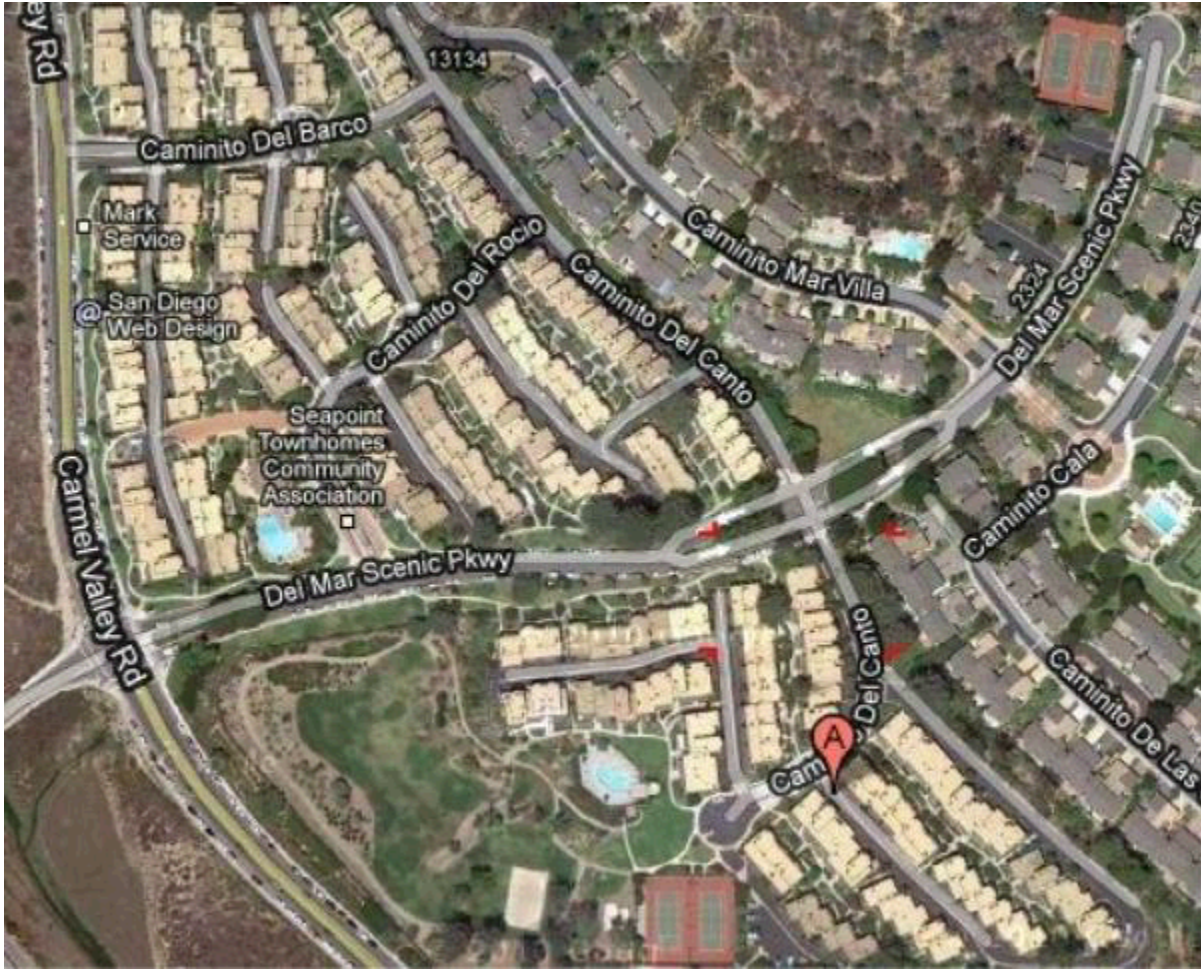
Based upon Percent Funding, as of January 1, 2021, with an estimated reserve fund balance of \$119,721, 100% Funded being \$264,842, the percent funded amount is 45.20%. If the cash flow funding plan is adhered to by the board of directors, sufficient funds should be available as needed.

If applicable, developer records, association records, and industry manuals were used for determining the current cost of reserve items. The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change.





Property Association Sample  
Property View  
November 15, 2020



Your  
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add custom tag line, page numbering Page 7 or Page 7 of 28

# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Cash Flow - Annual

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Begin Balance	\$ 119,721	\$ 150,912	\$ 182,439	\$ 176,156	\$ 180,710	\$ 204,715	\$ 215,289	\$ 252,372	\$ 248,766	\$ 263,322
Contribution	32,400	33,210	34,040	34,891	35,763	36,657	37,574	38,513	39,476	40,463
Average Per Unit	1,080	1,107	1,134	1,163	1,192	1,221	1,252	1,283	1,315	1,348
Percent Change	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Interest	1,574	1,886	1,685	1,652	1,863	1,970	2,324	2,300	2,433	2,412
Less Expenditures	2,784	3,570	42,008	31,989	13,621	28,054	2,815	44,419	27,354	45,266
Ending Balance	\$ 150,912	\$ 182,439	\$ 176,156	\$ 180,710	\$ 204,715	\$ 215,289	\$ 252,372	\$ 248,766	\$ 263,322	\$ 260,931

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Begin Balance	\$ 260,931	\$ 258,413	\$ 303,734	\$ 315,384	\$ 212,203	\$ 126,393	\$ 170,067	\$ 160,294	\$ 15,164	\$ 66,103
Contribution	41,474	42,511	43,574	44,664	45,780	46,925	48,098	49,300	50,533	51,796
Average Per Unit	1,382	1,417	1,452	1,488	1,526	1,564	1,603	1,643	1,684	1,726
Percent Change	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Interest	2,382	2,809	2,934	1,950	1,084	1,459	1,379	77	405	923
Less Expenditures	46,376	0	34,858	149,795	132,674	4,710	59,250	194,507	0	0
Ending Balance	\$ 258,413	\$ 303,734	\$ 315,384	\$ 212,203	\$ 126,393	\$ 170,067	\$ 160,294	\$ 15,164	\$ 66,103	\$ 118,823

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Begin Balance	\$ 118,823	\$ 47,460	\$ 63,731	\$ 120,430	\$ 67,066	\$ 73,163	\$ 81,836	\$ 82,406	\$ 80,019	\$ 123,714
Contribution	53,091	54,418	55,779	57,173	58,603	60,068	61,569	63,109	64,686	66,303
Average Per Unit	1,769	1,813	1,859	1,905	1,953	2,002	2,052	2,103	2,156	2,210
Percent Change	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Interest	259	378	919	428	457	536	538	509	917	1,515
Less Expenditures	124,714	38,526	0	110,966	52,963	51,931	61,538	66,005	21,909	6,215
Ending Balance	\$ 47,460	\$ 63,731	\$ 120,430	\$ 67,066	\$ 73,163	\$ 81,836	\$ 82,406	\$ 80,019	\$ 123,714	\$ 185,318



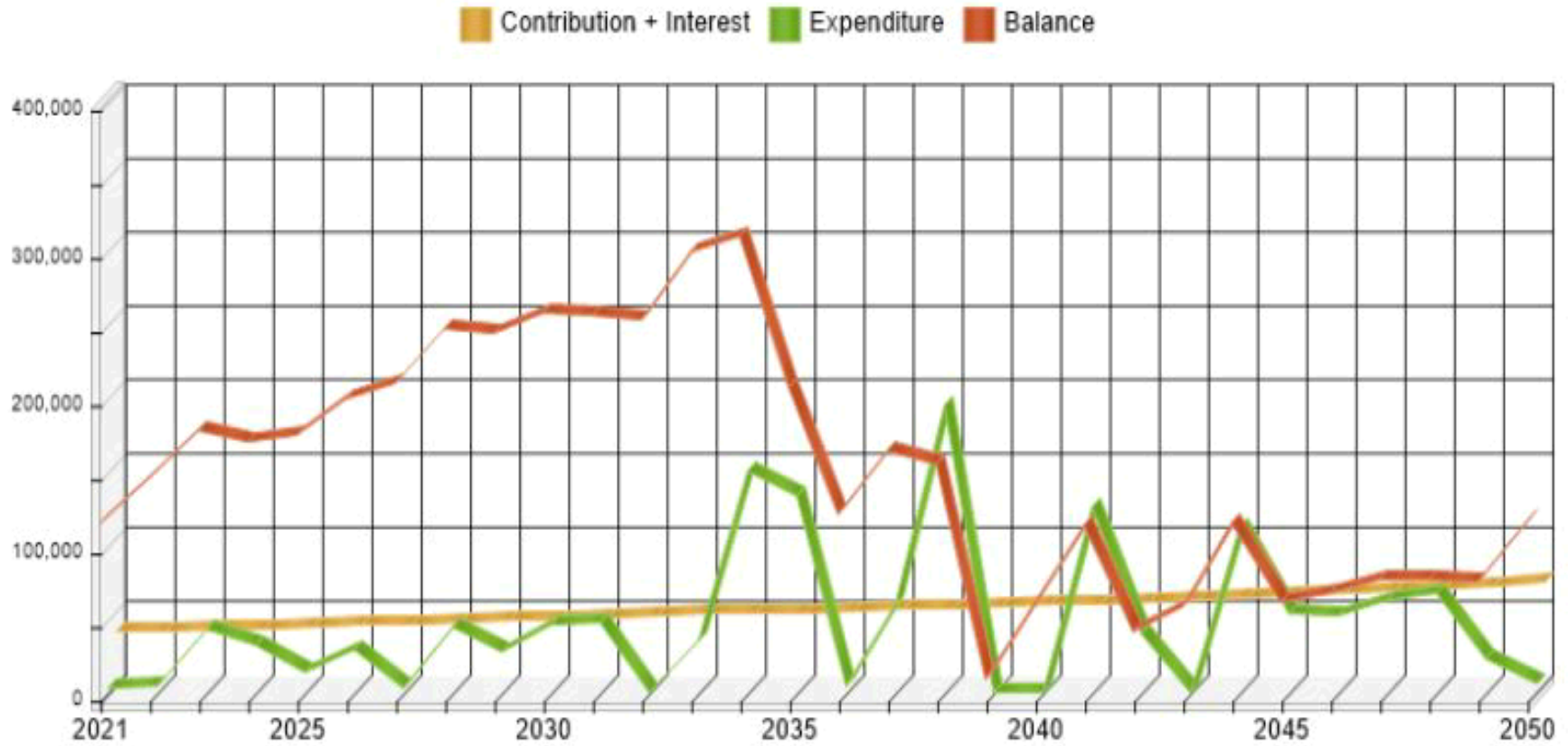


# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Cash Flow - Chart



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Cash Flow - Monthly

2021	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 119,721.89	\$ 2,700.00	\$ 121.28	\$ 2,784.00	\$ 119,759.17
February	119,759.17	2,700.00	120.20	0.00	122,579.37
March	122,579.37	2,700.00	122.59	0.00	125,401.96
April	125,401.96	2,700.00	124.97	0.00	128,226.93
May	128,226.93	2,700.00	127.34	0.00	131,054.27
June	131,054.27	2,700.00	129.72	0.00	133,883.99
July	133,883.99	2,700.00	132.12	0.00	136,716.11
August	136,716.11	2,700.00	134.51	0.00	139,550.62
September	139,550.62	2,700.00	136.91	0.00	142,387.53
October	142,387.53	2,700.00	139.30	0.00	145,226.83
November	145,226.83	2,700.00	141.70	0.00	148,068.53
December	148,068.53	2,700.00	144.09	0.00	150,912.62
	<u>\$ 119,721.89</u>	<u>\$ 32,400.00</u>	<u>\$ 1,574.73</u>	<u>\$ 2,784.00</u>	<u>\$ 150,912.62</u>

2022	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 150,912.62	\$ 2,767.50	\$ 145.03	\$ 3,570.00	\$ 150,255.15
February	150,255.15	2,767.50	146.00	0.00	153,168.65
March	153,168.65	2,767.50	148.46	0.00	156,084.61
April	156,084.61	2,767.50	150.93	0.00	159,003.04
May	159,003.04	2,767.50	153.38	0.00	161,923.92
June	161,923.92	2,767.50	155.85	0.00	164,847.27
July	164,847.27	2,767.50	158.31	0.00	167,773.08
August	167,773.08	2,767.50	160.78	0.00	170,701.36
September	170,701.36	2,767.50	163.25	0.00	173,632.11
October	173,632.11	2,767.50	165.72	0.00	176,565.33
November	176,565.33	2,767.50	168.20	0.00	179,501.03
December	179,501.03	2,767.50	170.68	0.00	182,439.21
	<u>\$ 150,912.62</u>	<u>\$ 33,210.00</u>	<u>\$ 1,886.59</u>	<u>\$ 3,570.00</u>	<u>\$ 182,439.21</u>



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Model Allocation

Model	Total	Sq. Feet	Sq. Feet	Sq. Feet	Monthly Contribution	
	Units	Each	Total	Percentage	Total	Each
A - 2BR - 2BA	12	1,400	16,800	35.44	\$ 956.96	\$ 79.74
B - 2BR - 2.5BA	9	1,600	14,400	30.37	820.25	91.13
C - 3BR - 3BA	9	1,800	16,200	34.17	922.78	102.53
	<u>30</u>		<u>47,400</u>	<u>99.99</u>	<u>\$ 2,699</u>	



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Expenditures

Reserve Item	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Asphalt Paving, Mill & Pave								\$ 44,419		
Asphalt Paving, Seal Coat	2,784				3,013				3,261	
Awning, Retractable, Clubhouse									2,929	
Balcony Railings, Aluminum Picket										
Clubhouse Interior Renovations										
Dog Park Fencing, 4' VC Chain-Link										
Enterphone Panel			2,601							
Exterior Painting & Waterproofing, 2016			39,407							45,266
Exterior Painting & Waterproofing, 2017				28,514						
Furniture, Interior, Clubhouse							2,815			
Gates, Alum. Picket w/ Privacy Mesh, Slidi										
Gates, Rear Entrance, Manual										
Gutters & Downspouts, 6" Alum., 2008										
Gutters & Downspouts, 6" Alum., 2016										
Gutters & Downspouts, 6" Alum., 2017										
HVAC, 2.5-ton Package Unit, Clubhouse									6,092	
Irrigation Pump & Controller, 5 HP										
Mailbox Pedestals, Aluminum										
Patios, Concrete Pavers, Res. Units										
Perimeter Fence, 4' CV Chain-Link										
Perimeter Fence, 6' Aluminum Picket										
Perimeter Fence, 6' Solid Slat Vinyl										
Pool Deck, Concrete Pavers										
Pool Equipment Housing, Fiberglass										
Pool Fence & Gates, 5' Aluminum Picket										
Pool Finish & Border Tiles									15,071	
Pool Furniture, Resin Wicker				3,475						
Pool Restroom Renovations					10,607					
Roofs, Asphalt Shingles, 2008						28,054				



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Expenditures

Reserve Item	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Roofs, Asphalt Shingles, 2016										
Roofs, Asphalt Shingles, 2017										
Seawall, Corrugated Metal with Concrete C										
Sliding Gate Opener, 1/2 Hp		3,570								
Windows & Doors, Clubhouse										
	\$ 2,784	\$ 3,570	\$ 42,008	\$ 31,989	\$ 13,621	\$ 28,054	\$ 2,815	\$ 44,419	\$ 27,354	\$ 45,266



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Expenditures

Reserve Item	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Asphalt Paving, Mill & Pave										
Asphalt Paving, Seal Coat			3,530				3,821			
Awning, Retractable, Clubhouse										
Balcony Railings, Aluminum Picket								69,171		
Clubhouse Interior Renovations										
Dog Park Fencing, 4' VC Chain-Link										
Enterphone Panel								3,500		
Exterior Painting & Waterproofing, 2016							51,997			
Exterior Painting & Waterproofing, 2017	32,753							37,623		
Furniture, Interior, Clubhouse							3,431			
Gates, Alum. Picket w/ Privacy Mesh, Slidi			10,621							
Gates, Rear Entrance, Manual										
Gutters & Downspouts, 6" Alum., 2008								7,712		
Gutters & Downspouts, 6" Alum., 2016										
Gutters & Downspouts, 6" Alum., 2017										
HVAC, 2.5-ton Package Unit, Clubhouse										
Irrigation Pump & Controller, 5 HP	9,630									
Mailbox Pedestals, Aluminum										
Patios, Concrete Pavers, Res. Units								71,913		
Perimeter Fence, 4' CV Chain-Link										
Perimeter Fence, 6' Aluminum Picket			8,277							
Perimeter Fence, 6' Solid Slat Vinyl										
Pool Deck, Concrete Pavers										
Pool Equipment Housing, Fiberglass										
Pool Fence & Gates, 5' Aluminum Picket										
Pool Finish & Border Tiles										
Pool Furniture, Resin Wicker	3,992							4,585		
Pool Restroom Renovations			12,428							
Roofs, Asphalt Shingles, 2008										



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Expenditures

Reserve Item	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Roofs, Asphalt Shingles, 2016				149,795						
Roofs, Asphalt Shingles, 2017					132,674					
Seawall, Corrugated Metal with Concrete C										
Sliding Gate Opener, 1/2 Hp						4,710				
Windows & Doors, Clubhouse										
	\$ 46,376	\$ 0	\$ 34,858	\$ 149,795	\$ 132,674	\$ 4,710	\$ 59,250	\$ 194,507	\$ 0	\$ 0





# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Expenditures

Reserve Item	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Asphalt Paving, Mill & Pave								\$ 66,005		
Asphalt Paving, Seal Coat	4,136				4,477				4,847	
Awning, Retractable, Clubhouse	3,714									
Balcony Railings, Aluminum Picket										
Clubhouse Interior Renovations							23,076			
Dog Park Fencing, 4' VC Chain-Link		5,638								
Enterphone Panel										
Exterior Painting & Waterproofing, 2016				59,728						
Exterior Painting & Waterproofing, 2017					43,217					
Furniture, Interior, Clubhouse							4,183			
Gates, Alum. Picket w/ Privacy Mesh, Slidi										
Gates, Rear Entrance, Manual				8,631						
Gutters & Downspouts, 6" Alum., 2008										
Gutters & Downspouts, 6" Alum., 2016						34,049				
Gutters & Downspouts, 6" Alum., 2017							34,278			
HVAC, 2.5-ton Package Unit, Clubhouse	7,726									
Irrigation Pump & Controller, 5 HP						12,960				
Mailbox Pedestals, Aluminum						4,921				
Patios, Concrete Pavers, Res. Units										
Perimeter Fence, 4' CV Chain-Link				2,537						
Perimeter Fence, 6' Aluminum Picket										
Perimeter Fence, 6' Solid Slat Vinyl	75,459									
Pool Deck, Concrete Pavers		29,361								
Pool Equipment Housing, Fiberglass										
Pool Fence & Gates, 5' Aluminum Picket		3,526								
Pool Finish & Border Tiles	19,113									
Pool Furniture, Resin Wicker					5,267					
Pool Restroom Renovations	14,562								17,062	
Roofs, Asphalt Shingles, 2008				40,069						



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Expenditures

Reserve Item	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Roofs, Asphalt Shingles, 2016										
Roofs, Asphalt Shingles, 2017										
Seawall, Corrugated Metal with Concrete C										
Sliding Gate Opener, 1/2 Hp										6,215
Windows & Doors, Clubhouse										
	\$ 124,714	\$ 38,526	\$ 0	\$ 110,966	\$ 52,963	\$ 51,931	\$ 61,538	\$ 66,005	\$ 21,909	\$ 6,215



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Item Parameters - Pictures (3 to a page)

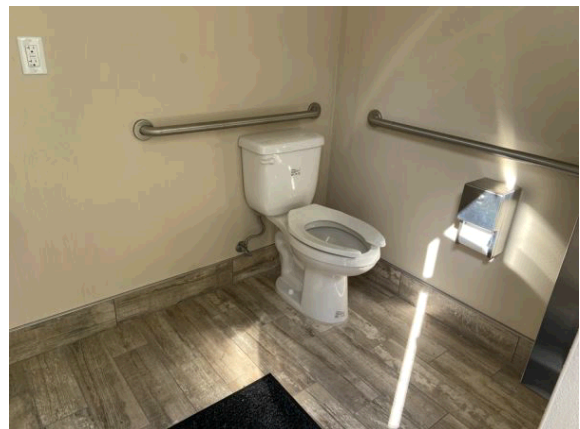
### Exterior Painting & Waterproofin...

Basis	Sq Ft
Basis Cost	\$ 1.24
Quantity	30,546
Replace Date	1/2023
Estimated Life	7 Years
Adjustment Life	7 Years
Remaining Life	2 Years
Current Cost	\$ 37,877.04
Future Cost	\$ 39,407.27



### Pool Restroom Renovations

Basis	Total
Basis Cost	\$ 9,800.00
Quantity	1
Replace Date	1/2025
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	4 Years
Current Cost	\$ 9,800.00
Future Cost	\$ 10,607.84



### Windows & Doors, Clubhouse

Basis	Sq Ft
Basis Cost	\$ 105.00
Quantity	189
Replace Date	1/2057
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	36 Years
Current Cost	\$ 19,845.00
Future Cost	\$ 40,481.56

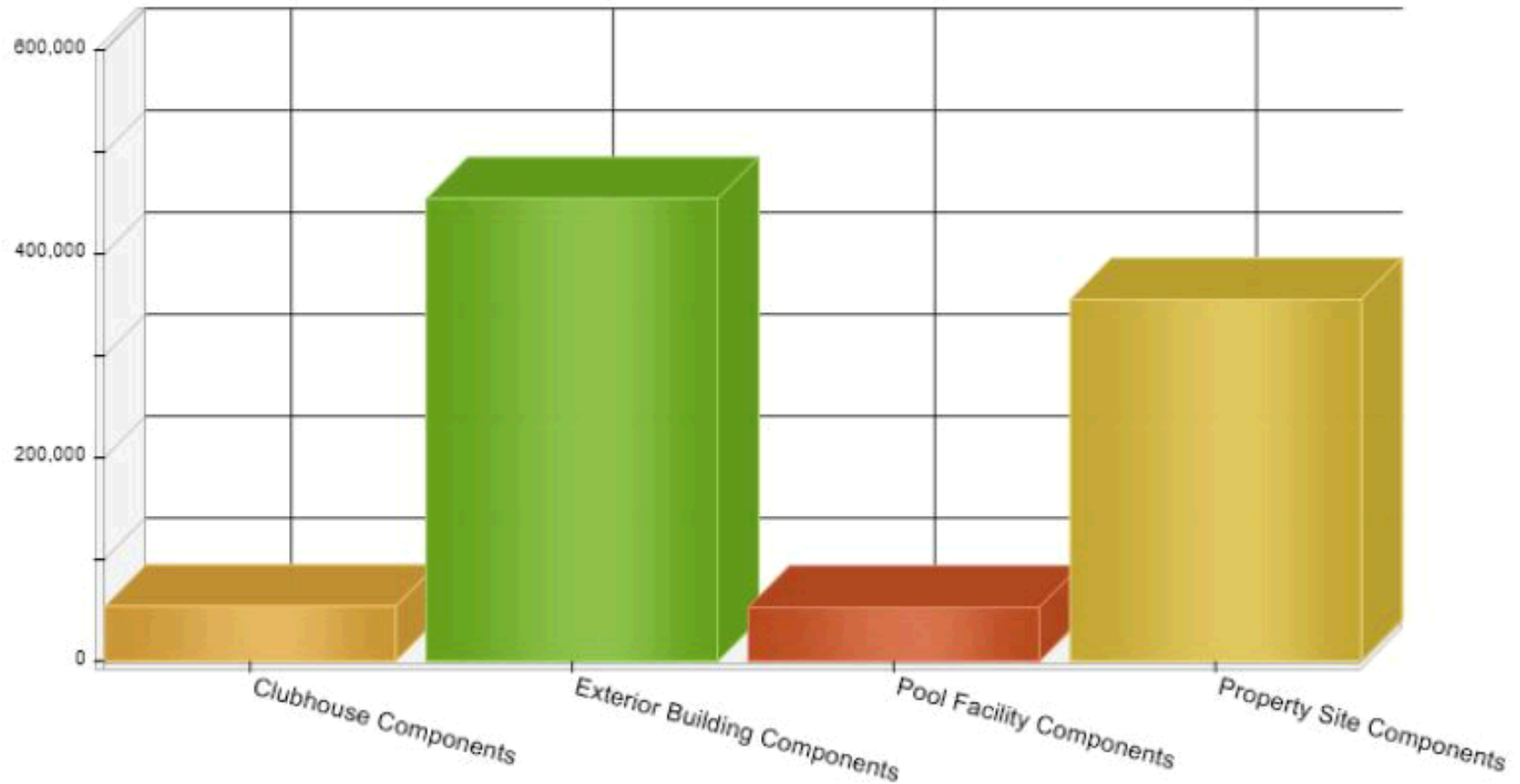


# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Item Parameter - Category - Chart



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Item Parameters - Summary

Reserve Item	Replace	Basis Cost	Quantity	Current Cost	Est	Rem	Future Cost
	Date				Life	Life	
Asphalt Paving, Mill & Pave	1/2028	\$ 15	2,578 Sq Yds	\$ 38,670	20:00	7:00	\$ 44,419
Asphalt Paving, Seal Coat	1/2021	0	23,200 Sq Ft	2,784	4:00	0:00	2,784
Awning, Retractable, Clubhouse	1/2029	2,500	1 Ea	2,500	12:00	8:00	2,929
Balcony Railings, Aluminum Picket	1/2038	100	494 Ln Ft	49,400	30:00	17:00	69,171
Clubhouse Interior Renovations	1/2047	13,790	1 Lp Sm	13,790	30:00	26:00	23,076
Dog Park Fencing, 4' VC Chain-Link	1/2042	3,720	1 Lp Sm	3,720	25:00	21:00	5,638
Enterphone Panel	1/2023	2,500	1 Ea	2,500	15:00	2:00	2,601
Exterior Painting & Waterproofing, 2016	1/2023	1	30,546 Sq Ft	37,877	7:00	2:00	39,407
Exterior Painting & Waterproofing, 2017	1/2024	1	21,669 Sq Ft	26,869	7:00	3:00	28,514
Furniture, Interior, Clubhouse	1/2027	2,500	1 Lp Sm	2,500	10:00	6:00	2,815
Gates, Alum. Picket w/ Privacy Mesh, Sliding	1/2033	8,375	1 Lp Sm	8,375	25:00	12:00	10,621
Gates, Rear Entrance, Manual	1/2044	5,474	1 Lp Sm	5,474	25:00	23:00	8,631
Gutters & Downspouts, 6" Alum., 2008	1/2038	9	612 Ln Ft	5,508	30:00	17:00	7,712
Gutters & Downspouts, 6" Alum., 2016	1/2046	9	2,306 Ln Ft	20,754	30:00	25:00	34,049
Gutters & Downspouts, 6" Alum., 2017	1/2047	9	2,276 Ln Ft	20,484	30:00	26:00	34,278
HVAC, 2.5-ton Package Unit, Clubhouse	1/2029	5,200	1 Ea	5,200	12:00	8:00	6,092
Irrigation Pump & Controller, 5 HP	1/2031	7,900	1 Lp Sm	7,900	15:00	10:00	9,630
Mailbox Pedestals, Aluminum	1/2046	1,500	2 Ea	3,000	30:00	25:00	4,921
Patios, Concrete Pavers, Res. Units	1/2038	10	5,095 Sq Ft	51,357	30:00	17:00	71,913
Perimeter Fence, 4' CV Chain-Link	1/2044	16	100 Ln Ft	1,609	25:00	23:00	2,537
Perimeter Fence, 6' Aluminum Picket	1/2033	42	152 Ln Ft	6,526	25:00	12:00	8,277
Perimeter Fence, 6' Solid Slat Vinyl	1/2041	45	1,123 Ln Ft	50,782	25:00	20:00	75,459
Pool Deck, Concrete Pavers	1/2042	19,372	1 Lp Sm	19,372	25:00	21:00	29,361
Pool Equipment Housing, Fiberglass	1/2057	15,000	1 Ea	15,000	40:00	36:00	30,598
Pool Fence & Gates, 5' Aluminum Picket	1/2042	2,327	1 Lp Sm	2,327	25:00	21:00	3,526
Pool Finish & Border Tiles	1/2029	12,863	1 Lp Sm	12,863	12:00	8:00	15,071
Pool Furniture, Resin Wicker	1/2024	3,275	1 Lp Sm	3,275	7:00	3:00	3,475
Pool Restroom Renovations	1/2025	9,800	1 Total	9,800	8:00	4:00	10,607
Roofs, Asphalt Shingles, 2008	1/2026	363	70 Sq	25,410	18:00	5:00	28,054
Roofs, Asphalt Shingles, 2016	1/2034	363	319 Sq	115,797	18:00	13:00	149,795
Roofs, Asphalt Shingles, 2017	1/2035	363	277 Sq	100,551	18:00	14:00	132,674
Seawall, Corrugated Metal with Concrete Cap	1/2076	900	245 Ln Ft	220,500	60:00	55:00	655,266
Sliding Gate Opener, 1/2 Hp	1/2022	3,500	1 Ea	3,500	14:00	1:00	3,570
Windows & Doors, Clubhouse	1/2057	105	189 Sq Ft	19,845	40:00	36:00	40,481
				\$ 915,821			\$ 1,597,967



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Item Parameters - Sub Detail

### Pool Restroom Renovations

Item Number 25  
 Type Common Area  
 Category Clubhouse Components  
 Measurement Total  
 Estimated Useful 8 Years  
 Basis Cost \$ 9,800.00  
 Tracking Logistical  
 Method Fixed

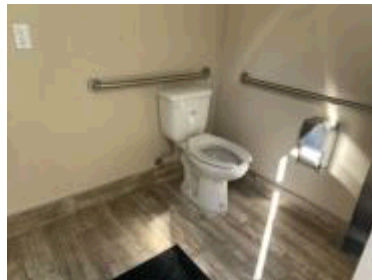
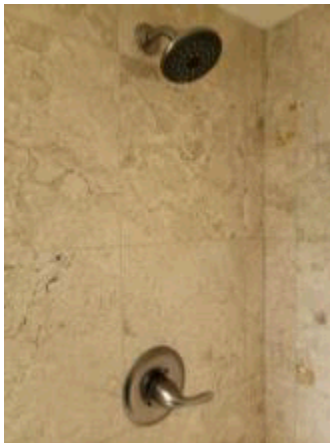


Sub-Items	Basis Cost	Quantity	Total Cost
Flooring	10.00	25 Sq Ft	250.00
Granite Sink Counter	600.00	15 Sq Ft	9,000.00
Shower Faucet	150.00	1 Total	150.00
Sink	80.00	1 Total	80.00
Sink Faucet	120.00	1 Total	120.00
Toilet	200.00	1 Total	200.00

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-002	01/01/2017	01/01/2025	4:00	8:00	1	9,800.00	10,607.84
						\$ 9,800.00	\$ 10,607.84

### Comments

### ENTER NOTES AND COMMENTS



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Supplementary Information on Future Major Repairs and Replacements

Reserve Item	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Asphalt Paving, Mill & Pave	20:00	7:00	\$ 44,420
Asphalt Paving, Seal Coat	4:00	0:00	2,784
Awning, Retractable, Clubhouse	12:00	8:00	2,929
Balcony Railings, Aluminum Picket	30:00	17:00	69,172
Clubhouse Interior Renovations	30:00	26:00	23,076
Dog Park Fencing, 4' VC Chain-Link	25:00	21:00	5,638
Enterphone Panel	15:00	2:00	2,601
Exterior Painting & Waterproofing, 2016	7:00	2:00	39,407
Exterior Painting & Waterproofing, 2017	7:00	3:00	28,514
Furniture, Interior, Clubhouse	10:00	6:00	2,815
Gates, Alum. Picket w/ Privacy Mesh, Sliding	25:00	12:00	10,622
Gates, Rear Entrance, Manual	25:00	23:00	8,632
Gutters & Downspouts, 6" Alum., 2008	30:00	17:00	7,713
Gutters & Downspouts, 6" Alum., 2016	30:00	25:00	34,049
Gutters & Downspouts, 6" Alum., 2017	30:00	26:00	34,278
HVAC, 2.5-ton Package Unit, Clubhouse	12:00	8:00	6,093
Irrigation Pump & Controller, 5 HP	15:00	10:00	9,630
Mailbox Pedestals, Aluminum	30:00	25:00	4,922
Patios, Concrete Pavers, Res. Units	30:00	17:00	71,913
Perimeter Fence, 4' CV Chain-Link	25:00	23:00	2,537
Perimeter Fence, 6' Aluminum Picket	25:00	12:00	8,278
Perimeter Fence, 6' Solid Slat Vinyl	25:00	20:00	75,459
Pool Deck, Concrete Pavers	25:00	21:00	29,361
Pool Equipment Housing, Fiberglass	40:00	36:00	30,598
Pool Fence & Gates, 5' Aluminum Picket	25:00	21:00	3,527
Pool Finish & Border Tiles	12:00	8:00	15,071
Pool Furniture, Resin Wicker	7:00	3:00	3,475
Pool Restroom Renovations	8:00	4:00	10,608
Roofs, Asphalt Shingles, 2008	18:00	5:00	28,055
Roofs, Asphalt Shingles, 2016	18:00	13:00	149,796
Roofs, Asphalt Shingles, 2017	18:00	14:00	132,675
Seawall, Corrugated Metal with Concrete Cap	60:00	55:00	655,267
Sliding Gate Opener, 1/2 Hp	14:00	1:00	3,570
Windows & Doors, Clubhouse	40:00	36:00	40,482
			\$ 1,597,967





# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Summary of Major Components (ICBI Report)

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
	0	\$ 0
Clubhouse Components	4-36	86,003
Exterior Building Components	2-26	595,572
Pool Facility Components	3-36	82,032
Property Site Components	0-55	834,360
		<u>\$ 1,597,967</u>



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2021	\$ 264,842	\$ 119,721	45.20 %	\$ 32,400	\$ 1,574	\$ 2,784
01/01/2022	312,036	150,912	48.36	33,210	1,886	3,570
01/01/2023	360,267	182,439	50.63	34,040	1,685	42,008
01/01/2024	371,168	176,156	47.45	34,891	1,652	31,989
01/01/2025	393,438	180,710	45.93	35,763	1,863	13,621
01/01/2026	435,837	204,715	46.97	36,657	1,970	28,054
01/01/2027	465,332	215,289	46.26	37,574	2,324	2,815
01/01/2028	522,148	252,372	48.33	38,513	2,300	44,419
01/01/2029	538,671	248,766	46.18	39,476	2,433	27,354
01/01/2030	573,959	263,322	45.87	40,463	2,412	45,266
01/01/2031	592,732	260,931	44.02	41,474	2,382	46,376
01/01/2032	611,817	258,413	42.23	42,511	2,809	0
01/01/2033	679,678	303,734	44.68	43,574	2,934	34,858
01/01/2034	714,453	315,384	44.14	44,664	1,950	149,795
01/01/2035	633,822	212,203	33.47	45,780	1,084	132,674
01/01/2036	570,200	126,393	22.16	46,925	1,459	4,710
01/01/2037	637,009	170,067	26.69	48,098	1,379	59,250
01/01/2038	650,728	160,294	24.63	49,300	77	194,507
01/01/2039	527,987	15,164	2.87	50,533	405	0
01/01/2040	602,442	66,103	10.97	51,796	923	0
01/01/2041	679,665	118,823	17.48	53,091	259	124,714
01/01/2042	632,526	47,460	7.50	54,418	378	38,526
01/01/2043	673,686	63,731	9.46	55,779	919	0
01/01/2044	756,322	120,430	15.92	57,173	428	110,966
01/01/2045	728,809	67,066	9.20	58,603	457	52,963
01/01/2046	761,319	73,163	9.61	60,068	536	51,931
01/01/2047	796,970	81,836	10.26	61,569	538	61,538
01/01/2048	825,005	82,406	9.98	63,109	509	66,005
01/01/2049	850,540	80,019	9.40	64,686	917	21,909
01/01/2050	923,092	123,714	13.40	66,303	1,515	6,215



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Cash Management - Account Data

Description	Account Number	Initial Date	Mature Date	Interest Rate	Comp	Paid	Tax Free	Principal	Interest	
									Projected	Previous
Money Market	2845133258	01/01/2021	01/31/2051	1.000	MO	MO	No	\$ 78,071	\$ 0	\$ 0
US Bank	5648971689	07/01/2018	06/30/2023	1.250	MO	EOT	No	10,000	644	318
Bank of America	65465465415	09/15/2019	08/14/2024	1.500	MO	EOT	No	5,000	382	98
Union Bank	65464989889	04/01/2018	03/31/2023	1.750	MO	EOT	No	<u>25,000</u>	2,284	1,234
								\$118,071		



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Cash Management - Interest Earned/Accrued

Year - 2021	January	February	March	April	May	June	July	August	September	October	November	December
Bank of America	6.63	6.51	6.52	6.53	6.53	6.54	6.55	6.56	6.57	6.58	6.59	6.59
US Bank	10.32	10.01	10.02	10.03	10.04	10.05	10.06	10.07	10.08	10.09	10.10	10.11
Union Bank	39.35	37.56	37.62	37.67	37.73	37.78	37.84	37.90	37.96	38.01	38.07	38.12
Money Market	64.98	66.12	68.43	70.74	73.04	75.35	77.67	79.98	82.30	84.62	86.94	89.26
	121.28	120.20	122.59	124.97	127.34	129.72	132.12	134.51	136.91	139.30	141.70	144.09
Year - 2022												
Bank of America	6.60	6.61	6.62	6.63	6.64	6.65	6.65	6.66	6.67	6.68	6.69	6.69
US Bank	10.12	10.13	10.14	10.15	10.16	10.17	10.18	10.19	10.20	10.21	10.22	10.23
Union Bank	38.18	38.24	38.30	38.36	38.41	38.47	38.53	38.59	38.64	38.70	38.76	38.81
Money Market	90.13	91.02	93.40	95.79	98.17	100.56	102.95	105.34	107.74	110.13	112.53	114.93
	145.03	146.00	148.46	150.93	153.38	155.85	158.31	160.78	163.25	165.72	168.20	170.67
Year - 2023												
Bank of America	6.71	6.71	6.72	6.73	6.74	6.75	6.76	6.77	6.78	6.78	6.79	6.80
US Bank	10.24	10.25	10.26	10.27	10.28	10.29						
Union Bank	38.88	38.93	38.99									
Money Market	99.86	84.80	87.23	112.43	114.89	117.34	128.67	131.14	133.61	136.09	138.56	141.04
	155.69	140.69	143.20	129.43	131.91	134.38	135.43	137.91	140.39	142.87	145.35	147.84
Year - 2024												
Bank of America	6.81	6.82	6.83	6.84	6.85	6.86	6.86	3.10				
Money Market	130.23	119.43	121.95	124.48	127.00	129.53	132.06	134.60	141.63	144.17	146.71	149.26
	137.04	126.25	128.78	131.32	133.85	136.39	138.92	137.70	141.63	144.17	146.71	149.26



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Cash Management - Availability

2021 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
January	\$ 119,759.17	\$ 40,000.00	\$ 1,707.20	\$ 2,784.00	\$ 78,051.97
February	122,579.37	40,000.00	1,761.27	0.00	80,818.10
March	125,401.96	40,000.00	1,815.42	0.00	83,586.54
April	128,226.93	40,000.00	1,869.65	0.00	86,357.28
May	131,054.27	40,000.00	1,923.95	0.00	89,130.32
June	133,883.99	40,000.00	1,978.33	0.00	91,905.66
July	136,716.11	40,000.00	2,032.79	0.00	94,683.32
August	139,550.62	40,000.00	2,087.31	0.00	97,463.31
September	142,387.53	40,000.00	2,141.91	0.00	100,245.62
October	145,226.83	40,000.00	2,196.59	0.00	103,030.24
November	148,068.53	40,000.00	2,251.35	0.00	105,817.18
December	150,912.62	40,000.00	2,306.18	0.00	108,606.44

2022 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
January	\$ 150,255.15	\$ 40,000.00	\$ 2,361.08	\$ 3,570.00	\$ 107,894.07
February	153,168.65	40,000.00	2,416.07	0.00	110,752.58
March	156,084.61	40,000.00	2,471.13	0.00	113,613.48
April	159,003.04	40,000.00	2,526.26	0.00	116,476.78
May	161,923.92	40,000.00	2,581.48	0.00	119,342.44
June	164,847.27	40,000.00	2,636.76	0.00	122,210.51
July	167,773.08	40,000.00	2,692.13	0.00	125,080.95
August	170,701.36	40,000.00	2,747.56	0.00	127,953.80
September	173,632.11	40,000.00	2,803.09	0.00	130,829.02
October	176,565.33	40,000.00	2,858.68	0.00	133,706.65
November	179,501.03	40,000.00	2,914.35	0.00	136,586.68
December	182,439.21	40,000.00	2,970.11	0.00	139,469.10



# Property Association Sample

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.00% Contribution Factor:2.50% Calc:Future

## Cash Management - Average Interest Rate

Period	Begining Balance	Ending Balance	Interest Earned	Average Interest
01/21 - 12/21	\$ 119,721.89	\$ 150,912.62	\$ 1,574.73	1.18
01/22 - 12/22	150,912.62	182,439.21	1,886.59	1.15
01/23 - 12/23	182,439.21	176,156.31	1,685.09	1.05
01/24 - 12/24	176,156.31	180,710.00	1,652.02	1.01
01/25 - 12/25	180,710.00	204,715.90	1,863.63	1.00
01/26 - 12/26	204,715.90	215,289.29	1,970.36	1.00
01/27 - 12/27	215,289.29	252,372.16	2,324.12	1.00
01/28 - 12/28	252,372.16	248,766.90	2,300.89	0.99
01/29 - 12/29	248,766.90	263,322.34	2,433.77	1.00
01/30 - 12/30	263,322.34	260,931.57	2,412.53	0.99
01/31 - 12/31	260,931.57	258,413.25	2,382.91	0.99
01/32 - 12/32	258,413.25	303,734.26	2,809.21	1.00
01/33 - 12/33	303,734.26	315,384.43	2,934.28	1.00
01/34 - 12/34	315,384.43	212,203.12	1,950.46	0.97
01/35 - 12/35	212,203.12	126,393.11	1,084.29	0.96
01/36 - 12/36	126,393.11	170,067.44	1,459.71	1.01
01/37 - 12/37	170,067.44	160,294.25	1,379.39	0.99
01/38 - 12/38	160,294.25	15,164.52	77.36	0.51
01/39 - 12/39	15,164.52	66,103.46	405.74	1.05
01/40 - 12/40	66,103.46	118,823.84	923.82	1.02
01/41 - 12/41	118,823.84	47,460.65	259.50	0.89
01/42 - 12/42	47,460.65	63,731.55	378.83	1.01
01/43 - 12/43	63,731.55	120,430.75	919.96	1.02
01/44 - 12/44	120,430.75	67,066.51	428.46	0.95
01/45 - 12/45	67,066.51	73,163.92	457.84	1.00
01/46 - 12/46	73,163.92	81,836.70	536.37	1.00
01/47 - 12/47	81,836.70	82,406.81	538.55	1.00
01/48 - 12/48	82,406.81	80,019.60	509.01	0.99
01/49 - 12/49	80,019.60	123,714.75	917.36	1.01
01/50 - 12/50	123,714.75	185,318.76	1,515.51	1.01

