

# RESERVE ANALYSIS REPORT

## Sample Condominium Association

Laguna Hills, California

Version 1

December 9, 2023



### **Advanced Reserve Solutions, Inc.**

23201 Mill Creek Drive Drive, Suite 210

Laguna Hills, California 92653

Phone (949) 474-9800

[arsinc.com](http://arsinc.com)

© 1997 - 2023

Advanced Reserve Solutions, Inc.

All Rights Reserved.

# Sample Condominium Association

## Table Of Contents

	<b>Page</b>
Preface	i
Executive Summary	1
Calculation of Percent Funded	2
Management Summary	4
Management Charts	6
Annual Expenditures	8
Projections	15
Projection Charts	16
Component Detail	18
Component Detail Index	68

# Sample Condominium Association

## Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

<b>Introduction to Reserve Budgeting</b> .....	page i
<b>Understanding the Reserve Analysis</b> .....	page i
<b>Reserve Funding Goals / Objectives</b> .....	page ii
<b>Reserve Funding Calculation Methods</b> .....	page iii
<b>Reading the Reserve Analysis</b> .....	page vi
<b>Glossary of Key Terms</b> .....	page xi
<b>Limitations of Reserve Analysis</b> .....	page xiv

### ◆ ◆ ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆ ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes a “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain association common areas and property values of individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

### ◆ ◆ ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

#### **Budget**

Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis is prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

# Sample Condominium Association

## Preface

### **Percent Funded**

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the reserve analysis is prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

### **Projections**

Indicate “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. Projections define the timetables for repairs and replacements, such as when buildings will be painted or when asphalt will be seal coated. Projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

### **Inventory**

Complete listing of reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

## ◆ ◆ ◆ ◆ RESERVE FUNDING GOALS / OBJECTIVES ◆ ◆ ◆ ◆

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

### **Full Funding**

Describes goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. Component calculation method or directed cash flow calculation method is typically used to develop a full funding plan.

### **Baseline Funding**

Describes goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association’s percent funded. Minimum cash flow calculation method or directed cash flow calculation method s typically used to develop a baseline funding plan.

### **Threshold Funding**

Describes goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. Minimum cash flow calculation method or directed cash flow calculation method is typically used to develop a threshold funding plan.

### **Statutory Funding**

Describes goal/objective as described or required by local laws or codes. Component calculation method, minimum cash flow calculation method or directed cash flow calculation method may be used to develop a statutory funding plan, depending on the requirements.

# Sample Condominium Association

## Preface

### ◆ ◆ ◆ ◆ RESERVE FUNDING CALCULATION METHODS ◆ ◆ ◆ ◆

There are three funding methods which can be used to develop a reserve funding plan based on reserve funding goals/objectives: Component Calculation Method, Minimum Cash Flow Calculation Method and Directed Cash Flow Calculation Method.

Directed cash flow calculation method offers flexibility for developing custom funding plans. Directed cash flow calculation method funding plans can accommodate use of various contribution increases and/or special assessments (or loans) through time. As the name suggests, the user “directs” the funding plan as needed to achieve reserve funding goals or objectives. Because of this flexibility, the vast majority of reserve analyses are developed using the directed cash flow calculation method. Whereas component calculation method funding plans and minimum cash flow calculation method funding plans are typically used as reference information; usually considered the “floor” (minimum cash flow calculation method) and “ceiling” (component calculation method) of a reasonable reserve funding plan.

The three calculation methods are described as follows:

#### **Component Calculation Method**

Component calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the “straight line” method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the fully funded reserves in time, and then enables the association to maintain fully funded reserves through time. The following is a detailed description of component calculation method:

Step 1: Calculation of fully funded balance for each component

Fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

Step 2: Distribution of current reserve funds

Association’s current reserve funds are assigned to (or distributed amongst) reserve components based on each component’s remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserve funds are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a “second pass.” Again, components are organized in remaining life order, from least to greatest, and remaining current reserve funds are assigned to each component up to its current cost, until reserve funds are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a “third pass.” Components with a remaining life of zero years are assigned double their current cost, until reserve funds are exhausted. After pass 3, if additional reserve funds remain, there are excess reserves.

Distributing, or assigning, reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a “starting” balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the contribution increase parameter to develop a “stair stepped” contribution.

# Sample Condominium Association

## Preface

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, the contribution increase parameter should match the inflation parameter. Matching the contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using a contribution increase parameter that is greater than the inflation parameter will reduce the burden to current members at the expense of future members. Using a contribution increase parameter that is less than the inflation parameter will increase the burden to the current members to the benefit of future members. The following chart shows a comparison:

	0% Increase	3% Increase	10% Increase
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	\$100,000.00	\$100,000.00	\$100,000.00

One major benefit of using component calculation method is that for any single component (or group of components), reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management Summary and Charts as well as elsewhere within the report.

### **Minimum Cash Flow Calculation Method**

Minimum cash flow calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not concerned with the ideal level of reserves or percent funded through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding). This calculation method will determine the minimum reserve contribution to ensure that the beginning reserve balance is sufficient to pay for the scheduled expenditures in each year. By definition, this calculation method will create a funding plan where, at some point over the projection period, the beginning reserve fund balance will equal the expenditures for that year. Under some conditions, based on reserve expenditure profile, this calculation method produces a funding plan that will take the association into an overfunded status through time; in these cases, directed cash flow calculation method can be used to optimize results.

Minimum cash flow calculation method is not without downsides... Unlike component calculation method, the minimum cash flow calculation method cannot precisely calculate reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component calculation method results to calculate a reasonable breakdown. This information is displayed on the Management Summary and Charts as well as elsewhere within the report. Using minimum cash flow calculation method typical-

# Sample Condominium Association

## Preface

ly requires an annual reallocation of reserve funds (amongst reserve components) to ensure each component remains properly funded through time. Associations in states that require segregated reserve funds for certain components (i.e. roofs, painting, etc.), should pay special attention to this issue; it may be desirable to complete separate reserve analyses for segregated reserve components.

### **Directed Cash Flow Calculation Method**

Directed cash flow calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due and, if possible, determine the optimal funding plan to achieve 100% funding over the projection period.

Directed cash flow calculation method offers flexibility for developing custom funding plans. Directed cash flow funding plans can accommodate use of various contribution increases and/or special assessments (or loans) through time. As the name suggests, the user “directs” the funding plan as needed to achieve any reserve funding goals or objectives. Because of this flexibility, the vast majority of reserve analyses are developed using this calculation method.

Directed cash flow calculation method is not without downsides... Unlike component calculation method, the directed cash flow calculation method cannot precisely calculate reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component calculation method results to calculate a reasonable breakdown. This information is displayed on the Management Summary and Charts as well as elsewhere within the report. Using directed cash flow calculation method typically requires an annual reallocation of reserve funds (amongst reserve components) to ensure each component remains properly funded through time. Associations in states that require segregated reserve funds for certain components (i.e. roofs, painting, etc.), should pay special attention to this issue; it may be desirable to complete separate reserve analyses for segregated reserve components.

# Sample Condominium Association

## Preface

### ◆ ◆ ◆ ◆ READING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information (“Component Detail”), of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

#### **Executive Summary**

Provides general information about project, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

#### **Client Information**

Provides information including fiscal year for which reserve analysis is prepared, number of units, etc.

#### **Global Parameters**

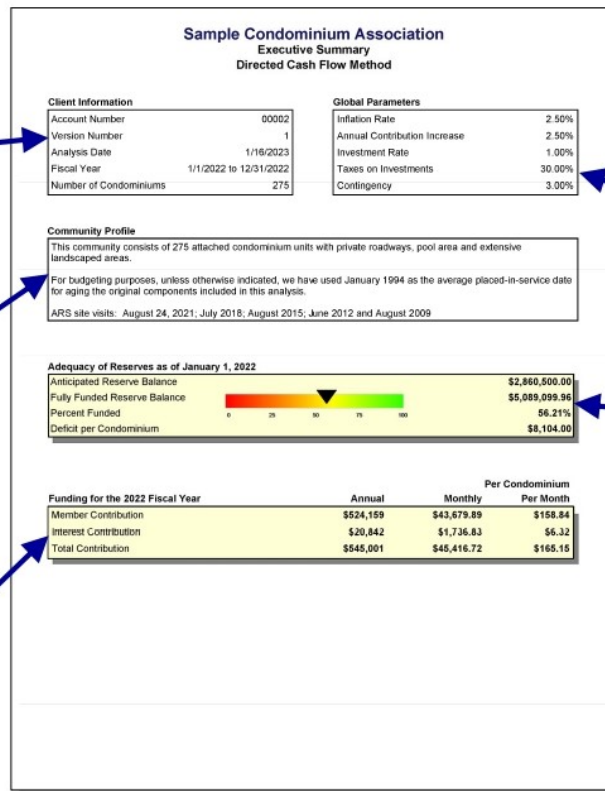
Displays calculation parameters that were used to calculate reserve analysis including inflation, contribution increase, investment rate, tax rate and contingency.

#### **Community Profile**

Provides brief description of community as well as other “global” comments.

#### **Budget**

Provides recommended funding for fiscal year for which reserve analysis is prepared. Indicates reserve funding from membership, anticipated interest contribution and total contribution requirement.



#### **Adequacy of Reserves**

Displays results of calculations with regard to “health” of reserve fund as of beginning of fiscal year for which the reserve analysis is prepared. Provides anticipated reserve balance, fully funded reserve balance and percent funded.



# Sample Condominium Association

## Preface

### Calculation of Percent Funded

Summary displays all reserve components, shown here in "category" order. Provides remaining life, useful life, current cost and fully funded balance at beginning of fiscal year for which the reserve analysis is prepared.

#### Reserve Components

All components are displayed (shown here in "category" order).

#### Lifespans

Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

**Sample Condominium Association**  
Calculation of Percent Funded  
Sorted by Category; Alphabetical

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<b>010 Streets</b>				
Streets - Asphalt, Overlay / Major Rehab	6	24	\$360,300.00	\$321,176.47
Streets - Asphalt, Repair	2	4	\$24,300.00	\$12,100.00
Streets - Asphalt, Seal Coat	2	4	\$14,580.00	\$7,290.00
Streets - Concrete	2	4	\$20,300.00	\$10,000.00
<b>Sub Total</b>	<b>2-6</b>	<b>4-24</b>	<b>\$448,880.00</b>	<b>\$350,616.47</b>
<b>020 Roofs</b>				
Roofs - Rain Gutters	12	40	\$123,785.00	\$66,648.50
Roofs - Tie, Clean & Maintain	0	1	\$37,500.00	\$37,500.00
Roofs - Tie, Replace				
<b>Sub Total</b>				
<b>030 Painting</b>				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
<b>Sub Total</b>				
<b>040 Fencing, Railing &amp; Walls</b>				
Fencing - Glass Sound Attenuation				
Fencing - Wrought Iron, Pool Area				
Railing & Gates - Wrought Iron, Units				
Walls - Stucco, Repair				
<b>Sub Total</b>				
<b>050 Lighting</b>				
Lighting - Buildings				
Lighting - Landscape				
Lighting - Streets & Walkways				
<b>Sub Total</b>				
<b>060 Pool Area</b>				
Cabana - Ceramic Tile, Interior				
Cabana - Ceramic Tile, Showers				
Cabana - Doors				
Cabana - Plumbing Fixtures%				
Cabana - Restroom Partitions				
Cabana - Water Heater				
<b>Sub Total</b>				

**Sample Condominium Association**  
Calculation of Percent Funded  
Sorted by Category; Alphabetical

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool - Filters	2	12	\$4,000.00	\$3,538.46
Pool - Heater	7	12	\$4,750.00	\$1,959.79
Pool - Replaster & Tile	7	10	\$34,387.50	\$9,486.21
Pool Area - Furniture	4	6	\$15,400.00	\$4,529.41
Pool Area - Paver Deck, Repair	17	20	\$20,000.00	\$2,564.10
Pool Area - Wood Patio Covers	7	20	\$15,125.00	\$9,691.25
Spa - Filter	2	10	\$2,000.00	\$1,724.14
Spa - Heater	4	10	\$4,750.00	\$2,850.00
Spa - Replaster & Tile	7	10	\$8,475.00	\$2,337.93
<b>Sub Total</b>	<b>2-17</b>	<b>6-30</b>	<b>\$152,107.50</b>	<b>\$66,326.46</b>
<b>070 Decks</b>				
Decks/Stairs - Clean & Seal	2	4	\$103,868.25	\$45,695.27
Decks/Stairs - Resurface	6	20	\$728,900.00	\$552,196.97
<b>Sub Total</b>	<b>2-6</b>	<b>4-20</b>	<b>\$832,768.25</b>	<b>\$598,092.24</b>
<b>080 Termite Control &amp; Wood Repair</b>				
Termite Control	n.a.	n.a.	\$0.00	\$300,000.00
Wood Repair - Paint Cycle	4	5	\$58,000.00	\$6,444.44
Wood Repair - Shutters	4	20	\$44,900.00	\$39,287.50
<b>Sub Total</b>	<b>4</b>	<b>5-20</b>	<b>\$102,900.00</b>	<b>\$35,731.94</b>
<b>090 Landscape</b>				
Landscape - Irrigation Controllers	7	12	\$24,150.00	\$9,450.00
Landscape - Renovation	0	1	\$17,500.00	\$17,500.00
<b>Sub Total</b>	<b>0-7</b>	<b>1-12</b>	<b>\$41,650.00</b>	<b>\$26,950.00</b>
<b>100 Miscellaneous</b>				
Fire Safety - Control Panels	1	20	\$126,000.00	\$121,655.17
Fire Safety - Extinguisher Cabinets	9	30	\$64,900.00	\$49,113.51
Matboxes	18	20	\$67,000.00	\$6,700.00
Signage	0	20	\$75,000.00	\$75,000.00
Utility Closet Doors	4	20	\$157,100.00	\$137,487.50
<b>Sub Total</b>	<b>0-18</b>	<b>20-30</b>	<b>\$490,000.00</b>	<b>\$389,931.16</b>
Contingency	n.a.	n.a.	n.a.	\$148,226.21
<b>Total</b>	<b>0-18</b>	<b>1-40</b>	<b>\$7,044,161.25</b>	<b>\$6,088,099.96</b>
Anticipated Reserve Balance				<b>\$2,840,800.00</b>
Percent Funded				<b>56.21%</b>

#### Current Cost

Displays current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

#### Fully Funded Balance

Displays fully funded balance for each component. This column is conveniently sub totaled.

Total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at bottom of this summary. Also shown is range of reserve component remaining lives and useful lives.

# Sample Condominium Association

## Preface

### Management Summary and Charts

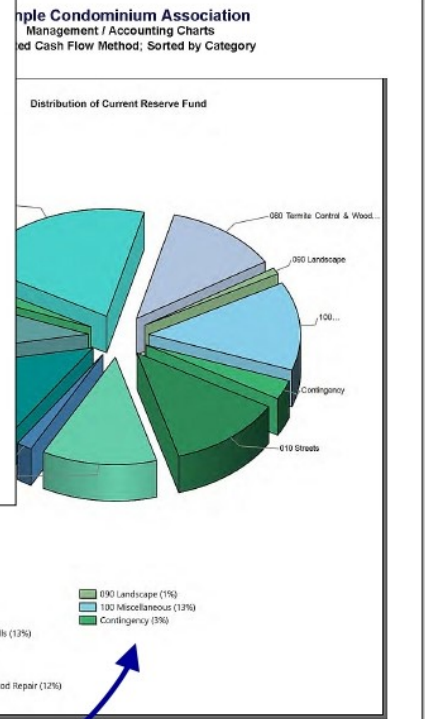
Summary displays all reserve components, shown here in "category" order. Provides assigned reserve funds at beginning of fiscal year for which reserve analysis is prepared along with monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how reserve fund is distributed amongst reserve component categories and how each category is funded on a monthly basis.

	Balance at Beginning of Year	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<b>010 Streets</b>				
Streets - Asphalt, Overlay / Major Rehab	\$321,178.47	\$1,150.31	\$188.16	\$1,338.46
Streets - Asphalt, Repair	\$42,150.00	\$414.00	\$8.63	\$422.73
Streets - Asphalt, Seal Coat	\$7,200.00	\$248.45	\$5.18	\$253.64
Streets - Concrete	\$10,000.00	\$340.82	\$7.11	\$347.92
<b>Sub Total</b>	<b>\$350,616.47</b>	<b>\$2,153.67</b>	<b>\$209.08</b>	<b>\$2,362.75</b>
<b>020 Roofs</b>				
Roofs - Rain Gutters	\$86,649.50	\$321.53	\$50.81	\$372.34
Roofs - Tile, Clean & Maintain	\$37,500.00	\$2,448.57	\$10.02	\$2,458.59
Roofs - Tile, Replace	\$228,722.83	\$19.25		
<b>Sub Total</b>	<b>\$352,872.33</b>	<b>\$22.05</b>		
<b>030 Painting</b>				
Painting - Cabana Interior	\$94.21	\$1		
Painting - Red Curbs	\$2,557.50	\$8		
Painting - Stucco	\$20,230.79	\$2.85		
Painting - Woodwork	\$19,001.11	\$2.05		
Painting - Wrought Iron, Buildings	\$4,277.78	\$57		
Painting - Wrought Iron, Pool Area	\$670.83	\$4		
<b>Sub Total</b>	<b>\$46,832.22</b>	<b>\$6.19</b>		
<b>040 Fencing, Railing &amp; Walls</b>				
Fencing - Glass Sound Attenuation	\$38,027.03	\$13		
Fencing - Wrought Iron, Pool Area	\$19,456.88	\$6		
Railing & Gates - Wrought Iron, Units	\$298,472.22	\$1.08		
Walls - Stucco, Repair	\$8,368.84	\$2		
<b>Sub Total</b>	<b>\$364,323.97</b>	<b>\$1.31</b>		
<b>050 Lighting</b>				
Lighting - Buildings	\$154,994.23	\$81		
Lighting - Landscape	\$11,340.00	\$12		
Lighting - Streets & Walkways	\$77,437.60	\$27		
<b>Sub Total</b>	<b>\$243,771.73</b>	<b>\$1.21</b>		
<b>060 Pool Area</b>				
Cabana - Ceramic Tile, Interior	\$10,847.94	\$3		
Cabana - Ceramic Tile, Showers	\$6,342.19	\$9		
Cabana - Doors	\$2,030.36	\$1		
Cabana - Plumbing Fixtures%	\$7,404.12	\$2		
Cabana - Restroom Partitions	\$3,609.57	\$2		
Cabana - Water Heater	\$175.00	\$1		

**Balance at FYB**  
Shows amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

	Balance at Beginning of Year	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<b>070 Decks</b>				
Decks/Stairs - Clean & Seal	\$45,895.27	\$1,901.90	\$34.24	\$1,936.22
Decks/Stairs - Resurface	\$62,136.97	\$2,641.42	\$326.21	\$2,967.63
<b>Sub Total</b>	<b>\$98,032.24</b>	<b>\$4,603.40</b>	<b>\$360.45</b>	<b>\$4,963.85</b>
<b>080 Termite Control &amp; Wood Repair</b>				
Termite Control	\$300,000.00	\$0.00	\$171.35	\$171.35
Wood Repair - Paint Cycle	\$6,444.44	\$871.43	\$7.25	\$878.68
Wood Repair - Shutters	\$39,287.50	\$139.06	\$23.01	\$162.06
<b>Sub Total</b>	<b>\$345,731.94</b>	<b>\$1,010.48</b>	<b>\$201.61</b>	<b>\$1,212.09</b>
<b>090 Landscape</b>				
Landscape - Irrigation Controllers	\$9,450.00	\$155.33	\$6.03	\$161.36
Landscape - Renovation	\$17,800.00	\$1,142.95	\$4.67	\$1,147.34
<b>Sub Total</b>	<b>\$26,650.00</b>	<b>\$1,297.99</b>	<b>\$10.71</b>	<b>\$1,308.70</b>
<b>100 Miscellaneous</b>				
Fire Safety - Control Panels	\$121,656.17	\$423.02	\$71.22	\$494.24
Fire Safety - Extinguisher Cabinets	\$48,113.51	\$179.05	\$28.79	\$207.83
Mailboxes	\$0.00	\$281.30	\$1.15	\$282.45
Signage	\$75,000.00	\$288.18	\$1.18	\$289.36
Utility Closet Doors	\$137,462.50	\$495.94	\$80.51	\$567.05
<b>Sub Total</b>	<b>\$383,231.19</b>	<b>\$1,668.08</b>	<b>\$182.84</b>	<b>\$1,849.92</b>
Contingency	\$83,315.33	\$1,272.23	\$52.79	\$1,325.02
<b>Total</b>	<b>\$2,860,500.30</b>	<b>\$43,679.89</b>	<b>\$1,736.83</b>	<b>\$45,416.72</b>

**Monthly Funding**  
Displays monthly funding for each component from members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.



**Pie Charts**  
Show graphically how reserve fund is distributed amongst reserve components and how components are funded.

# Sample Condominium Association

## Preface

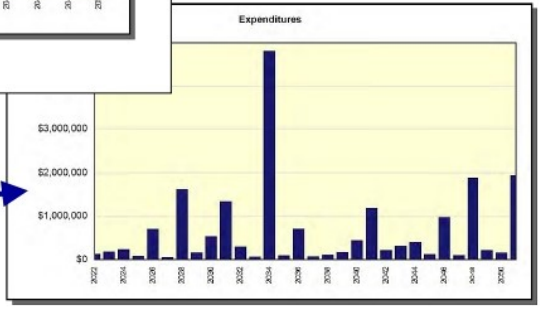
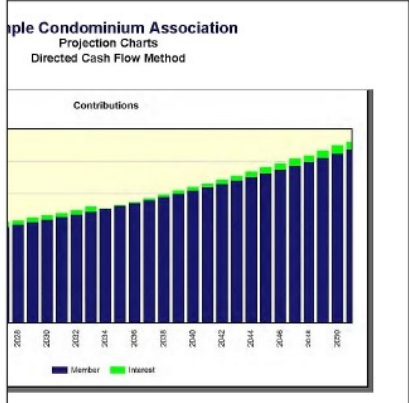
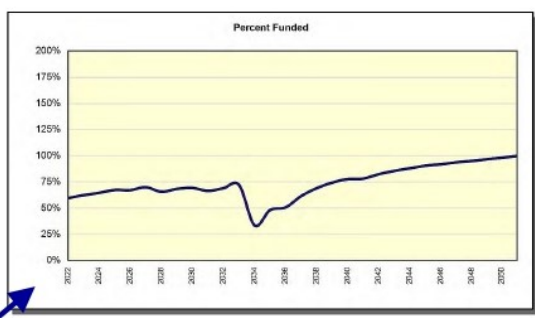
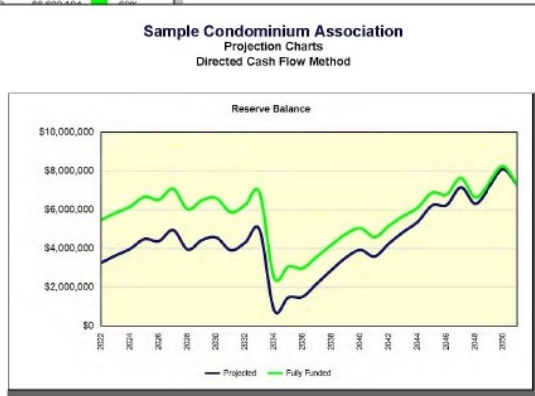
### Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of projection period (shown here for 30 years). Two columns on the right-hand side provide fully funded ending balance and percent funded for each year. Charts show the same information in an easy-to-understand graphic format.

Sample Condominium Association Projections Directed Cash Flow Method							
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2022	\$2,860,500	\$524,159	\$20,842	\$132,558	\$3,272,943	\$5,483,426	60%
2023	\$3,272,943	\$537,263	\$23,408	\$185,525	\$3,648,089	\$5,844,082	62%
2024	\$3,648,089	\$550,694	\$26,719	\$237,782	\$3,966,740	\$6,166,025	65%
2025	\$3,966,740	\$564,482	\$29,203	\$86,653	\$4,493,762	\$6,686,405	67%
2026	\$4,493,762	\$578,573	\$28,443	\$708,377	\$4,392,391	\$6,531,322	67%
2027	\$4,392,391	\$593,037	\$32,315	\$62,227	\$4,955,515	\$7,086,290	70%
2028	\$4,955,515	\$607,863	\$26,318	\$1,028,558	\$3,960,138	\$6,027,958	68%
2029	\$3,960,138	\$623,060	\$28,629	\$108,680	\$4,443,167	\$6,496,358	68%
2030	\$4,443,167	\$638,636	\$29,479	\$537,690	\$4,503,502	\$6,888,444	69%
2031	\$4,503,502	\$654,602	\$24,850	\$1,334,626	\$3,743,228	\$6,299,444	69%
2032	\$3,743,228	\$670,967	\$27,555	\$301,723	\$4,040,027	\$6,722,222	70%
2033	\$4,040,027	\$687,742	\$32,008	\$72,165	\$4,637,612	\$7,166,667	71%
2034	\$4,637,612	\$704,935	\$3,259	\$4,821,403	\$0	\$0	0%
2035	\$840,594	\$722,559	\$7,600	\$98,150	\$1,462,503	\$2,166,667	67%
2036	\$1,462,503	\$740,623	\$7,798	\$710,165	\$1,400,653	\$2,166,667	64%
2037	\$1,519,858	\$759,138	\$12,554	\$79,656	\$2,241,500	\$2,166,667	103%
2038	\$2,241,500	\$778,117	\$17,274	\$108,305	\$3,149,604	\$2,166,667	145%
2039	\$2,896,978	\$797,569	\$21,663	\$179,342	\$3,594,808	\$2,166,667	166%
2040	\$3,538,868	\$817,509	\$24,333	\$448,099	\$3,894,501	\$2,166,667	179%
2041	\$3,932,611	\$837,946	\$21,842	\$1,101,590	\$3,630,109	\$2,166,667	168%
2042	\$3,630,109	\$858,895	\$26,523	\$217,211	\$4,247,212	\$2,166,667	196%
2043	\$4,247,212	\$880,367	\$30,606	\$313,830	\$4,973,345	\$2,166,667	229%
2044	\$4,866,261	\$902,377	\$34,200	\$409,227	\$5,384,601	\$2,166,667	248%
2045	\$5,393,910	\$924,936	\$39,968	\$125,640	\$6,233,114	\$2,166,667	288%
2046	\$6,233,114	\$948,059	\$39,966	\$972,832	\$5,138,305	\$2,166,667	237%
2047	\$5,138,305	\$971,761	\$46,285	\$101,967	\$5,953,372	\$2,166,667	275%
2048	\$5,953,372	\$996,055	\$40,299	\$1,881,629	\$4,027,099	\$2,166,667	186%
2049	\$4,027,099	\$1,020,956	\$46,111	\$220,077	\$4,824,079	\$2,166,667	223%
2050	\$4,824,079	\$1,046,480	\$52,534	\$164,158	\$5,869,041	\$2,166,667	271%
2051	\$5,869,041	\$1,072,642	\$46,633	\$1,951,295	\$4,930,391	\$2,166,667	227%

Format makes numbers as easy to read and understand as possible. Color-coded bar indicates reserve fund status:

Green	Good	> 65%
Yellow	Fair	40% - 65%
Red	Poor	< 40%



**Charts**  
Show graphically reserve funding plan through time.

# Sample Condominium Association

## Preface

### Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.

**Lifespan Information**  
Displays placed-in-service date, useful life, remaining life and replacement year.

**Cost Information**  
Displays quantity, unit cost, percentage of replacement, current cost and future cost.

**Calculation Results**  
Displays assigned reserves and funding requirements.


**Sample Condominium Association**  
Component Detail  
Directed Cash Flow Calculation Method; Sorted By Category

**Streets - Asphalt, Seal Coat**

Category	010 Streets	Quantity	162,000 sq. ft.
		Unit Cost	\$0.09
		% of Replacement	100.00%
		Current Cost	\$14,580.00
		Future Cost	\$15,318.11

Placed In Service: 01/2020  
Useful Life: 4  
Remaining Life: 2  
Replacement Year: 2024

Assigned Reserves at FYB: \$7,290.00  
Monthly Member Contribution: \$248.45  
Monthly Interest Contribution: \$5.18  
Total Monthly Contribution: \$253.64



The association repaired, seal coated and restriped the asphalt throughout the community in Summer 2015 for a total cost of \$1,565,000. The association repaired, seal coated (2 coats) and restriped the asphalt throughout the community during 2015 for an unknown cost. The association repaired, seal coated and restriped the asphalt throughout the community in October 2019 for a total cost of \$1,565,000. The association repaired, seal coated and restriped the asphalt throughout the community in October 2019 for a total cost of \$1,565,000. The association repaired, seal coated and restriped the asphalt throughout the community in October 2019 for a total cost of \$1,565,000.

The current cost used for this component is based on actual expenditures incurred and adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the replacement year for this component.

Asphalt surfaces should be seal coated on a 3 to 4 year cycle.


**Sample Condominium Association**  
Component Detail  
Directed Cash Flow Calculation Method; Sorted By Category

**Painting - Stucco**

Category	030 Painting	Quantity	325,750 sq. ft.
		Unit Cost	\$1.18
		% of Replacement	100.00%
		Current Cost	\$384,385.00
		Future Cost	\$480,044.19

Placed In Service: 07/2021  
Useful Life: 10  
Remaining Life: 9  
Replacement Year: 2031

Assigned Reserves at FYB: \$20,230.79  
Monthly Member Contribution: \$2,855.92  
Monthly Interest Contribution: \$23.24  
Total Monthly Contribution: \$2,879.16



The association painted the entire community (stucco, woodwork, wrought iron and total cost of \$306,000. The association painted the entire community (stucco, woodwork, wrought iron and total cost of \$306,000. The association painted the entire community (stucco, woodwork, wrought iron and total cost of \$306,000. The association painted the entire community (stucco, woodwork, wrought iron and total cost of \$306,000.

The current cost used for this component is based on actual expenditures incurred and adjusted for inflation where applicable.

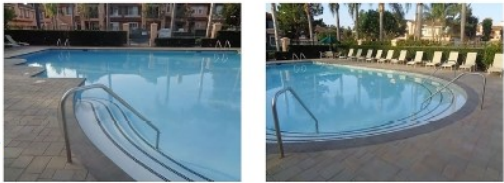
**Sample Condominium Association**  
Component Detail  
Directed Cash Flow Calculation Method; Sorted By Category

**Pool - Replaster & Tile**

Category	060 Pool Area	Quantity	1 pool
		Unit Cost	\$34,387.50
		% of Replacement	100.00%
		Current Cost	\$34,387.50
		Future Cost	\$40,875.93

Placed In Service: 05/2019  
Useful Life: 10  
Remaining Life: 7  
Replacement Year: 2029

Assigned Reserves at FYB: \$9,465.21  
Monthly Member Contribution: \$255.65  
Monthly Interest Contribution: \$6.46  
Total Monthly Contribution: \$262.11



2,125 sq. ft. of replastering	@	\$13.90	=	\$28,887.50
180 lin. ft. of waterline/tile	@	\$17.50	=	\$3,150.00
170 lin. ft. of step/bench tile	@	\$15.00	=	\$2,550.00
		TOTAL	=	\$34,387.50

The association replastered the pool during 2006 for a total cost of \$22,174. The association replastered the pool and spa, replaced the pool and spa lighting (with LED lights) and replaced the mosaic material at the pool area in March 2011 for a total cost of \$41,541. The association replastered the pool and spa in May 2019 for a total cost of \$35,443.

**Comments**  
Useful information from site observations and historical expenses included here.

**Photos**  
Optional photos adds an additional layer of detail to the reserve analysis.

# Sample Condominium Association

## Preface

### ◆ ◆ ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆ ◆ ◆

#### **Anticipated Reserve Balance (or Reserve Funds)**

Amount of money, as of a certain point in time, held by association to be used for the repair or replacement of reserve components. This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

#### **Assigned Funds (and “Fixed” Assigned Funds)**

Amount of money, as of fiscal year beginning date for which reserve analysis is prepared, that a reserve component has been assigned.

Assigned funds are considered “fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

#### **Component Calculation Method**

Reserve funding calculation method developed based on each individual reserve component. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

#### **Contingency Parameter**

Rate used as a built-in buffer in the calculation of a reserve funding plan. This rate will assign a percentage of reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward contingency each month.

#### **Contribution Increase Parameter**

Rate used in calculation of funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the “time value of money,” this creates the most equitable distribution of member contributions through time.

#### **Current Replacement Cost**

Amount of money, as of fiscal year beginning date for which reserve analysis is prepared, that a reserve component is expected to cost to replace.

#### **Directed Cash Flow Calculation Method**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

#### **Fiscal Year**

Budget year for association for which reserve analysis is prepared. Fiscal year beginning (FYB) is first day of budget year; fiscal year end (FYE) is last day of budget year.

#### **Fully Funded Reserve Balance**

Amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

Fully funded reserve balance is the sum of the fully funded reserves for each reserve component. An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve com-

# Sample Condominium Association

## Preface

ponents it maintains, based on each component's current replacement cost, age and useful life.

### **Future Replacement Cost**

Amount of money, as of fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

### **Global Parameters**

Financial parameters used to calculate reserve analysis. See also "inflation parameter," "contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

### **Inflation Parameter**

Rate used in calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents rate the association expects the cost of goods and services relating to their reserve components to increase each year.

### **Interest Contribution**

Amount of money contributed to reserve fund by interest earned on reserve fund and member contributions.

### **Investment Rate Parameter**

Gross rate used in calculation of interest contribution (interest earned) from reserve balance and member contributions. This rate (net of taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate association expects to earn on their reserve fund investments.

### **Membership Contribution**

Amount of money contributed to reserve fund by association's membership.

### **Minimum Cash Flow Calculation Method**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

### **Monthly Contribution (and "Fixed" Monthly Contribution)**

Amount of money, for fiscal year which reserve analysis is prepared, that a reserve component will be funded.

Monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

### **Number of Units (or other assessment basis)**

Number of units for which reserve analysis is prepared. In "phased" developments, this number represents the number of units, and corresponding common area components, that exist as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than number of units. Examples include time-interval weeks for timeshare resorts or lot acreage (or square feet) for commercial/ industrial developments.

### **One-Time Replacement**

Used for components that will be budgeted for only once.

### **Percent Funded**

Measure of association's reserve fund "health," expressed as a percentage, as of a certain point in time. This number is the ratio of anticipated reserve fund balance to fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

# Sample Condominium Association

## Preface

Reserve fund health:

Green	Good	> 65%
Yellow	Fair	40% to 65%
Red	Poor	< 40%

An association that is 100% funded does not have all reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for reserve components it maintains, based on each component's current replacement cost, age and useful life.

### **Percentage of Replacement**

Percentage of reserve component that is expected to be replaced.

For most reserve components, this percentage is 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%. Another example would be a component where partial replacement is expected, such as interior doors.

### **Placed-In-Service Date**

Date (month and year) that a reserve component was originally put into service or last replaced.

### **Remaining Life**

Length of time, in years, until a reserve component is scheduled to be replaced.

### **Remaining Life Adjustment**

Length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for current cycle of replacement (only).

If current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

### **Replacement Year**

Fiscal year that a reserve component is scheduled to be replaced.

### **Reserve Components**

Line items included in the reserve analysis.

### **Taxes on Investments Parameter**

Rate used to offset investment rate parameter in the calculation of interest contribution. This parameter represents the marginal tax rate association expects to pay on interest earned by reserve funds and member contributions.

### **Total Contribution**

Sum of membership contribution and interest contribution.

### **Useful Life**

Length of time, in years, that a reserve component is expected to last each time it is replaced. See also "remaining life adjustment."

# Sample Condominium Association

## Preface

### ◆ ◆ ◆ ◆ LIMITATIONS OF RESERVE ANALYSIS ◆ ◆ ◆ ◆

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

Representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, climate change, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the reserve components.



# Sample Condominium Association

## Executive Summary

### Directed Cash Flow Method

#### Client Information

Account Number	00002
Version Number	1
Analysis Date	12/9/2023
Fiscal Year	1/1/2024 to 12/31/2024
Number of Condominiums	275

#### Global Parameters

Inflation Rate	3.00%
Annual Contribution Increase	3.00%
Investment Rate	2.00%
Taxes on Investments	30.00%
Contingency	3.00%

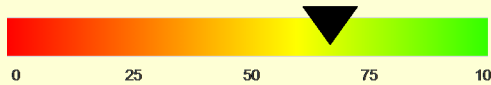
#### Community Profile

This community consists of 275 attached condominium units with private roadways, pool area and extensive landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used January 1994 as the average placed-in-service date for aging the original components included in this analysis.

ARS site visits: August 24, 2021; July 2018; August 2015; June 2012 and August 2009

#### Adequacy of Reserves as of January 1, 2024

Anticipated Reserve Balance		<b>\$4,552,650.00</b>
Fully Funded Reserve Balance		<b>\$6,830,043.70</b>
Percent Funded	0      25      50      75      100	<b>66.66%</b>
Deficit per Condominium		<b>\$8,281.43</b>

Funding for the 2024 Fiscal Year	Annual	Monthly	Per Condominium Per Month
Member Contribution	<b>\$608,430</b>	<b>\$50,702.50</b>	<b>\$184.37</b>
Interest Contribution	<b>\$60,762</b>	<b>\$5,063.51</b>	<b>\$18.41</b>
Total Contribution	<b>\$669,192</b>	<b>\$55,766.01</b>	<b>\$202.79</b>

# Sample Condominium Association

## Calculation of Percent Funded

### Sorted by Category; Alphabetical

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<b><u>010 Streets</u></b>				
Streets - Asphalt, Overlay / Major Rehab	4	24	\$516,600.00	\$455,823.53
Streets - Asphalt, Repair	0	4	\$34,020.00	\$34,020.00
Streets - Asphalt, Seal Coat	0	4	\$40,500.00	\$40,500.00
Streets - Concrete	0	4	\$25,000.00	\$25,000.00
<b>Sub Total</b>	<b>0-4</b>	<b>4-24</b>	<b>\$616,120.00</b>	<b>\$555,343.53</b>
<b><u>020 Roofs</u></b>				
Roofs - Rain Gutters	10	40	\$136,815.00	\$102,611.25
Roofs - Tile, Clean & Maintain	0	1	\$42,500.00	\$42,500.00
Roofs - Tile, Replace	10	40	\$3,968,580.00	\$2,976,435.00
<b>Sub Total</b>	<b>0-10</b>	<b>1-40</b>	<b>\$4,147,895.00</b>	<b>\$3,121,546.25</b>
<b><u>030 Painting</u></b>				
Painting - Cabana Interior	7	10	\$2,013.75	\$529.93
Painting - Red Curbs	0	2	\$3,069.00	\$3,069.00
Painting - Stucco	7	10	\$439,762.50	\$115,726.97
Painting - Woodwork	2	5	\$195,440.00	\$108,577.78
Painting - Wrought Iron, Buildings	2	5	\$44,000.00	\$24,444.44
Painting - Wrought Iron, Pool Area	2	5	\$5,964.50	\$3,313.61
<b>Sub Total</b>	<b>0-7</b>	<b>2-10</b>	<b>\$690,249.75</b>	<b>\$255,661.74</b>
<b><u>040 Fencing, Railing &amp; Walls</u></b>				
Fencing - Glass Sound Attenuation	7	30	\$58,625.00	\$47,533.78
Fencing - Wrought Iron, Pool Area	4	20	\$28,150.00	\$24,838.24
Railing & Gates - Wrought Iron, Units	7	30	\$467,600.00	\$379,135.14
Walls - Stucco, Repair	7	30	\$11,182.50	\$9,066.89
<b>Sub Total</b>	<b>4-7</b>	<b>20-30</b>	<b>\$565,557.50</b>	<b>\$460,574.05</b>
<b><u>050 Lighting</u></b>				
Lighting - Buildings	7	20	\$282,750.00	\$206,625.00
Lighting - Landscape	1	10	\$18,000.00	\$16,200.00
Lighting - Streets & Walkways	4	30	\$113,100.00	\$99,794.12
<b>Sub Total</b>	<b>1-7</b>	<b>10-30</b>	<b>\$413,850.00</b>	<b>\$322,619.12</b>
<b><u>060 Pool Area</u></b>				
Cabana - Ceramic Tile, Interior	4	30	\$14,575.00	\$12,860.29
Cabana - Ceramic Tile, Showers	4	20	\$11,275.00	\$8,456.25
Cabana - Doors	4	20	\$3,950.00	\$2,992.42
Cabana - Plumbing Fixtures	4	30	\$11,000.00	\$9,705.88
Cabana - Restroom Partitions	4	15	\$6,750.00	\$5,026.60
Cabana - Water Heater	7	10	\$2,250.00	\$675.00

# Sample Condominium Association

## Calculation of Percent Funded Sorted by Category; Alphabetical

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool - Filters	0	12	\$4,700.00	\$4,700.00
Pool - Heater	5	12	\$6,500.00	\$3,772.73
Pool - Replaster & Tile	4	10	\$41,900.00	\$22,561.54
Pool Area - Furniture	2	6	\$17,700.00	\$11,452.94
Pool Area - Paver Deck, Repair	15	20	\$25,000.00	\$5,769.23
Pool Area - Wood Patio Covers	4	20	\$17,875.00	\$14,111.84
Spa - Filter	0	10	\$2,200.00	\$2,200.00
Spa - Heater	2	10	\$6,500.00	\$5,200.00
Spa - Replaster & Tile	4	10	\$10,550.00	\$5,680.77
<b>Sub Total</b>	<b>0-15</b>	<b>6-30</b>	<b>\$182,725.00</b>	<b>\$115,165.50</b>
 <b><u>070 Decks</u></b>				
Decks/Stairs - Clean & Seal	0	4	\$118,446.25	\$118,446.25
Decks/Stairs - Resurface	4	20	\$911,125.00	\$763,872.47
<b>Sub Total</b>	<b>0-4</b>	<b>4-20</b>	<b>\$1,029,571.25</b>	<b>\$882,318.72</b>
 <b><u>080 Termite Control &amp; Wood Repair</u></b>				
Termite Control	n.a.	n.a.	\$0.00	\$300,000.00
Wood Repair - Paint Cycle	2	5	\$67,500.00	\$37,500.00
Wood Repair - Shutters	2	20	\$54,400.00	\$51,000.00
<b>Sub Total</b>	<b>2</b>	<b>5-20</b>	<b>\$121,900.00</b>	<b>\$388,500.00</b>
 <b><u>090 Landscape</u></b>				
Landscape - Irrigation Controllers	5	12	\$27,500.00	\$15,543.48
Landscape - Renovation	0	1	\$20,000.00	\$20,000.00
<b>Sub Total</b>	<b>0-5</b>	<b>1-12</b>	<b>\$47,500.00</b>	<b>\$35,543.48</b>
 <b><u>100 Miscellaneous</u></b>				
Fire Safety - Control Panels	0	20	\$144,000.00	\$144,000.00
Fire Safety - Extinguisher Cabinets	7	30	\$88,500.00	\$71,756.76
Mailboxes	16	20	\$76,500.00	\$15,300.00
Signage	0	20	\$84,000.00	\$84,000.00
Utility Closet Doors	2	20	\$190,700.00	\$178,781.25
<b>Sub Total</b>	<b>0-16</b>	<b>20-30</b>	<b>\$583,700.00</b>	<b>\$493,838.01</b>
Contingency	n.a.	n.a.	n.a.	\$198,933.31
<b>Total</b>	<b>0-16</b>	<b>1-40</b>	<b>\$8,399,068.50</b>	<b>\$6,830,043.70</b>
Anticipated Reserve Balance				<b>\$4,552,650.00</b>
Percent Funded				<b>66.66%</b>

**Sample Condominium Association**  
**Management Summary**  
**Directed Cash Flow Method; Sorted by Category**

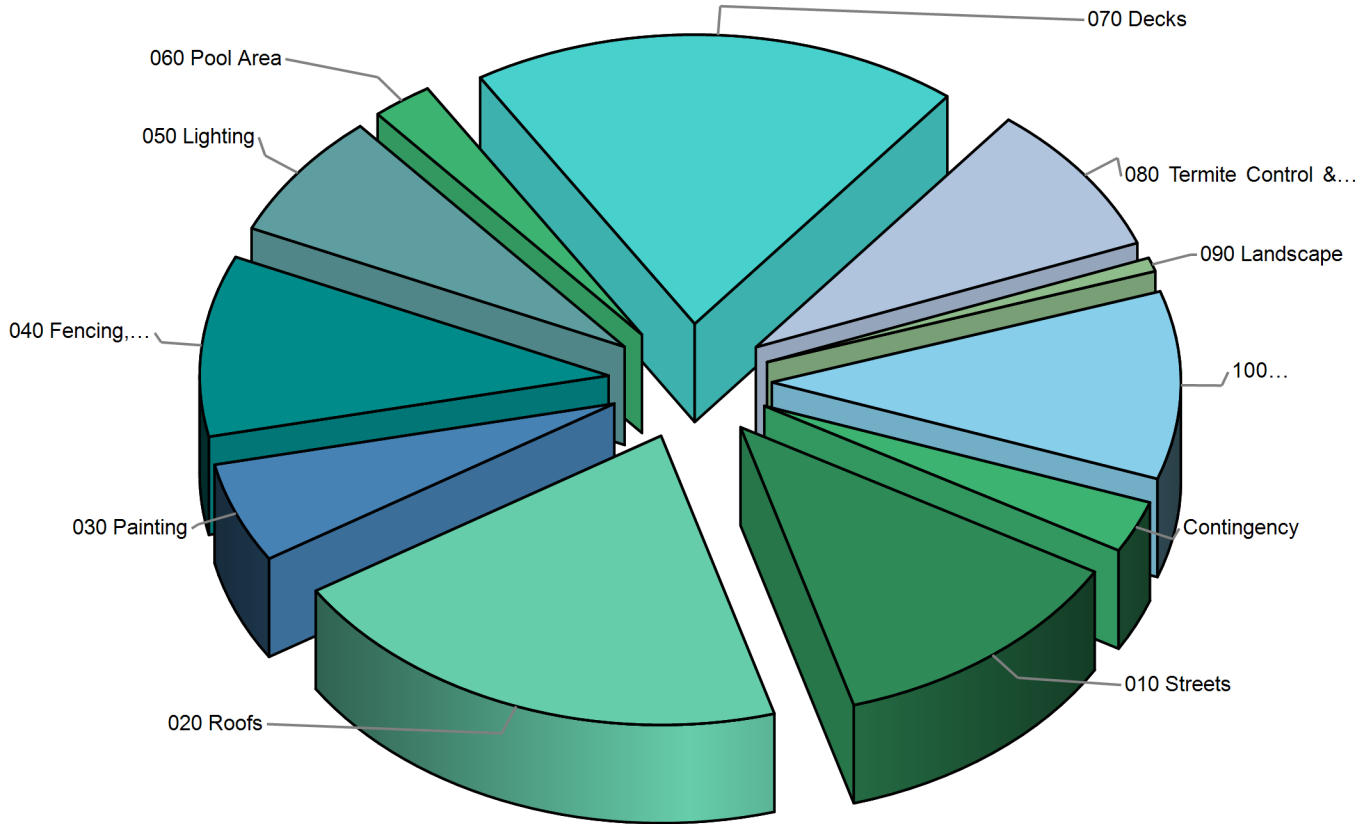
	Balance at Beginning of Year	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<b><u>010 Streets</u></b>				
Streets - Asphalt, Overlay / Major Rehab	\$455,823.53	\$1,439.78	\$535.95	\$1,975.73
Streets - Asphalt, Repair	\$34,020.00	\$554.75	\$4.68	\$559.43
Streets - Asphalt, Seal Coat	\$40,500.00	\$660.42	\$5.57	\$665.99
Streets - Concrete	\$25,000.00	\$407.67	\$3.44	\$411.11
<b>Sub Total</b>	<b>\$555,343.53</b>	<b>\$3,062.62</b>	<b>\$549.64</b>	<b>\$3,612.26</b>
<b><u>020 Roofs</u></b>				
Roofs - Rain Gutters	\$102,611.25	\$334.58	\$120.74	\$455.32
Roofs - Tile, Clean & Maintain	\$42,500.00	\$2,708.56	\$22.85	\$2,731.41
Roofs - Tile, Replace	\$786,442.38	\$22,504.06	\$1,093.58	\$23,597.64
<b>Sub Total</b>	<b>\$931,553.63</b>	<b>\$25,547.20</b>	<b>\$1,237.17</b>	<b>\$26,784.37</b>
<b><u>030 Painting</u></b>				
Painting - Cabana Interior	\$529.93	\$14.67	\$0.73	\$15.40
Painting - Red Curbs	\$3,069.00	\$98.56	\$0.83	\$99.39
Painting - Stucco	\$115,726.97	\$3,203.62	\$160.01	\$3,363.63
Painting - Woodwork	\$108,577.78	\$2,896.33	\$149.21	\$3,045.53
Painting - Wrought Iron, Buildings	\$24,444.44	\$652.06	\$33.59	\$685.65
Painting - Wrought Iron, Pool Area	\$3,313.61	\$88.39	\$4.55	\$92.94
<b>Sub Total</b>	<b>\$255,661.74</b>	<b>\$6,953.62</b>	<b>\$348.93</b>	<b>\$7,302.55</b>
<b><u>040 Fencing, Railing &amp; Walls</u></b>				
Fencing - Glass Sound Attenuation	\$47,533.78	\$152.55	\$55.91	\$208.46
Fencing - Wrought Iron, Pool Area	\$24,838.24	\$78.45	\$29.20	\$107.66
Railing & Gates - Wrought Iron, Units	\$379,135.14	\$1,216.74	\$445.94	\$1,662.69
Walls - Stucco, Repair	\$9,066.89	\$29.10	\$10.66	\$39.76
<b>Sub Total</b>	<b>\$460,574.05</b>	<b>\$1,476.84</b>	<b>\$541.72</b>	<b>\$2,018.56</b>
<b><u>050 Lighting</u></b>				
Lighting - Buildings	\$206,625.00	\$929.26	\$245.28	\$1,174.54
Lighting - Landscape	\$16,200.00	\$130.66	\$19.72	\$150.38
Lighting - Streets & Walkways	\$99,794.12	\$315.21	\$117.34	\$432.55
<b>Sub Total</b>	<b>\$322,619.12</b>	<b>\$1,375.14</b>	<b>\$382.33</b>	<b>\$1,757.47</b>
<b><u>060 Pool Area</u></b>				
Cabana - Ceramic Tile, Interior	\$12,860.29	\$40.62	\$15.12	\$55.74
Cabana - Ceramic Tile, Showers	\$8,456.25	\$54.29	\$10.18	\$64.46
Cabana - Doors	\$2,992.42	\$18.56	\$3.60	\$22.16
Cabana - Plumbing Fixtures	\$9,705.88	\$30.66	\$11.41	\$42.07
Cabana - Restroom Partitions	\$5,026.60	\$33.05	\$6.06	\$39.11
Cabana - Water Heater	\$675.00	\$15.68	\$0.91	\$16.59












**Sample Condominium Association**  
**Management Summary**  
**Directed Cash Flow Method; Sorted by Category**

	Balance at Beginning of Year	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Filters	\$4,700.00	\$27.15	\$0.23	\$27.38
Pool - Heater	\$3,772.73	\$39.57	\$4.67	\$44.24
Pool - Replaster & Tile	\$22,561.54	\$337.56	\$28.77	\$366.33
Pool Area - Furniture	\$11,452.94	\$211.89	\$14.95	\$226.84
Pool Area - Paver Deck, Repair	\$0.00	\$118.18	\$1.00	\$119.18
Pool Area - Wood Patio Covers	\$14,111.84	\$75.26	\$16.85	\$92.11
Spa - Filter	\$2,200.00	\$15.02	\$0.13	\$15.15
Spa - Heater	\$5,200.00	\$46.87	\$6.37	\$53.24
Spa - Replaster & Tile	\$5,680.77	\$84.99	\$7.25	\$92.24
<b>Sub Total</b>	<b>\$109,396.26</b>	<b>\$1,149.34</b>	<b>\$127.48</b>	<b>\$1,276.82</b>
<b><u>070 Decks</u></b>				
Decks/Stairs - Clean & Seal	\$118,446.25	\$1,931.46	\$16.29	\$1,947.76
Decks/Stairs - Resurface	\$763,872.47	\$3,153.16	\$904.39	\$4,057.56
<b>Sub Total</b>	<b>\$882,318.72</b>	<b>\$5,084.62</b>	<b>\$920.69</b>	<b>\$6,005.31</b>
<b><u>080 Termite Control &amp; Wood Repair</u></b>				
Termite Control	\$300,000.00	\$0.00	\$344.74	\$344.74
Wood Repair - Paint Cycle	\$37,500.00	\$1,000.32	\$51.53	\$1,051.85
Wood Repair - Shutters	\$51,000.00	\$159.39	\$59.95	\$219.34
<b>Sub Total</b>	<b>\$388,500.00</b>	<b>\$1,159.71</b>	<b>\$456.22</b>	<b>\$1,615.93</b>
<b><u>090 Landscape</u></b>				
Landscape - Irrigation Controllers	\$15,543.48	\$172.48	\$19.32	\$191.80
Landscape - Renovation	\$20,000.00	\$1,274.62	\$10.75	\$1,285.37
<b>Sub Total</b>	<b>\$35,543.48</b>	<b>\$1,447.10</b>	<b>\$30.07</b>	<b>\$1,477.17</b>
<b><u>100 Miscellaneous</u></b>				
Fire Safety - Control Panels	\$144,000.00	\$529.86	\$4.47	\$534.33
Fire Safety - Extinguisher Cabinets	\$71,756.76	\$230.29	\$84.40	\$314.69
Mailboxes	\$0.00	\$341.57	\$2.88	\$344.45
Signage	\$84,000.00	\$309.08	\$2.61	\$311.69
Utility Closet Doors	\$178,781.25	\$558.75	\$210.16	\$768.90
<b>Sub Total</b>	<b>\$478,538.01</b>	<b>\$1,969.54</b>	<b>\$304.52</b>	<b>\$2,274.06</b>
Contingency	\$132,601.46	\$1,476.77	\$164.84	\$1,641.61
<b>Total</b>	<b>\$4,552,650.00</b>	<b>\$50,702.50</b>	<b>\$5,063.51</b>	<b>\$55,766.01</b>

**Sample Condominium Association  
Management / Accounting Charts  
Directed Cash Flow Method; Sorted by Category**

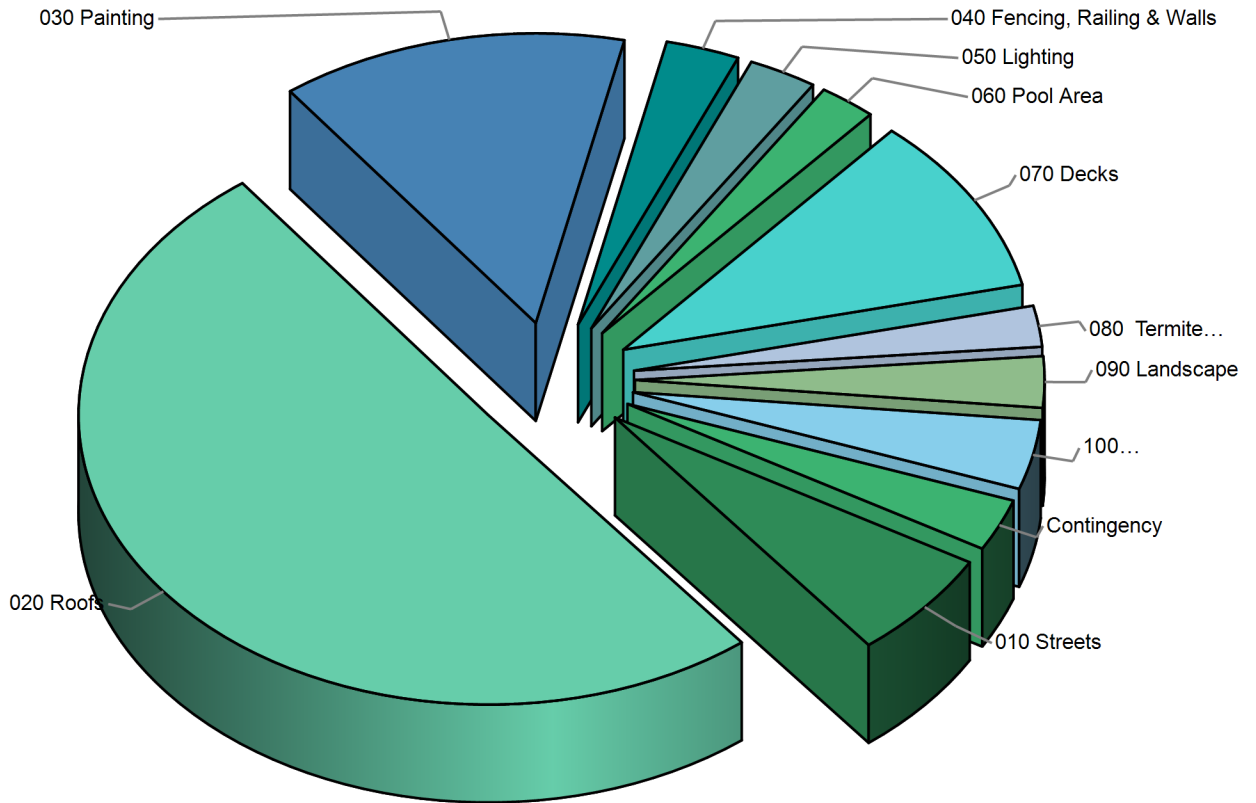
**Distribution of Current Reserve Fund**



 010 Streets (12%)	 070 Decks (19%)
 020 Roofs (20%)	 080 Termite Control & Wood Repair (9%)
 030 Painting (6%)	 090 Landscape (1%)
 040 Fencing, Railing & Walls (10%)	 100 Miscellaneous (11%)
 050 Lighting (7%)	 Contingency (3%)
 060 Pool Area (2%)	

**Sample Condominium Association  
Management / Accounting Charts  
Directed Cash Flow Method; Sorted by Category**

**Monthly Member Contribution**



- |                                   |  |
|-----------------------------------|--|
| 010 Streets (6%)                  | 070 Decks (10%)                        |
| 020 Roofs (50%)                   | 080 Termite Control & Wood Repair (2%) |
| 030 Painting (14%)                | 090 Landscape (3%)                     |
| 040 Fencing, Railing & Walls (3%) | 100 Miscellaneous (4%)                 |
| 050 Lighting (3%)                 | Contingency (3%)                       |
| 060 Pool Area (2%)                |  |

# Sample Condominium Association

## Annual Expenditures

### Sorted by Alphabetical

#### 2024 Fiscal Year

Decks/Stairs - Clean & Seal	\$118,446.25
Fire Safety - Control Panels	\$144,000.00
Landscape - Renovation	\$20,000.00
Painting - Red Curbs	\$3,069.00
Pool - Filters	\$4,700.00
Roofs - Tile, Clean & Maintain	\$42,500.00
Signage	\$84,000.00
Spa - Filter	\$2,200.00
Streets - Asphalt, Repair	\$34,020.00
Streets - Asphalt, Seal Coat	\$40,500.00
Streets - Concrete	\$25,000.00
<b>Sub Total</b>	<b>\$518,435.25</b>

#### 2025 Fiscal Year

Landscape - Renovation	\$20,600.00
Lighting - Landscape	\$18,540.00
Roofs - Tile, Clean & Maintain	\$43,775.00
<b>Sub Total</b>	<b>\$82,915.00</b>

#### 2026 Fiscal Year

Landscape - Renovation	\$21,218.00
Painting - Red Curbs	\$3,255.90
Painting - Woodwork	\$207,342.30
Painting - Wrought Iron, Buildings	\$46,679.60
Painting - Wrought Iron, Pool Area	\$6,327.74
Pool Area - Furniture	\$18,777.93
Roofs - Tile, Clean & Maintain	\$45,088.25
Spa - Heater	\$6,895.85
Utility Closet Doors	\$202,313.63
Wood Repair - Paint Cycle	\$71,610.75
Wood Repair - Shutters	\$57,712.96
<b>Sub Total</b>	<b>\$687,222.91</b>

#### 2027 Fiscal Year

Landscape - Renovation	\$21,854.54
Roofs - Tile, Clean & Maintain	\$46,440.90
<b>Sub Total</b>	<b>\$68,295.44</b>

#### 2028 Fiscal Year

Cabana - Ceramic Tile, Interior	\$16,404.29
Cabana - Ceramic Tile, Showers	\$12,690.11
Cabana - Doors	\$4,445.76



**Sample Condominium Association**  
**Annual Expenditures**  
**Sorted by Alphabetical**

Cabana - Plumbing Fixtures	\$12,380.60
Cabana - Restroom Partitions	\$7,597.18
Decks/Stairs - Clean & Seal	\$133,312.30
Decks/Stairs - Resurface	\$1,025,479.21
Fencing - Wrought Iron, Pool Area	\$31,683.07
Landscape - Renovation	\$22,510.18
Lighting - Streets & Walkways	\$127,295.05
Painting - Red Curbs	\$3,454.19
Pool - Replaster & Tile	\$47,158.82
Pool Area - Wood Patio Covers	\$20,118.47
Roofs - Tile, Clean & Maintain	\$47,834.12
Spa - Replaster & Tile	\$11,874.12
Streets - Asphalt, Overlay / Major Rehab	\$581,437.85
Streets - Asphalt, Repair	\$38,289.81
Streets - Asphalt, Seal Coat	\$45,583.11
Streets - Concrete	\$28,137.72
<b>Sub Total</b>	<b>\$2,217,685.96</b>

**2029 Fiscal Year**

Landscape - Irrigation Controllers	\$31,880.04
Landscape - Renovation	\$23,185.48
Pool - Heater	\$7,535.28
Roofs - Tile, Clean & Maintain	\$49,269.15
<b>Sub Total</b>	<b>\$111,869.95</b>

**2030 Fiscal Year**

Landscape - Renovation	\$23,881.05
Painting - Red Curbs	\$3,664.55
Roofs - Tile, Clean & Maintain	\$50,747.22
<b>Sub Total</b>	<b>\$78,292.82</b>

**2031 Fiscal Year**

Cabana - Water Heater	\$2,767.22
Fencing - Glass Sound Attenuation	\$72,101.36
Fire Safety - Extinguisher Cabinets	\$108,843.84
Landscape - Renovation	\$24,597.48
Lighting - Buildings	\$347,746.84
Painting - Cabana Interior	\$2,476.66
Painting - Stucco	\$540,852.41
Painting - Woodwork	\$240,366.55
Painting - Wrought Iron, Buildings	\$54,114.45
Painting - Wrought Iron, Pool Area	\$7,335.58
Railing & Gates - Wrought Iron, Units	\$575,089.02
Roofs - Tile, Clean & Maintain	\$52,269.64

**Sample Condominium Association**  
**Annual Expenditures**  
**Sorted by Alphabetical**

Walls - Stucco, Repair	\$13,753.06
Wood Repair - Paint Cycle	\$83,016.49
<b>Sub Total</b>	<b>\$2,125,330.58</b>

**2032 Fiscal Year**

Decks/Stairs - Clean & Seal	\$150,044.17
Landscape - Renovation	\$25,335.40
Painting - Red Curbs	\$3,887.72
Pool Area - Furniture	\$22,421.83
Roofs - Tile, Clean & Maintain	\$53,837.73
Streets - Asphalt, Repair	\$43,095.52
Streets - Asphalt, Seal Coat	\$51,304.19
Streets - Concrete	\$31,669.25
<b>Sub Total</b>	<b>\$381,595.80</b>

**2033 Fiscal Year**

Landscape - Renovation	\$26,095.46
Roofs - Tile, Clean & Maintain	\$55,452.86
<b>Sub Total</b>	<b>\$81,548.32</b>

**2034 Fiscal Year**

Landscape - Renovation	\$26,878.33
Painting - Red Curbs	\$4,124.48
Roofs - Rain Gutters	\$183,867.92
Roofs - Tile, Clean & Maintain	\$57,116.45
Roofs - Tile, Replace	\$5,333,439.66
Spa - Filter	\$2,956.62
<b>Sub Total</b>	<b>\$5,608,383.45</b>

**2035 Fiscal Year**

Landscape - Renovation	\$27,684.68
Lighting - Landscape	\$24,916.21
Roofs - Tile, Clean & Maintain	\$58,829.94
<b>Sub Total</b>	<b>\$111,430.83</b>

**2036 Fiscal Year**

Decks/Stairs - Clean & Seal	\$168,876.03
Landscape - Renovation	\$28,515.22
Painting - Red Curbs	\$4,375.66
Painting - Woodwork	\$278,650.71
Painting - Wrought Iron, Buildings	\$62,733.48
Painting - Wrought Iron, Pool Area	\$8,503.95
Pool - Filters	\$6,701.08

**Sample Condominium Association**  
**Annual Expenditures**  
**Sorted by Alphabetical**

Roofs - Tile, Clean & Maintain	\$60,594.84
Spa - Heater	\$9,267.45
Streets - Asphalt, Repair	\$48,504.39
Streets - Asphalt, Seal Coat	\$57,743.32
Streets - Concrete	\$35,644.02
Wood Repair - Paint Cycle	\$96,238.86
<b>Sub Total</b>	<b>\$866,348.99</b>

**2037 Fiscal Year**

Landscape - Renovation	\$29,370.67
Roofs - Tile, Clean & Maintain	\$62,412.68
<b>Sub Total</b>	<b>\$91,783.36</b>

**2038 Fiscal Year**

Landscape - Renovation	\$30,251.79
Painting - Red Curbs	\$4,642.14
Pool - Replaster & Tile	\$63,377.51
Pool Area - Furniture	\$26,772.84
Roofs - Tile, Clean & Maintain	\$64,285.06
Spa - Replaster & Tile	\$15,957.82
<b>Sub Total</b>	<b>\$205,287.16</b>

**2039 Fiscal Year**

Landscape - Renovation	\$31,159.35
Pool Area - Paver Deck, Repair	\$38,949.19
Roofs - Tile, Clean & Maintain	\$66,213.62
<b>Sub Total</b>	<b>\$136,322.15</b>

**2040 Fiscal Year**

Decks/Stairs - Clean & Seal	\$190,071.46
Landscape - Renovation	\$32,094.13
Mailboxes	\$122,760.04
Painting - Red Curbs	\$4,924.84
Roofs - Tile, Clean & Maintain	\$68,200.02
Streets - Asphalt, Repair	\$54,592.11
Streets - Asphalt, Seal Coat	\$64,990.61
Streets - Concrete	\$40,117.66
<b>Sub Total</b>	<b>\$577,750.88</b>

**2041 Fiscal Year**

Cabana - Water Heater	\$3,718.91
Landscape - Irrigation Controllers	\$45,453.31
Landscape - Renovation	\$33,056.95

**Sample Condominium Association**  
**Annual Expenditures**  
**Sorted by Alphabetical**

Painting - Cabana Interior	\$3,328.42
Painting - Stucco	\$726,860.41
Painting - Woodwork	\$323,032.54
Painting - Wrought Iron, Buildings	\$72,725.30
Painting - Wrought Iron, Pool Area	\$9,858.41
Pool - Heater	\$10,743.51
Roofs - Tile, Clean & Maintain	\$70,246.02
Wood Repair - Paint Cycle	\$111,567.22
<b>Sub Total</b>	<b>\$1,410,590.99</b>

**2042 Fiscal Year**

Landscape - Renovation	\$34,048.66
Painting - Red Curbs	\$5,224.77
Roofs - Tile, Clean & Maintain	\$72,353.41
<b>Sub Total</b>	<b>\$111,626.83</b>

**2043 Fiscal Year**

Cabana - Restroom Partitions	\$11,836.17
Landscape - Renovation	\$35,070.12
Roofs - Tile, Clean & Maintain	\$74,524.01
<b>Sub Total</b>	<b>\$121,430.29</b>

**2044 Fiscal Year**

Decks/Stairs - Clean & Seal	\$213,927.10
Fire Safety - Control Panels	\$260,080.02
Landscape - Renovation	\$36,122.22
Painting - Red Curbs	\$5,542.96
Pool Area - Furniture	\$31,968.17
Roofs - Tile, Clean & Maintain	\$76,759.73
Signage	\$151,713.34
Spa - Filter	\$3,973.44
Streets - Asphalt, Repair	\$61,443.90
Streets - Asphalt, Seal Coat	\$73,147.51
Streets - Concrete	\$45,152.78
<b>Sub Total</b>	<b>\$959,831.18</b>

**2045 Fiscal Year**

Landscape - Renovation	\$37,205.89
Lighting - Landscape	\$33,485.30
Roofs - Tile, Clean & Maintain	\$79,062.52
<b>Sub Total</b>	<b>\$149,753.71</b>

**2046 Fiscal Year**

# Sample Condominium Association

## Annual Expenditures Sorted by Alphabetical

Landscape - Renovation	\$38,322.07
Painting - Red Curbs	\$5,880.52
Painting - Woodwork	\$374,483.25
Painting - Wrought Iron, Buildings	\$84,308.55
Painting - Wrought Iron, Pool Area	\$11,428.60
Roofs - Tile, Clean & Maintain	\$81,434.39
Spa - Heater	\$12,454.67
Utility Closet Doors	\$365,400.92
Wood Repair - Paint Cycle	\$129,336.98
Wood Repair - Shutters	\$104,236.03
<b>Sub Total</b>	<b>\$1,207,285.98</b>

### 2047 Fiscal Year

Landscape - Renovation	\$39,471.73
Roofs - Tile, Clean & Maintain	\$83,877.43
<b>Sub Total</b>	<b>\$123,349.16</b>

### 2048 Fiscal Year

Cabana - Ceramic Tile, Showers	\$22,919.75
Cabana - Doors	\$8,029.54
Decks/Stairs - Clean & Seal	\$240,776.84
Decks/Stairs - Resurface	\$1,852,129.53
Fencing - Wrought Iron, Pool Area	\$57,223.15
Landscape - Renovation	\$40,655.88
Painting - Red Curbs	\$6,238.65
Pool - Filters	\$9,554.13
Pool - Replaster & Tile	\$85,174.07
Pool Area - Wood Patio Covers	\$36,336.19
Roofs - Tile, Clean & Maintain	\$86,393.75
Spa - Replaster & Tile	\$21,445.98
Streets - Asphalt, Repair	\$69,155.66
Streets - Asphalt, Seal Coat	\$82,328.16
Streets - Concrete	\$50,819.85
<b>Sub Total</b>	<b>\$2,669,181.14</b>

### 2049 Fiscal Year

Landscape - Renovation	\$41,875.56
Roofs - Tile, Clean & Maintain	\$88,985.56
<b>Sub Total</b>	<b>\$130,861.12</b>

### 2050 Fiscal Year

Landscape - Renovation	\$43,131.83
Painting - Red Curbs	\$6,618.58

**Sample Condominium Association**  
**Annual Expenditures**  
**Sorted by Alphabetical**

Pool Area - Furniture	\$38,171.67
Roofs - Tile, Clean & Maintain	\$91,655.13
<b>Sub Total</b>	<b>\$179,577.20</b>

**2051 Fiscal Year**

Cabana - Water Heater	\$4,997.90
Landscape - Renovation	\$44,425.78
Lighting - Buildings	\$628,069.47
Painting - Cabana Interior	\$4,473.12
Painting - Stucco	\$976,839.61
Painting - Woodwork	\$434,128.72
Painting - Wrought Iron, Buildings	\$97,736.72
Painting - Wrought Iron, Pool Area	\$13,248.88
Roofs - Tile, Clean & Maintain	\$94,404.78
Wood Repair - Paint Cycle	\$149,937.01
<b>Sub Total</b>	<b>\$2,448,261.98</b>

**2052 Fiscal Year**

Decks/Stairs - Clean & Seal	\$270,996.45
Landscape - Renovation	\$45,758.55
Painting - Red Curbs	\$7,021.65
Roofs - Tile, Clean & Maintain	\$97,236.93
Streets - Asphalt, Overlay / Major Rehab	\$1,181,943.44
Streets - Asphalt, Repair	\$77,835.30
Streets - Asphalt, Seal Coat	\$92,661.07
Streets - Concrete	\$57,198.19
<b>Sub Total</b>	<b>\$1,830,651.58</b>

**2053 Fiscal Year**

Landscape - Irrigation Controllers	\$64,805.55
Landscape - Renovation	\$47,131.31
Pool - Heater	\$15,317.68
Roofs - Tile, Clean & Maintain	\$100,154.03
<b>Sub Total</b>	<b>\$227,408.57</b>

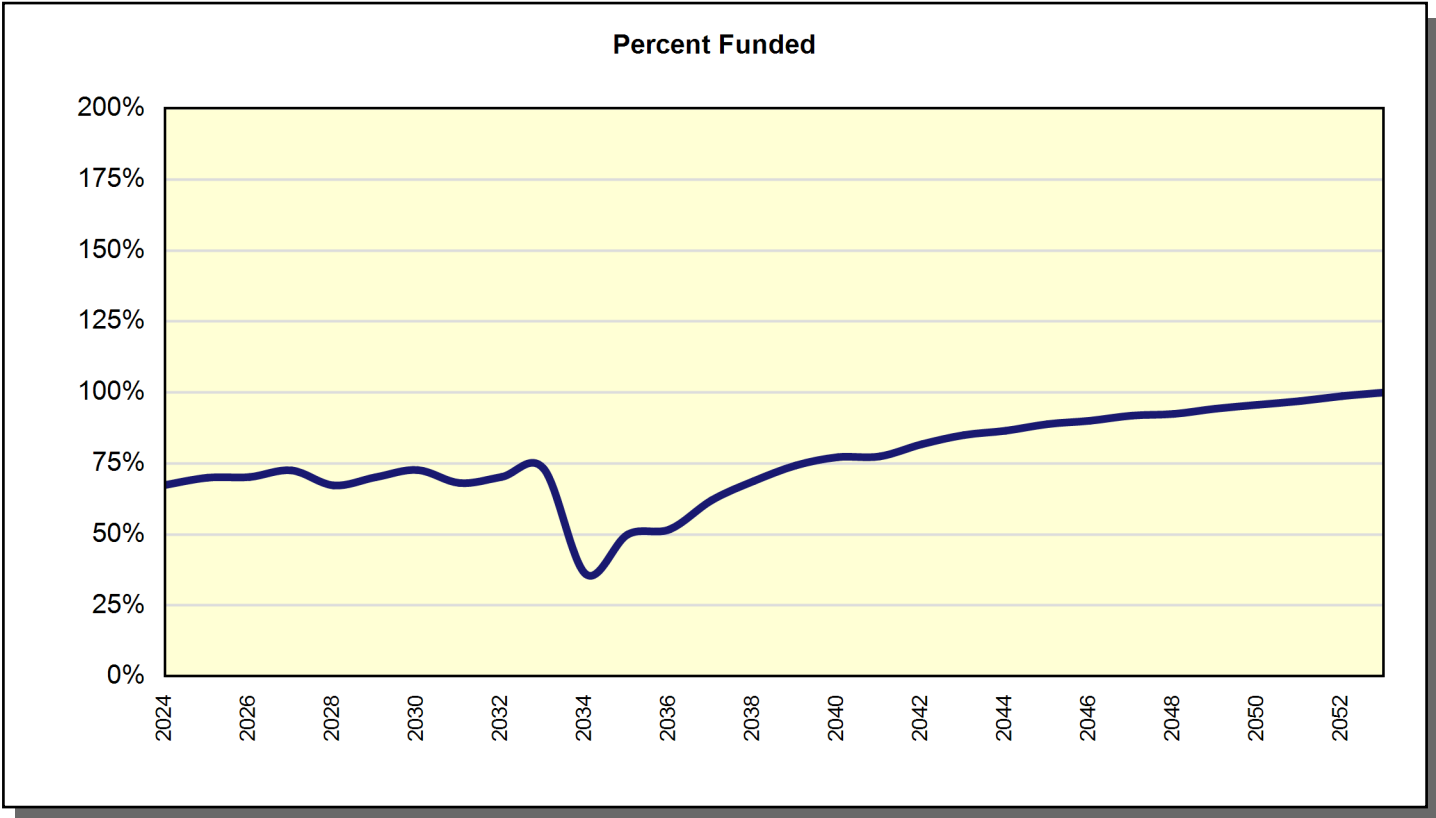
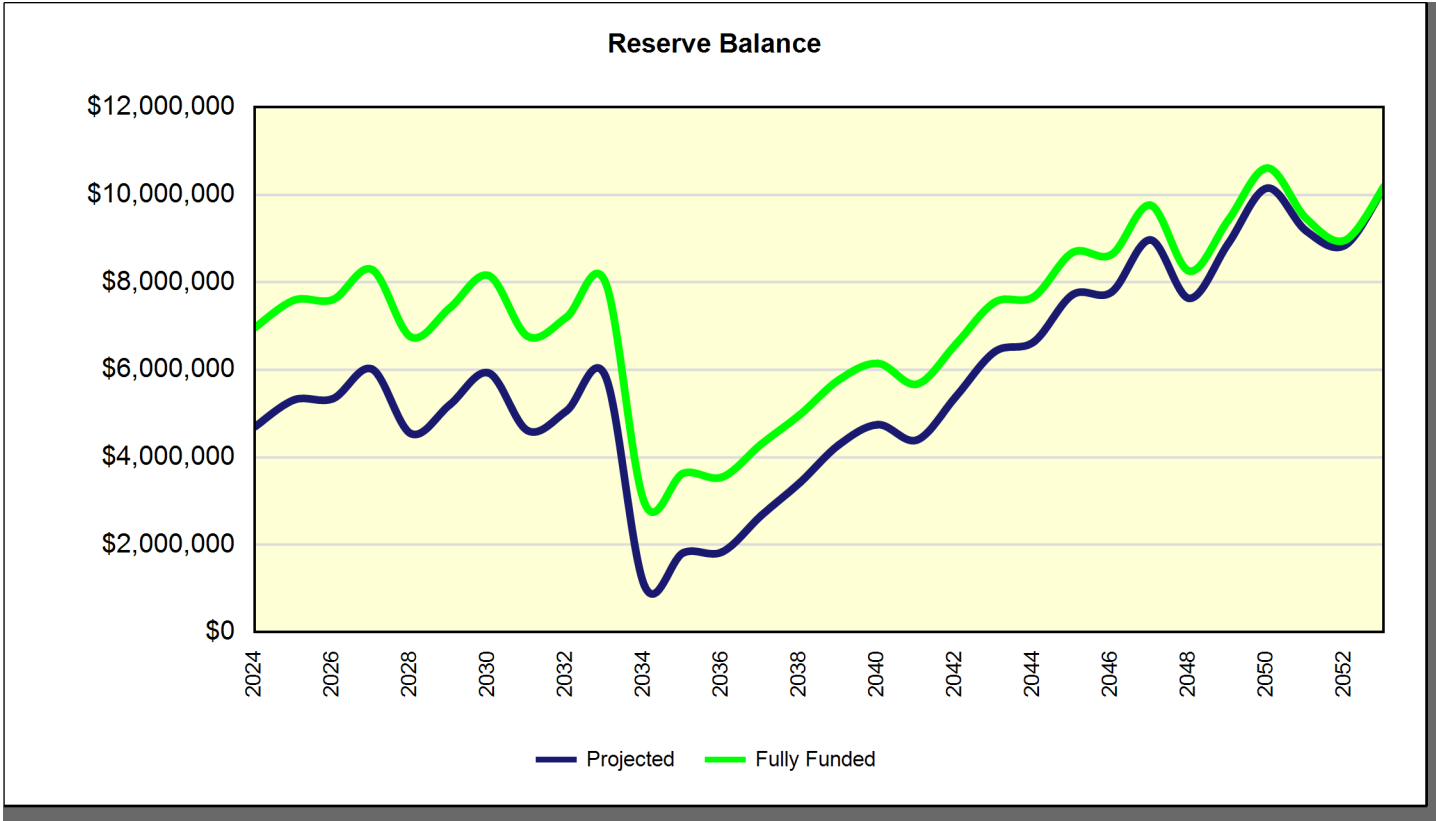
**Sample Condominium Association  
Projections  
Directed Cash Flow Method**

<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Member Contribution</b>	<b>Interest Contribution</b>	<b>Expenses</b>	<b>Ending Balance</b>	<b>Fully Funded Balance</b>	<b>Percent Funded</b>
2024	\$4,552,650	\$608,430	\$60,762	\$518,435	\$4,703,407	\$6,972,050	67%
2025	\$4,703,407	\$626,683	\$69,140	\$82,915	\$5,316,315	\$7,595,051	70%
2026	\$5,316,315	\$645,483	\$69,383	\$687,223	\$5,343,959	\$7,607,916	70%
2027	\$5,343,959	\$664,848	\$78,618	\$68,295	\$6,019,129	\$8,293,291	73%
2028	\$6,019,129	\$684,793	\$57,974	\$2,217,686	\$4,544,210	\$6,753,033	67%
2029	\$4,544,210	\$705,337	\$66,996	\$111,870	\$5,204,674	\$7,417,494	70%
2030	\$5,204,674	\$726,497	\$76,912	\$78,293	\$5,929,790	\$8,155,011	73%
2031	\$5,929,790	\$748,292	\$58,426	\$2,125,331	\$4,611,177	\$6,767,351	68%
2032	\$4,611,177	\$770,741	\$64,560	\$381,596	\$5,064,882	\$7,206,749	70%
2033	\$5,064,882	\$793,863	\$75,330	\$81,548	\$5,852,527	\$7,996,974	73%
2034	\$5,852,527	\$817,679	\$8,707	\$5,608,383	\$1,070,530	\$2,967,391	36%
2035	\$1,070,530	\$842,209	\$18,939	\$111,431	\$1,820,248	\$3,639,140	50%
2036	\$1,820,248	\$867,476	\$19,029	\$866,349	\$1,840,403	\$3,551,269	52%
2037	\$1,840,403	\$893,500	\$30,394	\$91,783	\$2,672,514	\$4,304,252	62%
2038	\$2,672,514	\$920,305	\$40,692	\$205,287	\$3,428,224	\$4,981,818	69%
2039	\$3,428,224	\$947,914	\$52,490	\$136,322	\$4,292,305	\$5,775,904	74%
2040	\$4,292,305	\$976,352	\$58,628	\$577,751	\$4,749,534	\$6,149,276	77%
2041	\$4,749,534	\$1,005,642	\$53,524	\$1,410,591	\$4,398,109	\$5,674,777	78%
2042	\$4,398,109	\$1,035,811	\$67,070	\$111,627	\$5,389,364	\$6,589,339	82%
2043	\$5,389,364	\$1,066,886	\$81,099	\$121,430	\$6,415,918	\$7,546,920	85%
2044	\$6,415,918	\$1,098,892	\$83,956	\$959,831	\$6,638,935	\$7,670,534	87%
2045	\$6,638,935	\$1,131,859	\$98,725	\$149,754	\$7,719,765	\$8,684,835	89%
2046	\$7,719,765	\$1,165,815	\$99,272	\$1,207,286	\$7,777,566	\$8,636,025	90%
2047	\$7,777,566	\$1,200,789	\$115,584	\$123,349	\$8,970,590	\$9,764,950	92%
2048	\$8,970,590	\$1,236,813	\$96,755	\$2,669,181	\$7,634,977	\$8,256,999	92%
2049	\$7,634,977	\$1,273,917	\$113,941	\$130,861	\$8,891,974	\$9,427,747	94%
2050	\$8,891,974	\$1,312,135	\$131,212	\$179,577	\$10,155,743	\$10,613,902	96%
2051	\$10,155,743	\$1,351,499	\$117,306	\$2,448,262	\$9,176,286	\$9,461,722	97%
2052	\$9,176,286	\$1,392,044	\$112,468	\$1,830,652	\$8,850,146	\$8,964,116	99%
2053	\$8,850,146	\$1,433,805	\$130,732	\$227,409	\$10,187,275	\$10,187,398	100%

# Sample Condominium Association

## Projection Charts

### Directed Cash Flow Method

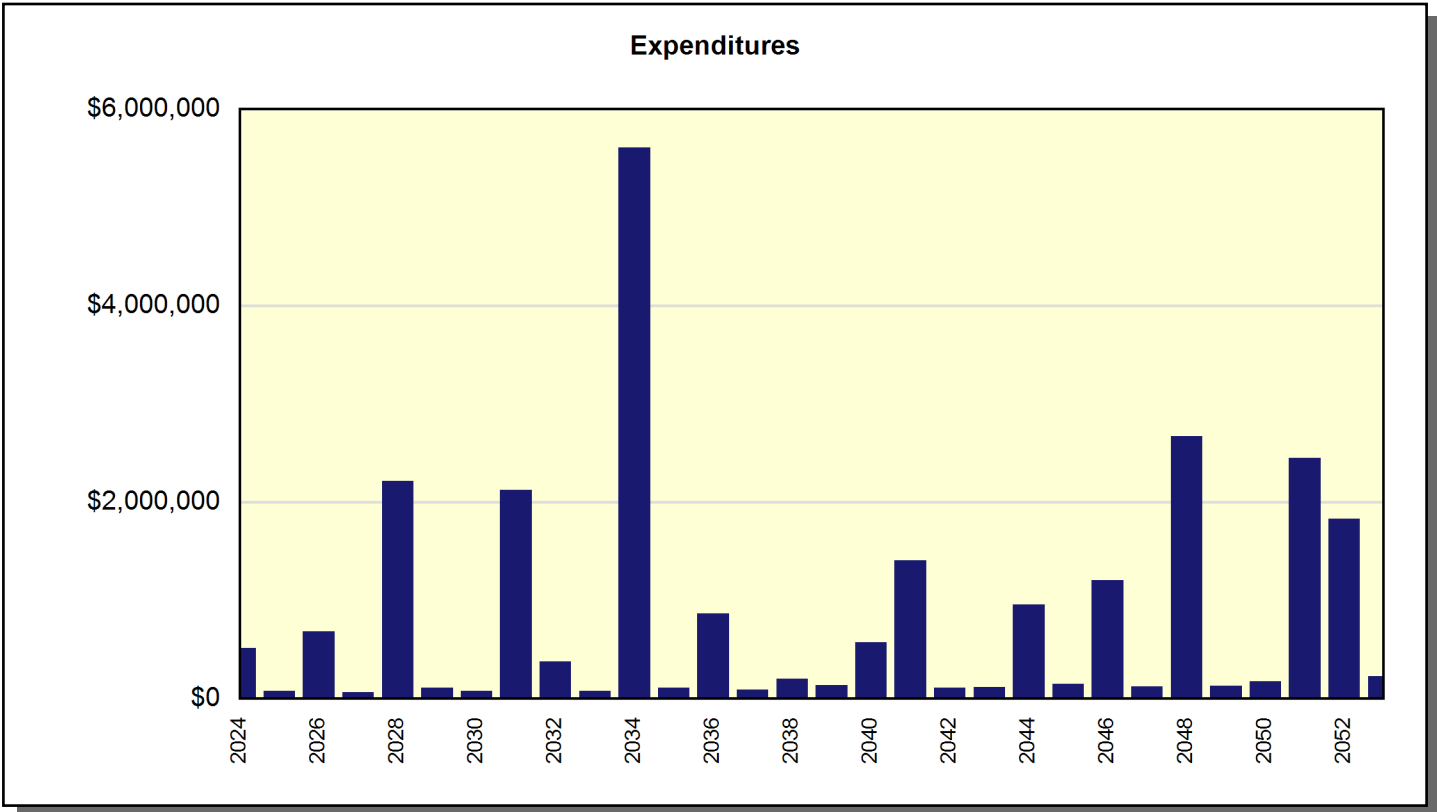
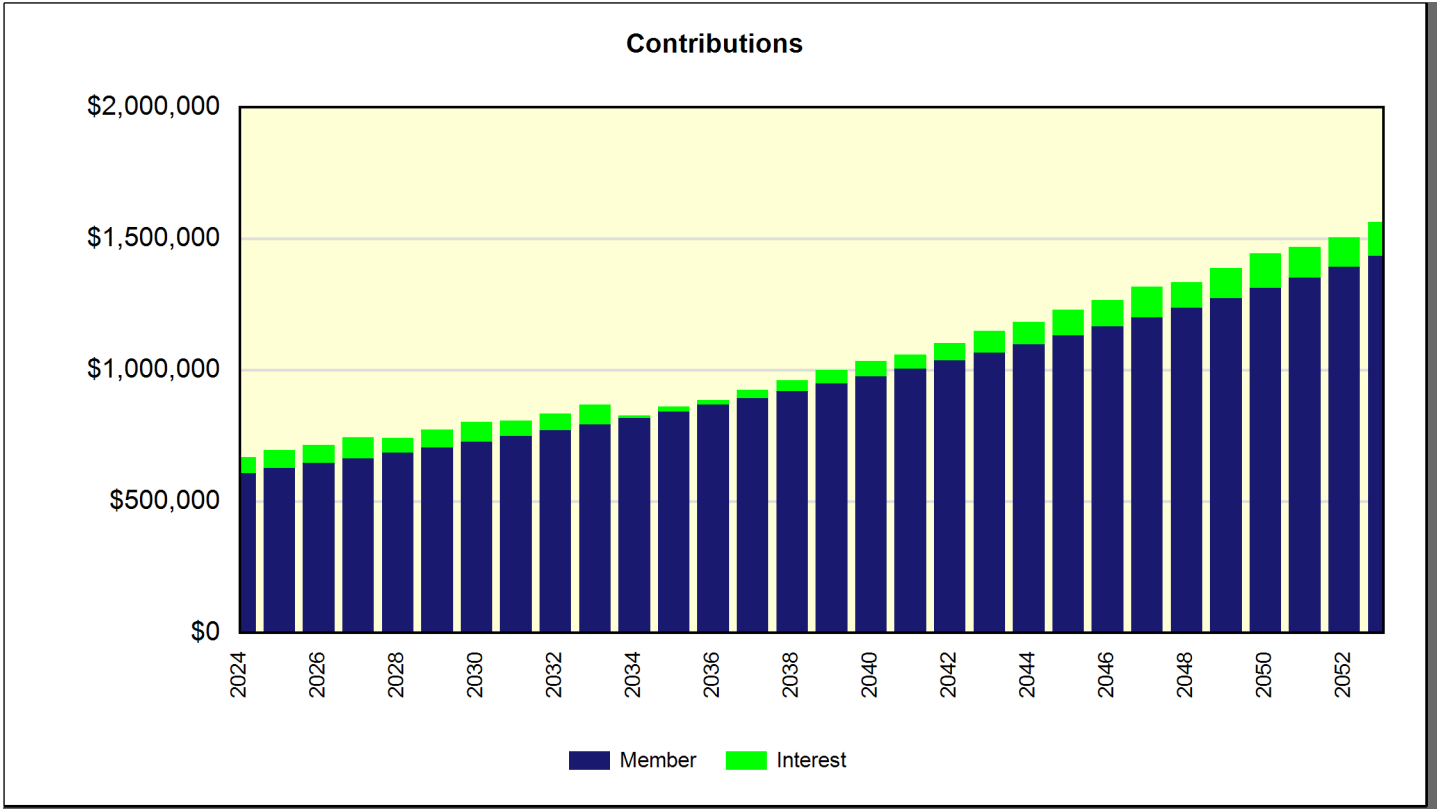




# Sample Condominium Association

## Projection Charts

### Directed Cash Flow Method



# Sample Condominium Association

## Component Detail

### Directed Cash Flow Calculation Method; Sorted By Category

#### Streets - Asphalt, Overlay / Major Rehab

Category	010 Streets	Quantity	1 total
		Unit Cost	\$516,600.00
		% of Replacement	100.00%
		Current Cost	\$516,600.00
		Future Cost	\$581,437.85
Placed In Service	01/1994		
Useful Life	24		
Adjustment	+10	Assigned Reserves at FYB	\$455,823.53
Remaining Life	4	Monthly Member Contribution	\$1,439.78
Replacement Year	2028	Monthly Interest Contribution	\$535.95
		Total Monthly Contribution	\$1,975.73



South Side of Community:

89,100 sq. ft. of overlay/major rehab	@	\$3.00	=	\$267,300.00
30 valve cover adjustments	@	\$300.00	=	\$9,000.00
12 manhole cover adjustments	@	\$600.00	=	\$7,200.00

North Side of Community:

72,900 sq. ft. of overlay/major rehab	@	\$3.00	=	\$218,700.00
28 valve cover adjustments	@	\$300.00	=	\$8,400.00
10 manhole cover adjustments	@	\$600.00	=	\$6,000.00
		<b>TOTAL</b>	<b>=</b>	<b>\$516,600.00</b>

Most asphalt areas can be expected to last approximately 20 to 30+ years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Streets - Asphalt, Repair**

Category	010 Streets	Quantity	162,000 sq. ft.
		Unit Cost	\$7.00
		% of Replacement	3.00%
		Current Cost	\$34,020.00
Placed In Service	01/2020	Future Cost	\$38,289.81
Useful Life	4		
		Assigned Reserves at FYB	\$34,020.00
Remaining Life	0	Monthly Member Contribution	\$554.75
Replacement Year	2024	Monthly Interest Contribution	\$4.68
		Total Monthly Contribution	\$559.43



The association repaired, seal coated and restriped the asphalt throughout the community in October 2006. The association repaired, seal coated (2 coats) and restriped the asphalt throughout the community in mid-2011 for a total cost of \$23,085 (repair at \$4,895; seal coat and restripe at \$18,190). The association repaired, seal coated and restriped the asphalt throughout the community during 2015 for an an unknown cost. The association repaired, seal coated (1 coat) and restriped the asphalt throughout the community in October 2019 for a total cost of \$29,990 (replacement at \$12,982; repair/crack fill at \$4,790; seal coat at \$8,736 and restripe at \$3,482).

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Streets - Asphalt, Seal Coat**

Category	010 Streets	Quantity	162,000 sq. ft.
		Unit Cost	\$0.25
		% of Replacement	100.00%
		Current Cost	\$40,500.00
Placed In Service	01/2020	Future Cost	\$45,583.11
Useful Life	4		
		Assigned Reserves at FYB	\$40,500.00
Remaining Life	0	Monthly Member Contribution	\$660.42
Replacement Year	2024	Monthly Interest Contribution	\$5.57
		Total Monthly Contribution	\$665.99



The association repaired, seal coated and restriped the asphalt throughout the community in October 2006. The association repaired, seal coated (2 coats) and restriped the asphalt throughout the community in mid-2011 for a total cost of \$23,085 (repair at \$4,895; seal coat and restripe at \$18,190). The association repaired, seal coated and restriped the asphalt throughout the community during 2015 for an unknown cost. The association repaired, seal coated (1 coat) and restriped the asphalt throughout the community in October 2019 for a total cost of \$29,990 (replacement at \$12,982; repair/crack fill at \$4,790; seal coat at \$8,736 and restripe at \$3,482).

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Asphalt surfaces should be seal coated on a 3 to 4 year cycle.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Streets - Concrete**

Category	010 Streets	Quantity	1 provision
		Unit Cost	\$25,000.00
		% of Replacement	100.00%
		Current Cost	\$25,000.00
Placed In Service	01/2020	Future Cost	\$28,137.72
Useful Life	4		
		Assigned Reserves at FYB	\$25,000.00
Remaining Life	0	Monthly Member Contribution	\$407.67
Replacement Year	2024	Monthly Interest Contribution	\$3.44
		Total Monthly Contribution	\$411.11



There is a total of 23,120 sq. ft. of concrete within the community, including the decorative concrete intersections in the roadways.

The association has spent the following amounts on concrete repairs:

- 2008: \$1,100
- 2011: \$13,995
- 2018: \$7,530
- 2020: \$28,495

Typically, budgeting for concrete repairs as a reserve component is excluded as it is anticipated that any repairs required will be addressed immediately due to safety concerns (using the association's operating/maintenance funds). However, because of the decorative nature of the concrete in the roadway intersections, repairs would be difficult to match. For the purposes of this analysis, we have budgeted a provision for the repair of portions of the concrete on the same cycle and in conjunction with the seal coating of the asphalt (4 year cycle).

Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Roofs - Rain Gutters**

Category	020 Roofs	Quantity	13,030 lin. ft.
		Unit Cost	\$10.50
		% of Replacement	100.00%
		Current Cost	\$136,815.00
Placed In Service	01/1994	Future Cost	\$183,867.92
Useful Life	40		
		Assigned Reserves at FYB	\$102,611.25
Remaining Life	10	Monthly Member Contribution	\$334.58
Replacement Year	2034	Monthly Interest Contribution	\$120.74
		Total Monthly Contribution	\$455.32



There are typical metal rain gutters and downspouts located throughout the community.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Roofs - Tile, Clean & Maintain**

Category	020 Roofs	Quantity	1 provision
		Unit Cost	\$42,500.00
		% of Replacement	100.00%
		Current Cost	\$42,500.00
Placed In Service	01/2023	Future Cost	\$43,775.00
Useful Life	1		
		Assigned Reserves at FYB	\$42,500.00
Remaining Life	0	Monthly Member Contribution	\$2,708.56
Replacement Year	2024	Monthly Interest Contribution	\$22.85
		Total Monthly Contribution	\$2,731.41



There are tile roofs located throughout the community.

The association has spent the following amounts on roof and rain gutter repairs, maintenance and cleaning:

- 2007: \$1,312
- 2009: \$9,668
- 2010: \$8,995
- 2011: \$42,776
- 2012: \$17,780
- 2018: \$5,198
- 2019: \$69,863
- 2020: \$35,263
- 2021: \$37,500
- 2022: \$37,500
- 2023: \$42,000

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.



**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Roofs - Tile, Replace**

Category	020 Roofs	Quantity	283,470 sq. ft.
		Unit Cost	\$14.00
		% of Replacement	100.00%
		Current Cost	\$3,968,580.00
Placed In Service	01/1994	Future Cost	\$5,333,439.66
Useful Life	40		
		Assigned Reserves at FYB	\$786,442.38
Remaining Life	10	Monthly Member Contribution	\$22,504.06
Replacement Year	2034	Monthly Interest Contribution	\$1,093.58
		Total Monthly Contribution	\$23,597.64



There are tile roofs located throughout the community.

Tile roofs are designed to last the life of a community. However, the underlayment (waterproof membrane underneath the roof tiles) can be subject to deterioration and failure through time. The timing and rate of failure is difficult to predict and can vary significantly from one project to another depending largely on the quality of the original design and construction (materials and installation), exposure to outside influences (climate, foot traffic, etc.) and the level of routine maintenance.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Painting - Cabana Interior**

Category	030 Painting	Quantity	895 sq. ft.
		Unit Cost	\$2.25
		% of Replacement	100.00%
		Current Cost	\$2,013.75
Placed In Service	07/2021	Future Cost	\$2,476.66
Useful Life	10		
		Assigned Reserves at FYB	\$529.93
Remaining Life	7	Monthly Member Contribution	\$14.67
Replacement Year	2031	Monthly Interest Contribution	\$0.73
		Total Monthly Contribution	\$15.40



The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in late 2001 for a total cost of \$306,000. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2011 for a total cost of \$403,550. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2021 for a total cost of \$620,300.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Painting - Red Curbs**

Category	030 Painting	Quantity	3,410 lin. ft.
		Unit Cost	\$0.90
		% of Replacement	100.00%
		Current Cost	\$3,069.00
Placed In Service	01/2022	Future Cost	\$3,255.90
Useful Life	2		
		Assigned Reserves at FYB	\$3,069.00
Remaining Life	0	Monthly Member Contribution	\$98.56
Replacement Year	2024	Monthly Interest Contribution	\$0.83
		Total Monthly Contribution	\$99.39



The association sandblasted (to remove several previous paint coats) and painted the red curbs throughout the community in mid-2011 for a total cost of \$13,275. The association repaired, seal coated (1 coat) and restriped (including red curb painting) the asphalt throughout the community in October 2019 for a total cost of \$29,990 (replacement at \$12,982; repair/crack fill at \$4,790; seal coat at \$8,736 and restripe and red curbs at \$3,482). The association painted the red curbs in January 2022 for a total cost of \$2,625.

# Sample Condominium Association

## Component Detail

### Directed Cash Flow Calculation Method; Sorted By Category

#### Painting - Stucco

Category	030 Painting	Quantity	325,750 sq. ft.
		Unit Cost	\$1.35
		% of Replacement	100.00%
		Current Cost	\$439,762.50
		Future Cost	\$540,852.41
Placed In Service	07/2021	Assigned Reserves at FYB	\$115,726.97
Useful Life	10	Monthly Member Contribution	\$3,203.62
Remaining Life	7	Monthly Interest Contribution	\$160.01
Replacement Year	2031	Total Monthly Contribution	\$3,363.63



The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in late 2001 for a total cost of \$306,000. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2011 for a total cost of \$403,550. The association painted the seven stucco kiosks containing the mailboxes, after the boxes were replaced in October 2019, for a total cost of \$1,565. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2021 for a total cost of \$620,300.

The current cost used for this component is based on actual expenditures incurred at last painting, and has been adjusted for inflation where applicable.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Painting - Woodwork**

Category	030 Painting	Quantity	48,860 sq. ft.
		Unit Cost	\$4.00
		% of Replacement	100.00%
		Current Cost	\$195,440.00
		Future Cost	\$207,342.30
Placed In Service	07/2021	Assigned Reserves at FYB	\$108,577.78
Useful Life	5	Monthly Member Contribution	\$2,896.33
Remaining Life	2	Monthly Interest Contribution	\$149.21
Replacement Year	2026	Total Monthly Contribution	\$3,045.53



The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in late 2001 for a total cost of \$306,000. The association painted the woodwork and wrought iron throughout the community in February 2007 for a total cost of \$136,000. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2011 for a total cost of \$403,550. The association painted the woodwork and wrought iron throughout the community in April/May 2016 for a total cost of \$172,499. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2021 for a total cost of \$620,300.

The current cost used for this component is based on actual expenditures incurred at last painting, and has been adjusted for inflation where applicable.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Painting - Wrought Iron, Buildings**

Category	030 Painting	Quantity	11,000 sq. ft.
		Unit Cost	\$4.00
		% of Replacement	100.00%
		Current Cost	\$44,000.00
		Future Cost	\$46,679.60
Placed In Service	07/2021	Assigned Reserves at FYB	\$24,444.44
Useful Life	5	Monthly Member Contribution	\$652.06
Remaining Life	2	Monthly Interest Contribution	\$33.59
Replacement Year	2026	Total Monthly Contribution	\$685.65



The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in late 2001 for a total cost of \$306,000. The association painted the woodwork and wrought iron throughout the community in February 2007 for a total cost of \$136,000. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2011 for a total cost of \$403,550. The association painted the woodwork and wrought iron throughout the community in April/May 2016 for a total cost of \$172,499. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2021 for a total cost of \$620,300.

The current cost used for this component is based on actual expenditures incurred at last painting, and has been adjusted for inflation where applicable.

We have budgeted for the wrought iron associated with the buildings throughout the community to be painted on the same cycle and in conjunction with the woodwork throughout the community. Interim painting, or "touch-up," should be completed on an "as needed" basis using the association's operating and/or reserve contingency funds.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Painting - Wrought Iron, Pool Area**

Category	030 Painting	Quantity	1 total
		Unit Cost	\$5,964.50
		% of Replacement	100.00%
		Current Cost	\$5,964.50
Placed In Service	07/2021	Future Cost	\$6,327.74
Useful Life	5		
		Assigned Reserves at FYB	\$3,313.61
Remaining Life	2	Monthly Member Contribution	\$88.39
Replacement Year	2026	Monthly Interest Contribution	\$4.55
		Total Monthly Contribution	\$92.94



1,615 sq. ft. of wrought iron painting	@	\$2.30	=	\$3,714.50
1 provision for other metal elements	@	\$2,250.00	=	<u>\$2,250.00</u>
		<b>TOTAL</b>	<b>=</b>	<b>\$5,964.50</b>

The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in late 2001 for a total cost of \$306,000. The association painted the woodwork and wrought iron throughout the community in February 2007 for a total cost of \$136,000. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2011 for a total cost of \$403,550. The association painted the woodwork and wrought iron throughout the community in April/May 2016 for a total cost of \$172,499. The association painted the entire community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2021 for a total cost of \$620,300.

The current cost used for this component is based on actual expenditures incurred at last painting, and has been adjusted for inflation where applicable.

The association budgets for painting of this wrought iron only in conjunction with other larger painting projects. Interim painting (or "touch-up") is typically completed on an "as needed" basis using the association's operating/maintenance funds.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Fencing - Glass Sound Attenuation**

Category	040 Fencing, Railing & Walls	Quantity	335 lin. ft.
		Unit Cost	\$175.00
		% of Replacement	100.00%
		Current Cost	\$58,625.00
		Future Cost	\$72,101.36
Placed In Service	01/1994	Assigned Reserves at FYB	\$47,533.78
Useful Life	30	Monthly Member Contribution	\$152.55
Adjustment	+7	Monthly Interest Contribution	\$55.91
Remaining Life	7	Total Monthly Contribution	\$208.46
Replacement Year	2031		



This is the 1.5' to 3' high metal-framed glass fencing mounted atop stucco walls at the units adjacent to Barranca Parkway (primarily second level).

The remaining life of this component has been extended due to its condition at our most recent site visit.



**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Fencing - Wrought Iron, Pool Area**

Category	040 Fencing, Railing & Walls	Quantity	1 total
		Unit Cost	\$28,150.00
		% of Replacement	100.00%
		Current Cost	\$28,150.00
		Future Cost	\$31,683.07
Placed In Service	01/1994		
Useful Life	20		
Adjustment	+14	Assigned Reserves at FYB	\$24,838.24
Remaining Life	4	Monthly Member Contribution	\$78.45
Replacement Year	2028	Monthly Interest Contribution	\$29.20
		Total Monthly Contribution	\$107.66



This is the decorative wrought iron fencing at the pool area:

255 - lin. ft. of 6' fencing	@	\$90.00	=	\$22,950.00
2 - 3' x 6.5' gates w/mesh	@	\$1,250.00	=	\$2,500.00
2 - 3.5' x 6.5' gates w/mesh	@	\$1,350.00	=	\$2,700.00
		TOTAL	=	<u>\$28,150.00</u>

The association made repairs to this fencing in November 2007 for a total cost of \$3,355. The association made repairs to this fencing in late 2019 for a total cost of \$5,706.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Railing & Gates - Wrought Iron, Units**

Category	040 Fencing, Railing & Walls	Quantity	1 total
		Unit Cost	\$467,600.00
		% of Replacement	100.00%
		Current Cost	\$467,600.00
		Future Cost	\$575,089.02
Placed In Service	01/1994		
Useful Life	30		
Adjustment	+7	Assigned Reserves at FYB	\$379,135.14
Remaining Life	7	Monthly Member Contribution	\$1,216.74
Replacement Year	2031	Monthly Interest Contribution	\$445.94
		Total Monthly Contribution	\$1,662.69



1,480 - lin ft. of single tube handrailing*	@	\$57.50	=	\$85,100.00
3,000 - lin ft. of 3' railings**	@	\$110.00	=	\$330,000.00
105 - 3' x 4' gates***	@	\$500.00	=	\$52,500.00
		TOTAL	=	<u>\$467,600.00</u>

\* These are the single tube handrailings at the units with exterior stairways leading to the second level entrance decks.

\*\* These are the railings at the second level decks and at some small ground-level steps.

\*\*\* These gates have a "rounded" top.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Walls - Stucco, Repair**

Category	040 Fencing, Railing & Walls	Quantity	6,390 sq. ft.
		Unit Cost	\$17.50
		% of Replacement	10.00%
		Current Cost	\$11,182.50
		Future Cost	\$13,753.06
Placed In Service	01/1994	Assigned Reserves at FYB	\$9,066.89
Useful Life	30	Monthly Member Contribution	\$29.10
Adjustment	+7	Monthly Interest Contribution	\$10.66
Remaining Life	7	Total Monthly Contribution	\$39.76
Replacement Year	2031		



It is estimated that a percentage of the stucco walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Lighting - Buildings**

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$282,750.00
		% of Replacement	100.00%
		Current Cost	\$282,750.00
		Future Cost	\$347,746.84
Placed In Service	01/2005		
Useful Life	20		
Adjustment	+6	Assigned Reserves at FYB	\$206,625.00
Remaining Life	7	Monthly Member Contribution	\$929.26
Replacement Year	2031	Monthly Interest Contribution	\$245.28
		Total Monthly Contribution	\$1,174.54



Unit Buildings:

574 medium size lanterns	@	\$300.00	=	\$172,200.00
201 recessed spot fixtures	@	\$225.00	=	\$45,225.00
178 small size lanterns	@	\$250.00	=	\$44,500.00

Pool Area (Exterior):

25 step illumination fixtures	@	\$650.00	=	\$16,250.00
7 recessed spot fixtures	@	\$225.00	=	\$1,575.00
4 medium size lanterns	@	\$300.00	=	\$1,200.00
2 medium size "half moon" fixtures	@	\$300.00	=	\$600.00

Pool Area (Interior):

2 double fluorescent fixtures	@	\$300.00	=	\$600.00
2 fans w/light	@	\$300.00	=	\$600.00
		TOTAL	=	\$282,750.00

The association replaced most of the building lighting throughout the community in late 2004.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

component.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Lighting - Landscape**

Category	050 Lighting	Quantity	36 fixtures
		Unit Cost	\$500.00
		% of Replacement	100.00%
		Current Cost	\$18,000.00
Placed In Service	01/2015	Future Cost	\$18,540.00
Useful Life	10		
		Assigned Reserves at FYB	\$16,200.00
Remaining Life	1	Monthly Member Contribution	\$130.66
Replacement Year	2025	Monthly Interest Contribution	\$19.72
		Total Monthly Contribution	\$150.38



These are LED landscape lights:

pool area	32 fixtures
entry signage	4
	<hr style="width: 100px; margin-left: auto; margin-right: 0;"/> 36 fixtures

The association replaced the landscape lights in and around the pool area in October 2010 for a total cost of \$14,698. The association replaced approximately half of the landscape lights in and around the pool area during 2018 and 2019.

For budgeting purposes, we have used an "average" placed-in-service date for this component based on its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Lighting - Streets & Walkways**

Category	050 Lighting	Quantity	1 total
		Unit Cost	\$113,100.00
		% of Replacement	100.00%
		Current Cost	\$113,100.00
		Future Cost	\$127,295.05
Placed In Service	01/1994		
Useful Life	30		
Adjustment	+4	Assigned Reserves at FYB	\$99,794.12
Remaining Life	4	Monthly Member Contribution	\$315.21
Replacement Year	2028	Monthly Interest Contribution	\$117.34
		Total Monthly Contribution	\$432.55



This the street and walkway lighting throughout the community:

24 pole lights*	@	\$4,500.00	=	\$108,000.00
2 bollard lights**	@	\$2,550.00	=	\$5,100.00
		TOTAL	=	<u>\$113,100.00</u>

\* These lights consist of an 8' metal pole with an architecturally-sculpted base and medium size vapor lantern fixture.

\*\* These metal bollard fixtures are located near the 800 and 1800 buildings.

The association replaced the pole light lenses throughout the community in September 2010 for a total cost of \$2,776.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Cabana - Ceramic Tile, Interior**

Category	060 Pool Area	Quantity	1 total
		Unit Cost	\$13,250.00
		% of Replacement	110.00%
		Current Cost	\$14,575.00
		Future Cost	\$16,404.29
Placed In Service	01/1994		
Useful Life	30		
Adjustment	+4	Assigned Reserves at FYB	\$12,860.29
Remaining Life	4	Monthly Member Contribution	\$40.62
Replacement Year	2028	Monthly Interest Contribution	\$15.12
		Total Monthly Contribution	\$55.74



This is the ceramic tile in the restrooms:

225 sq. ft. of floor tile	@	\$30.00	=	\$6,750.00
200 sq. ft. of wall tile	@	\$32.50	=	\$6,500.00
		<b>TOTAL</b>	<b>=</b>	<b>\$13,250.00</b>

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The remaining life of this component has been extended due to its condition at our most recent site visit.



**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Cabana - Ceramic Tile, Showers**

Category	060 Pool Area	Quantity	205 sq. ft.
		Unit Cost	\$50.00
		% of Replacement	110.00%
		Current Cost	\$11,275.00
		Future Cost	\$12,690.11
Placed In Service	01/2012		
Useful Life	20		
Adjustment	-4	Assigned Reserves at FYB	\$8,456.25
Remaining Life	4	Monthly Member Contribution	\$54.29
Replacement Year	2028	Monthly Interest Contribution	\$10.18
		Total Monthly Contribution	\$64.46



The association replaced the ceramic tile at the two exterior showers in November 2011 for a total cost of \$6,525.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

The remaining life of this component has been decreased in order to schedule this replacement to be made in conjunction with the replacement of several other components at this facility.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Cabana - Doors**

Category	060 Pool Area	Quantity	1 total
		Unit Cost	\$3,950.00
		% of Replacement	100.00%
		Current Cost	\$3,950.00
		Future Cost	\$4,445.76
Placed In Service	07/2011		
Useful Life	20		
Adjustment	-3	Assigned Reserves at FYB	\$2,992.42
Remaining Life	4	Monthly Member Contribution	\$18.56
Replacement Year	2028	Monthly Interest Contribution	\$3.60
		Total Monthly Contribution	\$22.16



These are metal doors:

<u>Restrooms:</u>			
2 - 3' x 6'8" doors w/vent	@	\$1,250.00	= \$2,500.00
<u>Pump Room:</u>			
1 - 3' x 6'8" door w/full louvers	@	\$1,450.00	= \$1,450.00
		TOTAL	= <u>\$3,950.00</u>

The association replaced these doors in mid-2011 for a total cost of \$2,348.

The remaining life of this component has been decreased in order to schedule this replacement to be made in conjunction with the replacement of several other components at this facility.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Cabana - Plumbing Fixtures**

Category	060 Pool Area	Quantity	1 total
		Unit Cost	\$11,000.00
		% of Replacement	100.00%
		Current Cost	\$11,000.00
		Future Cost	\$12,380.60
Placed In Service	01/1994		
Useful Life	30		
Adjustment	+4	Assigned Reserves at FYB	\$9,705.88
Remaining Life	4	Monthly Member Contribution	\$30.66
Replacement Year	2028	Monthly Interest Contribution	\$11.41
		Total Monthly Contribution	\$42.07



6 lin. ft. of laminated counter top	@	\$200.00	=	\$1,200.00
3 toilets, flush valve	@	\$2,050.00	=	\$6,150.00
2 sinks, counter oval	@	\$1,050.00	=	\$2,100.00
1 urinal	@	\$800.00	=	\$800.00
1 drinking fountain	@	\$750.00	=	\$750.00
		TOTAL	=	<u>\$11,000.00</u>

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Cabana - Restroom Partitions**

Category	060 Pool Area	Quantity	1 total
		Unit Cost	\$6,750.00
		% of Replacement	100.00%
		Current Cost	\$6,750.00
		Future Cost	\$7,597.18
Placed In Service	05/2012		
Useful Life	15		
Adjustment	+1	Assigned Reserves at FYB	\$5,026.60
Remaining Life	4	Monthly Member Contribution	\$33.05
Replacement Year	2028	Monthly Interest Contribution	\$6.06
		Total Monthly Contribution	\$39.11



These are laminated plastic restroom partitions:

3 toilet stall partitions	@	\$2,000.00	=	\$6,000.00
1 urinal partition	@	\$750.00	=	\$750.00
		TOTAL	=	<u>\$6,750.00</u>

The association replaced these restroom partitions in May 2012 for a total cost of \$4,650.

The remaining life of this component has been extended in order to schedule this replacement to be made in conjunction with the replacement of several other components at this facility.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Cabana - Water Heater**

Category	060 Pool Area	Quantity	1 heater
		Unit Cost	\$2,250.00
		% of Replacement	100.00%
		Current Cost	\$2,250.00
Placed In Service	01/2021	Future Cost	\$2,767.22
Useful Life	10		
		Assigned Reserves at FYB	\$675.00
Remaining Life	7	Monthly Member Contribution	\$15.68
Replacement Year	2031	Monthly Interest Contribution	\$0.91
		Total Monthly Contribution	\$16.59



Originally, there was a 50 gallon natural gas water heater located in the pump room. The association replaced this heater with a 75 gallon heater in May 2010 for a total cost of \$2,392. At our August 2021 site visit, we observed that this heater has been replaced with a 40 gallon water heater.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

# Sample Condominium Association

## Component Detail

### Directed Cash Flow Calculation Method; Sorted By Category

#### Pool - Filters

Category	060 Pool Area	Quantity	2 filters
		Unit Cost	\$2,350.00
		% of Replacement	100.00%
		Current Cost	\$4,700.00
		Future Cost	\$6,701.08
Placed In Service	09/2006		
Useful Life	12		
Adjustment	+6	Assigned Reserves at FYB	\$4,700.00
Remaining Life	0	Monthly Member Contribution	\$27.15
Replacement Year	2024	Monthly Interest Contribution	\$0.23
		Total Monthly Contribution	\$27.38



The association replaced these filters, which have a filter surface area of 60 sq. ft. each, in September 2006.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Pool - Heater**

Category	060 Pool Area	Quantity	1 heater
		Unit Cost	\$6,500.00
		% of Replacement	100.00%
		Current Cost	\$6,500.00
Placed In Service	02/2017	Future Cost	\$7,535.28
Useful Life	12		
		Assigned Reserves at FYB	\$3,772.73
Remaining Life	5	Monthly Member Contribution	\$39.57
Replacement Year	2029	Monthly Interest Contribution	\$4.67
		Total Monthly Contribution	\$44.24



The association replaced this heater, which has an input capacity of 399K BTU/hr., during approximately 2005. The association replaced this heater in February 2017.

# Sample Condominium Association

## Component Detail

### Directed Cash Flow Calculation Method; Sorted By Category

#### Pool - Replaster & Tile

Category	060 Pool Area	Quantity	1 pool
		Unit Cost	\$41,900.00
		% of Replacement	100.00%
		Current Cost	\$41,900.00
		Future Cost	\$47,158.82
Placed In Service	05/2019		
Useful Life	10		
Adjustment	-1	Assigned Reserves at FYB	\$22,561.54
Remaining Life	4	Monthly Member Contribution	\$337.56
Replacement Year	2028	Monthly Interest Contribution	\$28.77
		Total Monthly Contribution	\$366.33



2,125 sq. ft. of replastering	@	\$16.00	=	\$34,000.00
180 lin. ft. of waterline/trim tile	@	\$25.00	=	\$4,500.00
170 lin. ft. of step/bench tile	@	\$20.00	=	\$3,400.00
		<b>TOTAL</b>	<b>=</b>	<b>\$41,900.00</b>

The association replastered the pool during 2006 for a total cost of \$22,174. The association replastered the pool and spa, replaced the pool and spa lighting (with LED lights) and replaced the mastic material at the pool area in March 2011 for a total cost of \$41,541. The association replastered the pool and spa in May 2019 for a total cost of \$35,443.

The remaining life of this component has been decreased in order to schedule this replacement to be made in conjunction with the replacement of several other components at this facility.



**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Pool Area - Furniture**

Category	060 Pool Area	Quantity	1 total
		Unit Cost	\$17,700.00
		% of Replacement	100.00%
		Current Cost	\$17,700.00
		Future Cost	\$18,777.93
Placed In Service	05/2020	Assigned Reserves at FYB	\$11,452.94
Useful Life	6	Monthly Member Contribution	\$211.89
Remaining Life	2	Monthly Interest Contribution	\$14.95
Replacement Year	2026	Total Monthly Contribution	\$226.84



25 chaise lounges	@	\$400.00	=	\$10,000.00
16 chairs	@	\$200.00	=	\$3,200.00
10 tea tables	@	\$150.00	=	\$1,500.00
4 brunch tables	@	\$400.00	=	\$1,600.00
4 umbrellas	@	\$350.00	=	\$1,400.00
		TOTAL	=	<u>\$17,700.00</u>

The association replaced the pool furniture during 2001. The association refurbished or replaced the pool furniture in June 2007 for a total cost of \$5,746. The association replaced the pool furniture during 2014 for a total cost of approximately \$10,000. The association replaced the pool furniture in May 2020 for a total cost of \$14,850.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Pool Area - Paver Deck, Repair**

Category	060 Pool Area	Quantity	1 provision
		Unit Cost	\$25,000.00
		% of Replacement	100.00%
		Current Cost	\$25,000.00
		Future Cost	\$38,949.19
Placed In Service	07/2019	Assigned Reserves at FYB	\$0.00
Useful Life	20	Monthly Member Contribution	\$118.18
Remaining Life	15	Monthly Interest Contribution	\$1.00
Replacement Year	2039	Total Monthly Contribution	\$119.18



Originally, the pool area had a concrete pool deck. The association replaced this concrete with concrete pavers (5,800 sq. ft.) in mid-2019 for a total cost of approximately \$142,550.

It is anticipated that the concrete pavers will not require complete replacement in the future. For the purposes of this analysis, we have budgeted a provision for paver repairs on a 20-year cycle. The actual condition of the pavers should be monitored through time and the estimates adjusted accordingly.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Pool Area - Wood Patio Covers**

Category	060 Pool Area	Quantity	275 sq. ft.
		Unit Cost	\$65.00
		% of Replacement	100.00%
		Current Cost	\$17,875.00
		Future Cost	\$20,118.47
Placed In Service	01/2009	Assigned Reserves at FYB	\$14,111.84
Useful Life	20	Monthly Member Contribution	\$75.26
Adjustment	-1	Monthly Interest Contribution	\$16.85
Remaining Life	4	Total Monthly Contribution	\$92.11
Replacement Year	2028		



These heavy-duty wood patio covers, which have a "pitched" profile, were replaced in December 2008 for a total cost of \$6,848.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

The remaining life of this component has been decreased in order to schedule this replacement to be made in conjunction with the replacement of several other components at this facility.

# Sample Condominium Association

## Component Detail

### Directed Cash Flow Calculation Method; Sorted By Category

#### Spa - Filter

Category	060 Pool Area	Quantity	1 filter
		Unit Cost	\$2,200.00
		% of Replacement	100.00%
		Current Cost	\$2,200.00
Placed In Service	07/2009	Future Cost	\$2,956.62
Useful Life	10		
Adjustment	+5	Assigned Reserves at FYB	\$2,200.00
Remaining Life	0	Monthly Member Contribution	\$15.02
Replacement Year	2024	Monthly Interest Contribution	\$0.13
		Total Monthly Contribution	\$15.15



The association replaced this filter, which has a filter surface area of 60 sq. ft., in July 2009.

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Spa - Heater**

Category	060 Pool Area	Quantity	1 heater
		Unit Cost	\$6,500.00
		% of Replacement	100.00%
		Current Cost	\$6,500.00
Placed In Service	01/2016	Future Cost	\$6,895.85
Useful Life	10		
		Assigned Reserves at FYB	\$5,200.00
Remaining Life	2	Monthly Member Contribution	\$46.87
Replacement Year	2026	Monthly Interest Contribution	\$6.37
		Total Monthly Contribution	\$53.24



The association replaced this heater, which has an input capacity of 399K BTU/hr., in October 2004 for a total cost of \$2,695. This heater has subsequently been replaced.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our previous site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Spa - Replaster & Tile**

Category	060 Pool Area	Quantity	1 spa
		Unit Cost	\$10,550.00
		% of Replacement	100.00%
		Current Cost	\$10,550.00
		Future Cost	\$11,874.12
Placed In Service	05/2019		
Useful Life	10		
Adjustment	-1	Assigned Reserves at FYB	\$5,680.77
Remaining Life	4	Monthly Member Contribution	\$84.99
Replacement Year	2028	Monthly Interest Contribution	\$7.25
		Total Monthly Contribution	\$92.24



1 spa replastering (115 sq. ft.)	@	\$8,500.00	=	\$8,500.00
50 lin. ft. of waterline/trim tile	@	\$25.00	=	\$1,250.00
40 lin. ft. of step/bench tile	@	\$20.00	=	\$800.00
		TOTAL	=	<u>\$10,550.00</u>

The association replastered the spa during 2007 for a total cost of \$5,140. The association replastered the pool and spa, replaced the pool and spa lighting (with LED lights) and replaced the mastic material at the pool area in March 2011 for a total cost of \$41,541. The association replastered the pool and spa in May 2019 for a total cost of \$35,443.

The remaining life of this component has been decreased in order to schedule this replacement to be made in conjunction with the replacement of several other components at this facility.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Decks/Stairs - Clean & Seal**

Category	070 Decks	Quantity	36,445 sq. ft.
		Unit Cost	\$3.25
		% of Replacement	100.00%
		Current Cost	\$118,446.25
		Future Cost	\$133,312.30
Placed In Service	06/2020	Assigned Reserves at FYB	\$118,446.25
Useful Life	4	Monthly Member Contribution	\$1,931.46
Remaining Life	0	Monthly Interest Contribution	\$16.29
Replacement Year	2024	Total Monthly Contribution	\$1,947.76



The association resurfaced the decks and stairways throughout the community in April 2003. The association cleaned and sealed the decks and stairways throughout the community in October 2006 for a total cost of \$74,000. The association cleaned and sealed the decks and stairways throughout the community in September/October 2010 for a total cost of \$77,250. The association cleaned and sealed the decks and stairways throughout the community in July 2015 for a total cost of \$82,720. The association repaired and/or resurfaced several decks and stairways and sealed all decks and stairways throughout the community in June 2020 for a total cost of \$121,176 (repair and resurface at \$26,739; seal at \$94,437).

The current cost used for this component is based on actual expenditures incurred at last deck sealing, and has been adjusted for inflation where applicable.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Decks/Stairs - Resurface**

Category	070 Decks	Quantity	36,445 sq. ft.
		Unit Cost	\$25.00
		% of Replacement	100.00%
		Current Cost	\$911,125.00
		Future Cost	\$1,025,479.21
Placed In Service	04/2003	Assigned Reserves at FYB	\$763,872.47
Useful Life	20	Monthly Member Contribution	\$3,153.16
Adjustment	+5	Monthly Interest Contribution	\$904.39
Remaining Life	4	Total Monthly Contribution	\$4,057.56
Replacement Year	2028		



The association resurfaced the decks and stairways throughout the community in April 2003. The association resurfaced one deck during 2006 for a total cost of \$772. The association repaired and/or resurfaced several decks and stairways and sealed all decks and stairways throughout the community in June 2020 for a total cost of \$121,176 (repair and resurface at \$26,739; seal at \$94,437).

The remaining life of this component has been extended due to its condition at our most recent site visit and 2020 repairs/resurfacing.



# Sample Condominium Association

## Component Detail

### Directed Cash Flow Calculation Method; Sorted By Category

#### Termite Control

Category	080 Termite Control & Wood Repair	Quantity	1 total
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/1994	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$300,000.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$344.74
		Total Monthly Contribution	\$344.74
<b>Fixed Accumulated Reserves</b>			



The association relies primarily on "local treatments" funded from their operating/maintenance budget for termite eradication throughout the community. The association anticipates, based on a variety of factors, that they will never fumigate the entire community. For the purposes of this analysis, at the request of the association, we have assigned "fixed" accumulated reserves to this component for "extraordinary" termite control requirements (beyond the scope of their operating/maintenance budget); contributions to this fund will be made (replenishing this fund) in the year following the expense.

California State law includes the following relative to termite control:

Civil Code section 4780 - Wood-Destroying Pests:

(a) In a community apartment project, condominium project, or stock cooperative, unless otherwise provided in the declaration, the association is responsible for the repair and maintenance of the common area occasioned by the presence of wood-destroying pests or organisms.

(b) In a planned development, unless a different maintenance scheme is provided in the declaration, each owner of a separate interest is responsible for the repair and maintenance of that separate interest as may be occasioned by the presence of wood-destroying pests or organisms. Upon approval of the majority of all members of the association, pursuant to Section 4065, that responsibility may be delegated to the association, which shall be entitled to recover the cost thereof as a special assessment.

Civil Code section 4785 - Temporary Removal of Occupants:

(a) The association may cause the temporary, summary removal of any occupant of a common interest development for

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

such periods and at such times as may be necessary for prompt, effective treatment of wood-destroying pests or organisms.

(b) The association shall give notice of the need to temporarily vacate a separate interest to the occupants and to the owners, not less than 15 days nor more than 30 days prior to the date of the temporary relocation. The notice shall state the reason for the temporary relocation, the date and time of the beginning of treatment, the anticipated date and time of termination of treatment, and that the occupants will be responsible for their own accommodations during the temporary relocation.

Please see the appropriate code sections for further details.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Wood Repair - Paint Cycle**

Category	080 Termite Control & Wood Repair	Quantity	1 provision
		Unit Cost	\$67,500.00
		% of Replacement	100.00%
		Current Cost	\$67,500.00
Placed In Service	07/2021	Future Cost	\$71,610.75
Useful Life	5		
		Assigned Reserves at FYB	\$37,500.00
Remaining Life	2	Monthly Member Contribution	\$1,000.32
Replacement Year	2026	Monthly Interest Contribution	\$51.53
		Total Monthly Contribution	\$1,051.85



The association made wood repairs and replacements, in conjunction with a community-wide painting project, in Summer 2011 for a total cost of \$40,697. The association made wood repairs and replacements in July 2014 for a total cost of \$4,022. The association made wood repairs and replacements, in conjunction with a community-wide painting project, in April/May 2016 for a total cost of \$46,800. The association made wood repairs and replacements, in conjunction with a community-wide painting project, in Summer 2021 for a total cost of \$55,850.

The current cost used for this component is based on actual expenditures incurred at last wood repair and replacement, and has been adjusted for inflation where applicable.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Wood Repair - Shutters**

Category	080 Termite Control & Wood Repair	Quantity	1 total
		Unit Cost	\$54,400.00
		% of Replacement	100.00%
		Current Cost	\$54,400.00
		Future Cost	\$57,712.96
Placed In Service	01/1994		
Useful Life	20		
Adjustment	+12	Assigned Reserves at FYB	\$51,000.00
Remaining Life	2	Monthly Member Contribution	\$159.39
Replacement Year	2026	Monthly Interest Contribution	\$59.95
		Total Monthly Contribution	\$219.34



These are "fixed" (non-moving) wood shutters:

52 - 2' x 5' shutters	@	\$250.00	=	\$13,000.00
138 - 2.5' x 5' shutters	@	\$300.00	=	\$41,400.00
		TOTAL	=	<u>\$54,400.00</u>

The remaining life of this component has been extended due to its condition at our most recent site visit.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Landscape - Irrigation Controllers**

Category	090 Landscape	Quantity	1 total
		Unit Cost	\$27,500.00
		% of Replacement	100.00%
		Current Cost	\$27,500.00
		Future Cost	\$31,880.04
Placed In Service	07/2017	Assigned Reserves at FYB	\$15,543.48
Useful Life	12	Monthly Member Contribution	\$172.48
Remaining Life	5	Monthly Interest Contribution	\$19.32
Replacement Year	2029	Total Monthly Contribution	\$191.80



3 - 12 station controllers	@	\$2,000.00	=	\$6,000.00
5 - 24 station controllers	@	\$3,500.00	=	\$17,500.00
1 - 32 station controller	@	\$4,000.00	=	\$4,000.00
		TOTAL	=	<u>\$27,500.00</u>

The association replaced the irrigation controllers throughout the community and made other related irrigation repairs in mid-2017 for a total cost of approximately \$60,000.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Landscape - Renovation**

Category	090 Landscape	Quantity	1 provision
		Unit Cost	\$20,000.00
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/2023	Future Cost	\$20,600.00
Useful Life	1		
		Assigned Reserves at FYB	\$20,000.00
Remaining Life	0	Monthly Member Contribution	\$1,274.62
Replacement Year	2024	Monthly Interest Contribution	\$10.75
		Total Monthly Contribution	\$1,285.37



The association has spent the following amounts on landscape-related renovations:

- 2010: \$6,800
- 2011: \$24,650
- 2013: \$1,150
- 2014: \$37,900
- 2016: \$10,500
- 2017: \$69,600 (included irrigation controllers)
- 2019: \$17,525
- 2020: \$18,110
- 2021: \$16,555
- 2022: \$19,025
- 2023: \$19,650

Major landscape renovation can be a major expense and significant potential liability to the client if not planned for in advance. However, landscape renovation can also be effectively managed as an annual operating/maintenance expense through time.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Fire Safety - Control Panels**

Category	100 Miscellaneous	Quantity	36 panels
		Unit Cost	\$4,000.00
		% of Replacement	100.00%
		Current Cost	\$144,000.00
Placed In Service	01/1994	Future Cost	\$260,080.02
Useful Life	20		
Adjustment	+9	Assigned Reserves at FYB	\$144,000.00
Remaining Life	0	Monthly Member Contribution	\$529.86
Replacement Year	2024	Monthly Interest Contribution	\$4.47
		Total Monthly Contribution	\$534.33



Each building, including the pool cabana building, has a Fire-Lite (model MS-4424) fire alarm control panel.

The remaining life of this component has been extended at the request of the client.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Fire Safety - Extinguisher Cabinets**

Category	100 Miscellaneous	Quantity	118 cabinets
		Unit Cost	\$750.00
		% of Replacement	100.00%
		Current Cost	\$88,500.00
		Future Cost	\$108,843.84
Placed In Service	01/1994	Assigned Reserves at FYB	\$71,756.76
Useful Life	30	Monthly Member Contribution	\$230.29
Adjustment	+7	Monthly Interest Contribution	\$84.40
Remaining Life	7	Total Monthly Contribution	\$314.69
Replacement Year	2031		



These are the painted metal fire extinguisher cabinets, mounted in a recessed configuration, located throughout the community.

The remaining life of this component has been extended due to its condition at our most recent site visit.



**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Mailboxes**

Category	100 Miscellaneous	Quantity	1 total
		Unit Cost	\$76,500.00
		% of Replacement	100.00%
		Current Cost	\$76,500.00
Placed In Service	01/2020	Future Cost	\$122,760.04
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	16	Monthly Member Contribution	\$341.57
Replacement Year	2040	Monthly Interest Contribution	\$2.88
		Total Monthly Contribution	\$344.45



These metal mailbox clusters are located in stucco kiosks throughout the community:

- 4 - 6 box clusters w/3 parcel boxes
- 2 - 18 box clusters w/3 parcel boxes
- 1 - 21 box cluster
- 2 - 24 box clusters
- 3 - 28 box clusters
- 4 - 30 box clusters
- 4 - triple parcel box clusters

The association replaced these mailboxes in October 2019 for a total cost of \$60,478.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Signage**

Category	100 Miscellaneous	Quantity	1 total
		Unit Cost	\$84,000.00
		% of Replacement	100.00%
		Current Cost	\$84,000.00
		Future Cost	\$151,713.34
Placed In Service	01/1994	Assigned Reserves at FYB	\$84,000.00
Useful Life	20	Monthly Member Contribution	\$309.08
Remaining Life	0	Monthly Interest Contribution	\$2.61
Replacement Year	2024	Total Monthly Contribution	\$311.69



These are hollow metal signs (approximately 4" to 6" wide; "stucco" finish) with screen-printed lexan signage "plaques":

14 - 3.5' x 3.5' address signs*	@	\$4,500.00	=	\$63,000.00
2 - 4' x 5.5' map/directory signs**	@	\$10,500.00	=	\$21,000.00
		<b>TOTAL</b>	<b>=</b>	<b>\$84,000.00</b>

\* The signage plaques on these signs were replaced in April 2009 for a total cost of \$2,491.

\*\* The map plaques on these signs were replaced during 2007 for a total cost of \$3,855.

**Sample Condominium Association**  
**Component Detail**  
**Directed Cash Flow Calculation Method; Sorted By Category**

**Utility Closet Doors**

Category	100 Miscellaneous	Quantity	1 total
		Unit Cost	\$190,700.00
		% of Replacement	100.00%
		Current Cost	\$190,700.00
		Future Cost	\$202,313.63
Placed In Service	01/1994		
Useful Life	20		
Adjustment	+12	Assigned Reserves at FYB	\$178,781.25
Remaining Life	2	Monthly Member Contribution	\$558.75
Replacement Year	2026	Monthly Interest Contribution	\$210.16
		Total Monthly Contribution	\$768.90



These are the metal doors at the utility closets throughout the community:

50 - 2.5' x 6' doors w/full louvers	@	\$1,150.00	=	\$57,500.00
50 - 2.5' x 6'8" doors	@	\$1,100.00	=	\$55,000.00
68 - 3' x 6'8" doors	@	\$1,150.00	=	\$78,200.00
		TOTAL	=	<u>\$190,700.00</u>

The association replaced two utility closet doors during 2009 for a total cost of \$1,400.

The remaining life of this component has been extended due to its condition at our most recent site visit.

# Sample Condominium Association

## Component Detail Index

	<b>Page</b>
Cabana - Ceramic Tile, Interior	40
Cabana - Ceramic Tile, Showers	41
Cabana - Doors	42
Cabana - Plumbing Fixtures	43
Cabana - Restroom Partitions	44
Cabana - Water Heater	45
Decks/Stairs - Clean & Seal	55
Decks/Stairs - Resurface	56
Fencing - Glass Sound Attenuation	32
Fencing - Wrought Iron, Pool Area	33
Fire Safety - Control Panels	63
Fire Safety - Extinguisher Cabinets	64
Landscape - Irrigation Controllers	61
Landscape - Renovation	62
Lighting - Buildings	36
Lighting - Landscape	38
Lighting - Streets & Walkways	39
Mailboxes	65
Painting - Cabana Interior	26
Painting - Red Curbs	27
Painting - Stucco	28
Painting - Woodwork	29
Painting - Wrought Iron, Buildings	30
Painting - Wrought Iron, Pool Area	31
Pool - Filters	46
Pool - Heater	47
Pool - Replaster & Tile	48
Pool Area - Furniture	49
Pool Area - Paver Deck, Repair	50
Pool Area - Wood Patio Covers	51
Railing & Gates - Wrought Iron, Units	34
Roofs - Rain Gutters	23
Roofs - Tile, Clean & Maintain	24
Roofs - Tile, Replace	25
Signage	66
Spa - Filter	52
Spa - Heater	53
Spa - Replaster & Tile	54
Streets - Asphalt, Overlay / Major Rehab	18
Streets - Asphalt, Repair	20
Streets - Asphalt, Seal Coat	21
Streets - Concrete	22
Termite Control	57
Utility Closet Doors	67

# Sample Condominium Association

## Component Detail Index

Walls - Stucco, Repair	35
Wood Repair - Paint Cycle	59
Wood Repair - Shutters	60

**47 Components**