

ARInc Reserves Analysis Spreadsheet!

Analysis File V2.2, 10/05



This File will enable you to:

- 1) Work with Reserve Data
- 2) Compute your Percent Funded
- 3) Test various Funding Plans

This file is provided and intended only for same-year adjustments of Reserve Study information, not multi-year updating of Reserve Studies. Multi-year use is not intended or supported.

Think of the **Main** sheet as your control panel, where you enter information about your association and test your Funding Plan ideas.

The left-most portion of the **Data** Sheet is where your Reserve Component data goes.

Only make entries in cells that are colored orange, as shown below:

25.55

Macros are provided to print key pages, add rows, and delete rows.

Any time you make a change to the data, press F9 to recalculate.
(trust us, leave automatic recalculation off)



Analysis File V2.2, 10/05

Starting Information:

Client #:	13217 -0		
Name:	Bartlett Lofts		
Location:	Los Angeles, CA		
# Units:	140		
Base Yr:	2006		
Period Start:	5/1/2006		
Period End:	12/31/2006		
Site Inspection Date:	4/27/2006		
Total Assessmts.	\$44,564.00	Per Unit:	\$318.31
Res Contribs.	\$3,531.00	Per Unit:	\$25.22
Starting Reserve Bal:	\$46,164		
Interest:	1.00%		
Inflation:	3.00%		

Status:

Fully Funded Bal:	\$228,304
Percent Funded:	20.2%
Swain Factor:	2.071%

Recommendation:

Res Contrib.	\$8,000	Per Unit:	\$57.14
Annual Increase:	3.00%		
# of Years:	15		
Secondary Increase:	2.00%		
# of Years:	30		
1st Yr S.A.:	\$0	Per Unit:	\$0.00
2nd Yr S.A.:	\$0	Per Unit:	\$0.00
3rd Yr S.A.:	\$0	Per Unit:	\$0.00
4th Yr S.A.:	\$0	Per Unit:	\$0.00
5th Yr S.A.:	\$0	Per Unit:	\$0.00

Minimum Balance: \$46,164.00

System Defaults:

Current Annual Increase:	3.00%
Budget Cycles Per Year:	12
Text Budget Cycles:	Monthly (Monthly/Annual/Quarterly)

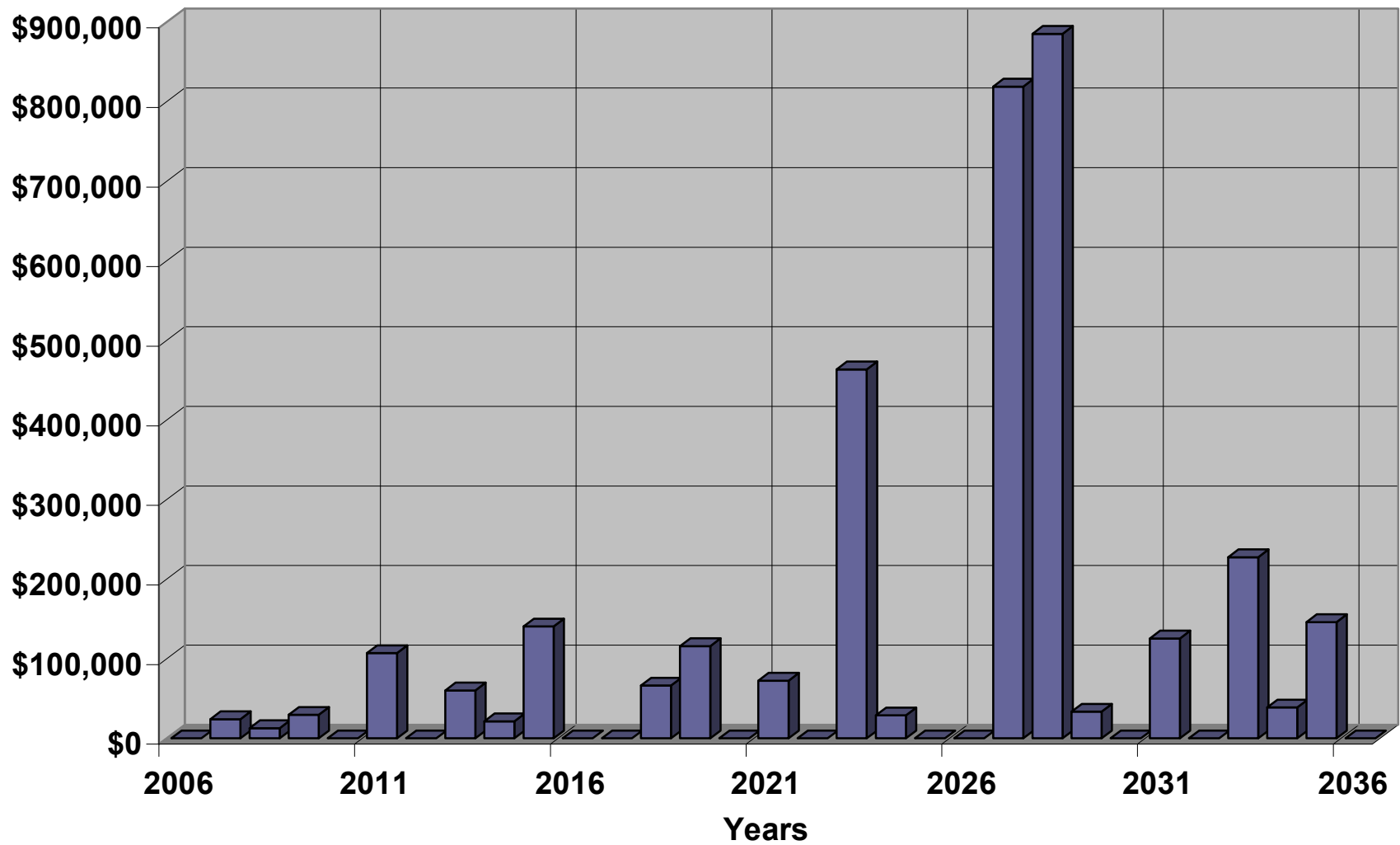
# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
104 Deck - Seal/Repair	4	1	\$17,850	\$18,386
105 Deck - Resurface	12	9	\$48,500	\$63,281
305 Security System - Replace	12	9	\$23,750	\$30,988
306 Exhaust Fan - Replace	10	7	\$2,000	\$2,460
324 Interior Fixtures - Replace	20	17	\$33,300	\$55,040
325 Exterior Fixtures - Replace	20	17	\$3,850	\$6,363
401 Awnings - Replace	6	3	\$10,000	\$10,927
403 Mailboxes - Replace	20	17	\$6,950	\$11,487
603 Tile Floor - Repair	5	3	\$16,950	\$18,522
703 Intercom - Replace	12	9	\$2,150	\$2,805
707 Trash Chute Doors - Replace	30	27	\$9,000	\$19,992
801 Boilers - Replace	20	17	\$107,000	\$176,855
803 Water Heater Tanks - Replace	10	7	\$22,000	\$27,057
1101 Front Doors - Refinish	8	5	\$12,163	\$14,100
1107 Metal Fence/Rail - Repaint	4	1	\$5,538	\$5,704
1110 Interiors - Repaint	8	5	\$20,300	\$23,533
1115 Stairwells - Repaint	16	13	\$6,105	\$8,965
1120 Building Exterior - Repair	10	5	\$36,500	\$42,314
1210 Pumps - Replace	10	7	\$13,000	\$15,988
1301 Cap Sheet Roof - Replace	15	12	\$7,500	\$10,693
1801 Elevator - Modernize	25	22	\$450,000	\$862,247
1802 Elevator Cab - Remodel	15	12	\$27,000	\$38,496
1803 Fire Alarm System - Replace	24	21	\$300,000	\$558,088
1809 Cooling Tower - Refurbish	5	2	\$12,000	\$12,731
1810 Cooling Tower - Replace	20	17	\$57,000	\$94,212
25 Total Funded Components				

Table 4: 30-Year Reserve Plan Summary

13217 -0

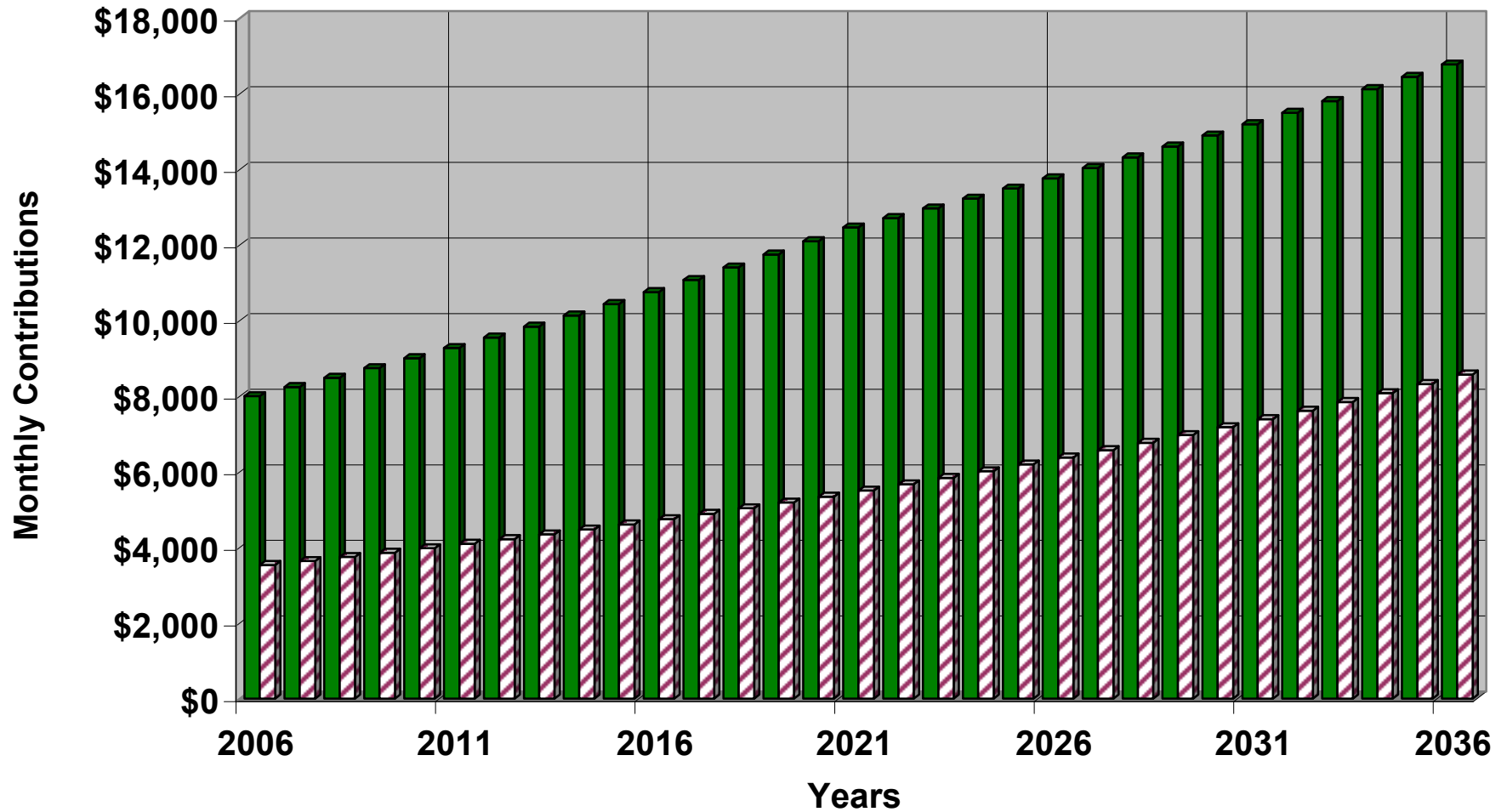
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Annual Reserve Contribs.	Special Assessments	Interest Income	Reserve Expenses
2006	\$46,164	\$228,304	20.2%	\$64,000	\$0	\$785	\$0
2007	\$110,949	\$312,195	35.5%	\$98,880	\$0	\$1,490	\$24,089
2008	\$187,230	\$376,102	49.8%	\$101,846	\$0	\$2,329	\$12,731
2009	\$278,675	\$456,006	61.1%	\$104,902	\$0	\$3,179	\$29,449
2010	\$357,306	\$523,539	68.2%	\$108,049	\$0	\$4,132	\$0
2011	\$469,487	\$625,957	75.0%	\$111,290	\$0	\$4,738	\$107,059
2012	\$478,456	\$623,777	76.7%	\$114,629	\$0	\$5,382	\$0
2013	\$598,467	\$734,483	81.5%	\$118,068	\$0	\$6,303	\$60,264
2014	\$662,574	\$789,197	84.0%	\$121,610	\$0	\$7,159	\$21,472
2015	\$769,871	\$888,352	86.7%	\$125,258	\$0	\$7,657	\$140,638
2016	\$762,148	\$870,667	87.5%	\$129,016	\$0	\$8,305	\$0
2017	\$899,469	\$1,000,325	89.9%	\$132,886	\$0	\$9,704	\$0
2018	\$1,042,059	\$1,136,978	91.7%	\$136,873	\$0	\$10,823	\$66,298
2019	\$1,123,457	\$1,212,644	92.6%	\$140,979	\$0	\$11,412	\$115,875
2020	\$1,159,974	\$1,242,811	93.3%	\$145,209	\$0	\$12,382	\$0
2021	\$1,317,565	\$1,396,628	94.3%	\$149,565	\$0	\$13,624	\$72,445
2022	\$1,408,308	\$1,483,937	94.9%	\$152,556	\$0	\$14,914	\$0
2023	\$1,575,778	\$1,652,085	95.4%	\$155,607	\$0	\$14,283	\$463,603
2024	\$1,282,065	\$1,351,474	94.9%	\$158,719	\$0	\$13,532	\$28,856
2025	\$1,425,460	\$1,493,455	95.4%	\$161,894	\$0	\$15,133	\$0
2026	\$1,602,487	\$1,673,352	95.8%	\$165,132	\$0	\$16,928	\$0
2027	\$1,784,547	\$1,862,699	95.8%	\$168,434	\$0	\$14,660	\$818,995
2028	\$1,148,647	\$1,218,336	94.3%	\$171,803	\$0	\$7,956	\$885,240
2029	\$443,165	\$490,709	90.3%	\$175,239	\$0	\$5,164	\$33,452
2030	\$590,116	\$623,023	94.7%	\$178,744	\$0	\$6,826	\$0
2031	\$775,686	\$798,324	97.2%	\$182,319	\$0	\$8,078	\$125,391
2032	\$840,693	\$854,430	98.4%	\$185,965	\$0	\$9,380	\$0
2033	\$1,036,037	\$1,046,210	99.0%	\$189,684	\$0	\$10,217	\$227,682
2034	\$1,008,257	\$1,014,216	99.4%	\$193,478	\$0	\$10,906	\$38,780
2035	\$1,173,860	\$1,180,965	99.4%	\$197,348	\$0	\$12,050	\$146,001

Annual Reserve Expenses



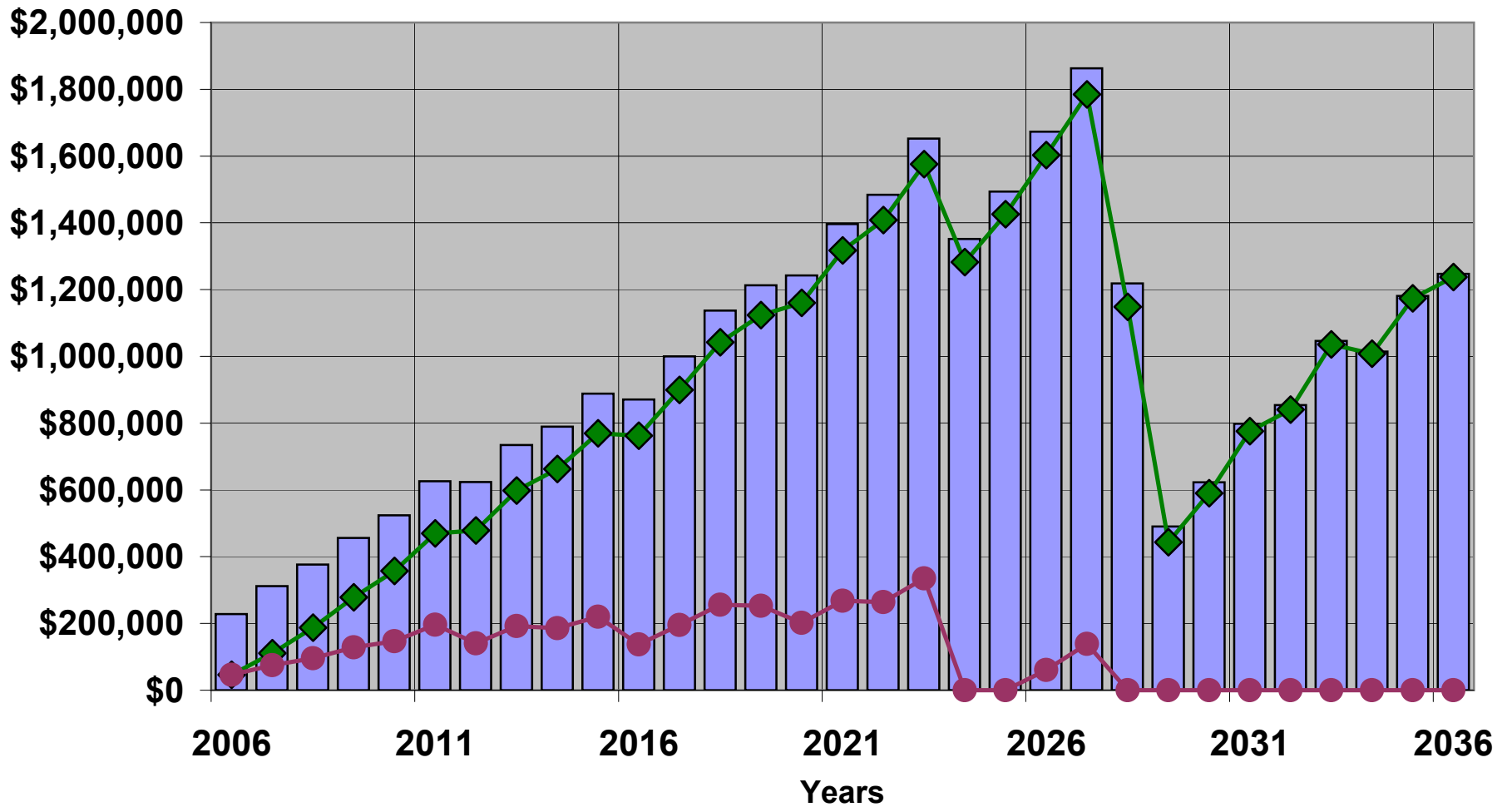
Funding Plan

■ Recommended
▨ Current



30-Yr Cash Flow

- Target Fully Funded Balance
- ◆ Recommended Funding Plan
- Current Funding Plan



Percent Funded

- ◆ Recommended Funding Plan
- Current Funding Plan

