

# HOA Community Statistical Summaries



**Do not edit this sheet**

## Current Environment

Community: Southwest Retreat  
Number of Units: 58

Current Annual HOA Dues: \$155,904  
Other Current Income: \$0  
Interest rate on Reserve Balance: 0.09%

Current Annual Operation Fund Expenses: \$201  
Assumed Inflation Rate: 2.50%

Current Reserve Balance: \$37,186  
Current Year Est. Reserve Contribution: \$155,736  
Fully Funded Reserve Balance: \$327,896  
Current Reserve Funding Percent of FFB: 11%  
Current Deficiency per unit of FFB \$5,012  
Current Reserve Funding Strength: **Weak**  
Current Risk of Special Assessment Required: **Moderate**

Current Contingency Fund Balance: \$0

Current Outstanding Loan Balance: \$0

## 30-Year Projection — Vital Statistics

Minimum Reserve Fund Balance: \$142,633  
Maximum Reserve Fund Balance: \$7,046,519

Minimum Reserve Fund Contribution: \$155,736  
Maximum Reserve Fund Contribution: \$384,039

Minimum Contingency Fund Balance: \$0  
Maximum Contingency Fund Balance: \$0

Minimum Reserve Funding Percent of FFB: 11%  
Maximum Reserve Funding Percent of FFB: 937%

## Current Income Sources

Current Annual Dues  
\$155,904

Interest on Reserve Fund  
0.09%

Other Annual Income  
\$0

## Future Income Sources

**Dues Increase #1**  
% Increase: 10.00%  
Start Year: 2021  
Duration: 1 yrs

**Dues Increase #2**  
% Increase: 3.50%  
Start Year: 2022  
Duration: 1 yrs

**Dues Increase #3**  
% Increase: 3.50%  
Start Year: 2023  
Duration: 22 yrs

Other Annual Income  
\$0

Other Income Annual Increase  
0.00%

Interest on Reserve Fund  
0.09%

## Special Assessments

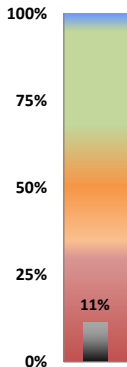
Year	Amount

## Other One-Time Incomes

Year	Amount	Description

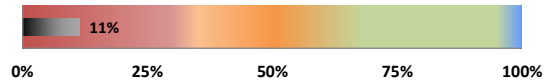
Bar Charts for Current Reserve Funding

Current Reserve Fund  
Percent Funding



These two charts are the same, only the orientation is different

Current Reserve Fund  
Percent Funding



### Percent Funding Scale

Weak 0% - 30%	Fair 30% - 70%
Strong 70% - 100%	Overfunded > 100%

# Summary of Income & Expenses

Data for 30 years is always shown.



Year	Start of Year	Fully		Special	Operational		Loan	Special	Reserve	Contingency	EOY	EOY
	Reserve	Funded	Percent		Total	Projects		Fund				
	Balance	Balance	Funded	Assessments	Income	Expenses	Expenses	& Reserve	Contributions	Contributions	Balance	Reserve
2020	\$37,186	\$327,896	11%	\$0	\$155,937	\$132,827	\$0	\$50,290	\$23,110	\$0	\$0	\$10,007
2021	\$10,007	\$324,152	3%	\$0	\$171,503	\$136,148	\$0	\$15,960	\$35,356	\$0	\$0	\$29,402
2022	\$29,402	\$356,494	8%	\$0	\$177,523	\$139,551	\$0	\$33,948	\$37,972	\$0	\$0	\$33,426
2023	\$33,426	\$372,221	9%	\$0	\$183,739	\$143,040	\$0	\$24,489	\$40,699	\$0	\$0	\$49,636
2024	\$49,636	\$399,078	12%	\$0	\$190,184	\$146,616	\$0	\$15,530	\$43,567	\$0	\$0	\$77,674
2025	\$77,674	\$436,854	18%	\$0	\$196,864	\$150,282	\$0	\$28,003	\$46,582	\$0	\$0	\$96,253
2026	\$96,253	\$463,885	21%	\$0	\$203,768	\$154,039	\$0	\$44,069	\$49,730	\$0	\$0	\$101,913
2027	\$101,913	\$476,243	21%	\$0	\$210,902	\$157,890	\$0	\$73,888	\$53,013	\$0	\$0	\$81,038
2028	\$81,038	\$459,493	18%	\$0	\$218,262	\$161,837	\$0	\$21,920	\$56,425	\$0	\$0	\$115,543
2029	\$115,543	\$496,769	23%	\$0	\$225,929	\$165,883	\$0	\$21,496	\$60,047	\$0	\$0	\$154,093
2030	\$154,093	\$536,619	29%	\$0	\$233,868	\$170,030	\$0	\$246,476	\$63,838	\$0	\$0	-\$28,545
2031	-\$28,545	\$348,094	-8%	\$0	\$241,910	\$174,281	\$0	\$10,982	\$67,629	\$0	\$0	\$28,103
2032	\$28,103	\$397,507	7%	\$0	\$250,402	\$178,638	\$0	\$10,759	\$71,764	\$0	\$0	\$89,108
2033	\$89,108	\$449,683	20%	\$0	\$259,220	\$183,103	\$0	\$5,404	\$76,117	\$0	\$0	\$159,821
2034	\$159,821	\$509,985	31%	\$0	\$268,354	\$187,681	\$0	\$59,500	\$80,672	\$0	\$0	\$180,993
2035	\$180,993	\$517,710	35%	\$0	\$277,760	\$192,373	\$0	\$61,467	\$85,387	\$0	\$0	\$204,913
2036	\$204,913	\$525,011	39%	\$0	\$287,497	\$197,182	\$0	\$59,400	\$90,315	\$0	\$0	\$235,828
2037	\$235,828	\$536,049	44%	\$0	\$297,581	\$202,112	\$0	\$46,820	\$95,469	\$0	\$0	\$284,477
2038	\$284,477	\$561,726	51%	\$0	\$308,033	\$207,165	\$0	\$39,132	\$100,868	\$0	\$0	\$346,213
2039	\$346,213	\$597,432	58%	\$0	\$318,861	\$212,344	\$0	\$103,925	\$106,517	\$0	\$0	\$348,805
2040	\$348,805	\$569,161	61%	\$0	\$330,012	\$217,653	\$0	\$127,809	\$112,360	\$0	\$0	\$333,355
2041	\$333,355	\$517,287	64%	\$0	\$341,538	\$223,094	\$0	\$49,229	\$118,444	\$0	\$0	\$402,570
2042	\$402,570	\$546,282	74%	\$0	\$353,543	\$228,671	\$0	\$50,220	\$124,872	\$0	\$0	\$477,222
2043	\$477,222	\$576,649	83%	\$0	\$365,972	\$234,388	\$0	\$27,232	\$131,584	\$0	\$0	\$581,574
2044	\$581,574	\$633,043	92%	\$0	\$378,860	\$240,248	\$0	\$15,140	\$138,612	\$0	\$0	\$705,046
2045	\$705,046	\$704,990	100%	\$0	\$378,971	\$246,254	\$0	\$184,890	\$132,717	\$0	\$0	\$652,873
2046	\$652,873	\$606,530	108%	\$0	\$378,924	\$252,410	\$0	\$77,912	\$126,514	\$0	\$0	\$701,475
2047	\$701,475	\$617,098	114%	\$0	\$378,968	\$258,720	\$0	\$43,630	\$120,247	\$0	\$0	\$778,092
2048	\$778,092	\$664,950	117%	\$0	\$379,037	\$265,188	\$0	\$66,343	\$113,848	\$0	\$0	\$825,597
2049	\$825,597	\$692,646	119%	\$0	\$379,079	\$271,818	\$0	\$17,130	\$107,261	\$0	\$0	\$915,728
2050	\$915,728	\$773,454	118%	\$0	\$379,160	\$278,614	\$0	\$142,765	\$100,547	\$0	\$0	\$873,510

# Reserve Components Maintenance Schedule by



**Instructions for sheet:**

- Do not edit any data cells on this sheet, except yellow-shaded cells for cut-off columns.

Year 2 Start Yr:

Year 3 Start Yr:



**Refresh/Create Maintenance Schedule**

**Clear Maintenance Schedule**

**Special Project Expenditures**

Year	Cost	Special Project or One-Time Expense
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*Notes: The cost values shown here do not include any withdrawals from the reserve fund to the contingency fund. Missing cost values indicate no reserve component expenses for that year.*

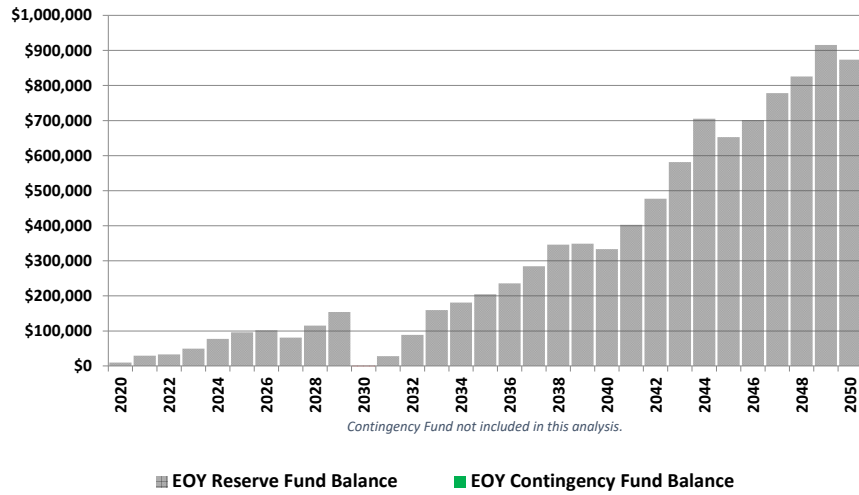
**Reserve Component Expenditures**

Year	Cost	Component
2020	\$29,310	2nd Floor Walkway Carpeting
	\$2,850	BBQ
	\$9,600	Pool Fence
	\$780	Vinyl Flooring
	\$5,000	Crushed Rock
	\$1,250	Building Fixtures
\$1,500	Room Remodel	
2021	\$7,380	Mail Box Kiosks
	\$8,580	Building D Roof
2022	\$5,964	Asphalt Slurry Seal
	\$1,734	Pump Motor Pool & Spa
	\$13,448	HVAC
	\$8,405	Heaters
\$4,397	Building A Roof	
2023	\$11,254	Garage Doors Building H
	\$4,221	Pool Furniture
	\$4,507	Building B Roof
	\$4,507	Building G Roof
2024	\$6,292	Garage Doors Building G
	\$4,619	Building C Roof
	\$4,619	Building F Roof
2025	\$1,358	Backflow Preventer
	\$16,971	Elevator Control Panel
	\$6,449	Garage Doors Building F
	\$3,225	BBQ
2026	\$19,715	Concrete Pool Deck
	\$1,740	Walkways Allowance
	\$6,610	Garage Doors Building E
	\$1,160	Block Wall Maint
	\$14,844	HVAC
2027	\$34,840	2nd Floor Walkway Carpeting
	\$13,313	2nd Floor Walkway Recoat
	\$12,422	Garage Doors Building D
	\$13,313	2nd Floor Walkway
2028	\$6,945	Garage Doors Building C
	\$4,776	Pool Furniture
	\$10,199	Building D Roof
2029	\$7,090	Asphalt Slurry Seal
	\$7,119	Garage Doors Building B
	\$2,061	Pump Motor Pool & Spa
	\$5,226	Building A Roof

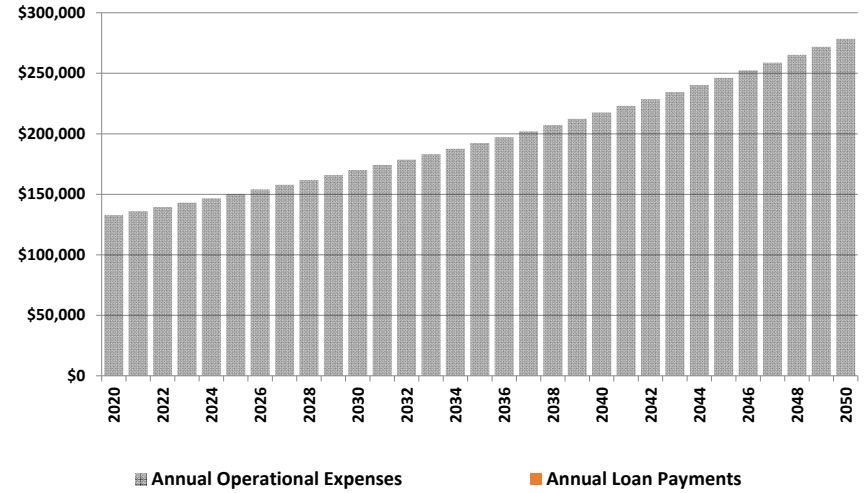
Year	Cost	Component
2030	\$13,569	Elevator Doors
	\$9,601	Elevator Cab Refurbish
	\$44,803	Elevator Hydraulic System
	\$12,545	Fire Panels & Central Attenuation
	\$7,296	Garage Doors Building A
	\$3,648	BBQ
	\$6,400	Billiard Table
	\$16,385	HVAC
	\$5,120	Irrigation Replace
	\$9,217	Ceiling Lights
	\$94,173	Exterior Stucco Paint
	\$3,405	2nd Floor Metal Railing
	\$1,280	Trash Enclosure
	\$3,328	Filters
\$1,920	Outdoor Shower	
\$3,072	Bathroom Remodel	
\$5,357	Building B Roof	
\$5,357	Building G Roof	
2031	\$5,491	Building C Roof
	\$5,491	Building F Roof
2032	\$10,759	Heaters
2033	\$5,404	Pool Furniture
2034	\$41,414	2nd Floor Walkway Carpeting
	\$18,086	HVAC
2035	\$4,128	BBQ
	\$26,967	2nd Floor Metal Railing
	\$7,241	Crushed Rock
	\$11,007	Pole Light
	\$12,124	Building D Roof
2036	\$8,428	Asphalt Slurry Seal
	\$25,237	Concrete Pool Deck
	\$2,227	Walkways Allowance
	\$2,449	Pump Motor Pool & Spa
	\$1,485	Block Wall Maint
	\$11,134	Pool Replaster
	\$2,227	Spa Replaster
	\$6,213	Building A Roof
2037	\$17,042	2nd Floor Walkway Recoat
	\$17,042	2nd Floor Walkway
	\$6,368	Building B Roof
	\$6,368	Building G Roof
2038	\$6,114	Pool Furniture
	\$19,964	HVAC
	\$6,527	Building C Roof
	\$6,527	Building F Roof
2039	\$103,925	Asphalt Overlay 2"

Year	Cost	Component
2040	\$81,931	Fire Sprinkler System
	\$4,670	BBQ
	\$15,731	Pool Fence
	\$2,048	Building Fixtures
	\$2,458	Room Remodel
	\$20,971	Gazebo Tile Roofs
2041	\$49,229	2nd Floor Walkway Carpeting
2042	\$22,036	HVAC
	\$13,773	Heaters
\$14,411	Building D Roof	
2043	\$10,018	Asphalt Slurry Seal
	\$2,912	Pump Motor Pool & Spa
	\$6,917	Pool Furniture
	\$7,385	Building A Roof
2044	\$7,570	Building B Roof
	\$7,570	Building G Roof
2045	\$5,284	BBQ
	\$1,446	Vinyl Flooring
	\$7,416	Irrigation Replace
	\$136,391	Exterior Stucco Paint
	\$4,931	2nd Floor Metal Railing
	\$1,854	Trash Enclosure
	\$4,820	Filters
	\$2,781	Outdoor Shower
\$4,449	Bathroom Remodel	
\$7,759	Building C Roof	
\$7,759	Building F Roof	
2046	\$32,305	Concrete Pool Deck
	\$2,850	Walkways Allowance
	\$1,900	Block Wall Maint
	\$16,533	Chain Link
\$24,324	HVAC	
2047	\$21,815	2nd Floor Walkway Recoat
	\$21,815	2nd Floor Walkway
2048	\$58,517	2nd Floor Walkway Carpeting
	\$7,826	Pool Furniture
2049	\$17,130	Building D Roof
2050	\$11,908	Asphalt Slurry Seal
	\$2,517	Backflow Preventer
	\$31,464	Elevator Control Panel
	\$15,732	Elevator Cab Refurbish
	\$5,978	BBQ
	\$3,461	Pump Motor Pool & Spa
	\$10,488	Billiard Table
	\$26,849	HVAC
	\$10,488	Crushed Rock
	\$15,102	Ceiling Lights
	\$8,778	Building A Roof

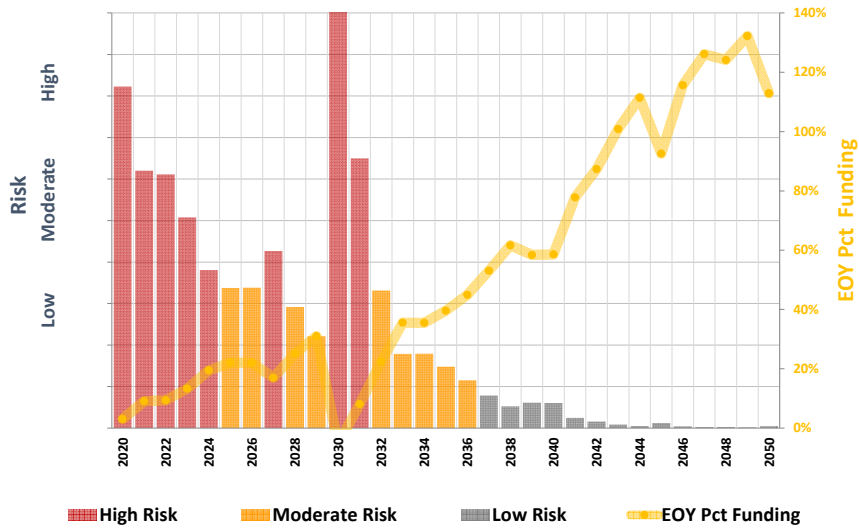
### EOY Reserve Fund Balance



### Annual Operational Expenses and Loan Payments



### Risk of Special Assessment or Deferred Maintenance



### Total Income & Expenses for Years 2020 to 2050

