



ADVANCED RESERVE SOLUTIONS

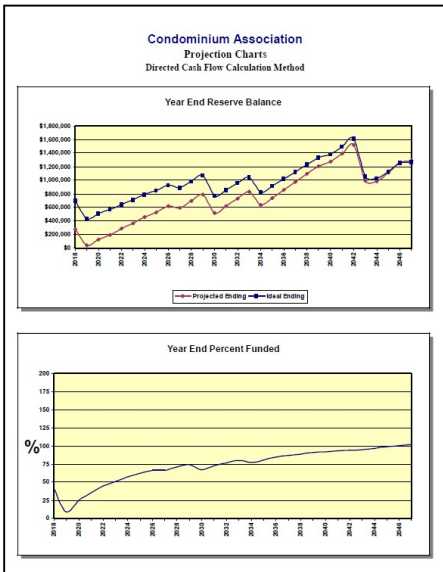
Reserve Studies Are Our Main Focus

- All studies performed locally by Paul Huijing, PE
- Industry-leading format
- Complete explanation of methodology and results
- Informs both seasoned and new board members



Condominium Association Projections Directed Cash Flow Calculation Method							
Fiscal Year	Beginning Balance	Member Contributions	Interest Contributions	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2018	\$101,844	\$586,000	(\$247)	\$405,210	\$282,387	\$968,937	40%
2019	\$282,387	\$877,720	(\$59)	\$330,803	\$391,144	\$433,216	5%
2020	\$391,144	\$68,474	\$25	\$5,202	\$123,044	\$505,721	25%
2021	\$123,044	\$61,204	\$1,035	\$18,205	\$197,049	\$907,308	35%
2022	\$197,049	\$63,089	\$1,042	\$5,722	\$285,959	\$943,098	44%
2023	\$285,959	\$64,651	\$2,187	\$17,890	\$395,107	\$1,111,283	51%
2024	\$395,107	\$66,850	\$2,828	\$5,757	\$458,088	\$793,429	58%
2025	\$458,088	\$68,787	\$3,282	\$35,894	\$524,273	\$848,117	62%
2026	\$524,273	\$100,763	\$3,913	\$13,134	\$616,810	\$620,330	65%
2027	\$616,810	\$102,778	\$3,745	\$120,500	\$562,833	\$691,708	66%
2028	\$562,833	\$104,834	\$4,481	\$2,743	\$600,404	\$688,202	71%
2029	\$600,404	\$105,000	\$5,114	\$20,162	\$721,259	\$1,070,314	74%
2030	\$721,259	\$100,000	\$3,210	\$384,055	\$616,480	\$772,759	67%
2031	\$616,480	\$111,200	\$3,004	\$14,539	\$620,294	\$656,496	72%
2032	\$620,294	\$119,475	\$4,073	\$8,597	\$731,845	\$697,668	75%
2033	\$731,845	\$115,745	\$5,347	\$23,202	\$826,555	\$1,042,768	80%
2034	\$826,555	\$118,000	\$3,998	\$34,299	\$937,293	\$927,154	77%
2035	\$937,293	\$120,421	\$4,703	\$22,739	\$736,877	\$615,384	81%
2036	\$736,877	\$122,828	\$5,528	\$8,589	\$856,489	\$1,022,176	84%
2037	\$856,489	\$125,289	\$6,323	\$13,374	\$974,791	\$1,124,886	87%
2038	\$974,791	\$127,781	\$7,136	\$18,867	\$1,092,874	\$1,231,276	89%
2039	\$1,092,874	\$130,347	\$7,911	\$25,129	\$1,205,103	\$1,331,906	90%
2040	\$1,205,103	\$132,884	\$8,370	\$74,078	\$1,272,352	\$1,388,471	92%
2041	\$1,272,352	\$135,013	\$9,181	\$25,908	\$1,361,548	\$1,495,190	93%
2042	\$1,361,548	\$138,328	\$10,078	\$18,939	\$1,520,313	\$1,614,450	94%
2043	\$1,520,313	\$141,002	\$9,404	\$87,841	\$666,758	\$1,251,869	95%
2044	\$666,758	\$143,914	\$9,395	\$156,421	\$688,114	\$1,222,056	97%
2045	\$688,114	\$146,702	\$7,211	\$20,420	\$1,119,592	\$1,129,895	99%
2046	\$1,119,592	\$149,729	\$9,220	\$10,812	\$1,290,895	\$1,200,169	100%
2047	\$1,290,895	\$152,728	\$9,399	\$18,724	\$1,287,833	\$1,205,338	102%

NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provisions for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.



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