

Sample HOA Sample Reserve Study Document.xlsx

Item	Estimated Replacement		Year																					
	Life	Cost	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Asphalt Road Sealer	15	10,000			10,000																			
Concrete Curb	25	5,000					5,000																	
Signage / Entrance	5	5,000		5,000																				
Roof System (Asphalt Shingles)	10	225,000															75,000	75,000	75,000					
Gutter System	10	20,000											20,000											20,000
Furnance System	20	2,000		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000												
Air Conditioning Units	20	2,000																						
Water Heaters	10	1,000																						
Common Area Flooring	5	1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000
Common Area Enclosures	20	1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000
Carport Roofing	20	8,000					8,000																	
Building Staining	5	5,000																						
Building Stucco	30	5,000																						
Chimney Remediation	2	15,000												15,000										
Total Costs		305,000	-	14,000	17,000	9,000	20,000	9,000	7,000	9,000	7,000	9,000	17,000	-	2,000	75,000	77,000	75,000	2,000	-	2,000	20,000		
Beginning Cash in Bank		100,000	105,238	96,476	84,714	80,952	66,190	62,428	60,666	56,904	55,142	51,380	36,618	24,856	30,094	33,332	(36,430)	(108,192)	(177,954)	(174,716)	(169,478)	(166,240)		
Annual Reserve Contribution		5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238	5,238
Ending Cash in Bank		105,238	96,476	84,714	80,952	66,190	62,428	60,666	56,904	55,142	51,380	36,618	24,856	30,094	33,332	(36,430)	(108,192)	(177,954)	(174,716)	(169,478)	(166,240)	(181,002)		

Management will need to revise these amounts for actual experience, bids from contractors, or original construction costs from the developer.