

Instructions

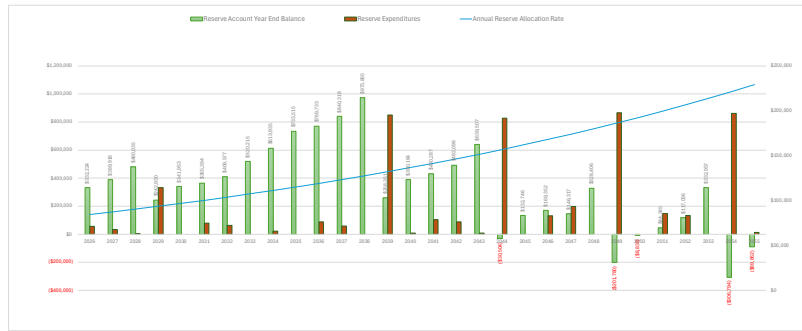
Gray, White, Brown & Blue Cells (Locked)
These cells are protected and cannot be altered as they typically have headings or formulas which the tab/equipment are built upon.

Green & Yellow Cells (Editable)
The GREEN cells are Master cells that carry down to all the below tables, the YELLOW cells are Overwrite cells used to overwrite the green master cells data in specific years (e.g., you would like to alter a reserve allocation rate, inflation rate or have a special assessment in a specific year).

Component List
A component is useful life, remaining useful life and cost can be adjusted. The projected replacement cost and cost will automatically increase or decrease based on the inflation rate given.

Adding Reserve Components
Up to 5 components can be added to the component list (located at end of original list). The yellow cells with description, useful life, remaining useful life and current cost need to be added so that the information will be pulled into the tables and graphs.

| | |
|--|------------------|
| Fiscal Year | 2026 |
| Reserve Account Balance (beginning balance) | \$300,000 |
| Annual Reserve Account Allocation Rate | \$81,100 |
| Annual Reserve Account Allocation % Change Rate | 3.50% |
| Annual Interest Rate - Return on Investments | 0.855% |
| Annual Tax Rate On Interest Earned | 30.00% |
| Construction Inflation Rate | 3.50% |



| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 30 Year Totals/Avg | |
|---|------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|--------------------|------------------|-----------------|------------------|------------------|--------------------|--------------------|--|
| Annual Reserve Allocation Rate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Overwrite Annual Reserve Allocation Rate** | | \$84,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Reserve Allocation % Rate Increase | | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | |
| Overwrite Annual Reserve % Rate Change** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Rate On Interest Earned | | 0.00% | 0.00% | 0.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | |
| Overwrite Tax Rate On Interest Earned** | | 0.00% | 0.00% | 0.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Average Interest Rate / Return On Investments | | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | 0.87% | |
| Overwrite Annual Average Interest Rate / Return on Investments** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Construction Inflation | | 0.20% | 0.20% | 0.20% | 0.20% | 0.00% | 0.00% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | |
| Overwrite Annual Construction Inflation Rate | | 0.20% | 0.20% | 0.20% | 0.20% | 3.00% | 3.00% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Annual Interest Earned (after tax) | | \$2,649 | \$3,344 | \$4,117 | \$1,482 | \$2,058 | \$2,199 | \$2,485 | \$3,131 | \$3,695 | \$4,413 | \$4,633 | \$5,058 | \$5,891 | \$1,555 | \$2,348 | \$2,590 | \$2,982 | \$3,849 | \$0 | \$790 | \$1,019 | \$881 | \$1,977 | \$0 | \$0 | \$287 | \$704 | \$2,004 | \$0 | \$0 | |
| Add Other Income (one time - e.g. special assessment, loan) | | | | | | | | | | | | | | | | | | | | | | | | | | \$150,000 | | | | | | |
| Annual Projected Reserve Expenditures | | \$55,125 | \$33,110 | \$43,316 | \$302,205 | \$0 | \$70,118 | \$60,314 | \$0 | \$21,246 | \$0 | \$67,010 | \$57,839 | \$0 | \$849,223 | \$7,205 | \$104,054 | \$67,674 | \$8,088 | \$626,969 | \$0 | \$132,551 | \$187,807 | \$0 | \$865,603 | \$0 | \$146,778 | \$134,697 | \$0 | \$883,155 | \$12,227 | |
| Add Other Reserve Account Expenditures (one time expenses) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year End Reserve Account Balance | | \$332,224 | \$389,916 | \$480,035 | \$242,930 | \$341,953 | \$365,394 | \$409,577 | \$520,215 | \$613,935 | \$733,515 | \$789,733 | \$840,318 | \$973,865 | \$258,351 | \$390,184 | \$430,287 | \$492,096 | \$639,507 | (\$30,824) | \$132,746 | \$169,352 | \$146,317 | \$328,406 | (\$201,780) | (\$8,838) | \$44,345 | \$117,036 | \$332,967 | (\$306,794) | (\$59,662) | |

| Component Description | ID | Useful Life | Remain. Ul. | Current Cost | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 30 Year Totals | | |
|---|------|-------------|-------------|--------------|---------|------|------|------|------|------|---------|----------|------|------|---------|------|----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------|--|--------------------|
| Additional Components << | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Asphalt - Overlay/Resurface | 1140 | 25 | 21 | \$46,144 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Asphalt - Seal Coat | 1180 | 5 | 1 | \$4,932 | \$5,219 | | | | | | \$6,803 | | | | \$8,080 | | | | | | | | | | | | | | | | | | | | | | |
| Concrete Driveway - 15% Replace | 2080 | 5 | 13 | \$10,009 | | | | | | | | | | | | | \$17,637 | | | | | | | | | | | | | | | | | | | | |
| Concrete Driveway Aprons (comm. entry) - 25% Replace | 2120 | 10 | 6 | \$13,715 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Concrete Driveways (private) - 15% Replace | 2121 | 10 | 23 | \$25,943 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Concrete Walkways (private) - 15% Replace | 2150 | 5 | 18 | \$2,664 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fence (metal 4') - Paint | 3510 | 10 | 10 | \$6,972 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fence (metal 4') - Replace | 3580 | 40 | 39 | \$38,844 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fencing (private) | 4030 | 40 | 33 | \$63,750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscaping - Tree Care | 4660 | 5 | 13 | \$22,770 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscaping (bar/brush) - Replace | 4700 | 3 | 2 | \$4,000 | \$4,516 | | | | | | \$5,353 | | | | \$6,500 | | | | | | | | | | | | | | | | | | | | | | |
| Parking Lot/Driveway (metal) - Replace | 5060 | 40 | 33 | \$8,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary Wall (garage coat) - Recast & Repoint | 1790 | 20 | 13 | \$13,312 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Railings (one/metal) - Replace | 6200 | 50 | 43 | \$8,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Retaining Walls (massive block) - Replace | 6870 | 45 | 38 | \$43,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stereo Drain System - Local Repairs | 7800 | 25 | 21 | \$8,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Walkways (granite) - Replace | 5120 | 20 | 13 | \$14,949 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Components << | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Roots Removal | 9500 | 5 | 1 | \$26,250 | \$7,891 | | | | | | | \$36,398 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Add Additional Component Here >> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Add Additional Component Here >> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Add Additional Component Here >> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Total Over 30-Year Timeframe | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$4,968,218 |