The Knolls Village Townhouse Association

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	80523
Version Number	3
Analysis Date	05/08/2021
Fiscal Year	1/1/2022 to 12/31/2022
Number of Units	374
Phasing	1 of 1

Global Parameters:

Inflation Rate	2.00%
Annual Contribution Increase	2.00%
Investment Rate	0.20%
Taxes on Investments	30.00%
Contingency	2.00%

Community Profile:

The Knolls Village Townhouse Association, Inc. is a master planned community comprised of 374 residences built in 1978. Common areas include but are not limited to; community clubhouse, pool area, asphalt streets and alleys, perimeter fencing, mailboxes and common area landscaping.

For budgeting purposes, unless otherwise indicated, we have used January 1978 as the average placed-in-service date for aging the original components included in this analysis.

ARS site inspections conducted: November 10, 2015 & August 20, 2020.

Adequacy of Reserves as of January 1, 2022:

Anticipated Reserve Balance	**$409,490.00**
Fully Funded Reserve Balance	**$389,006.16**
Percent Funded	**105.27%**

Recommended Funding for the 2022 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	**$66,500**	**$5,541.67**	**$14.82**
Interest Contribution	**$496**	**$41.32**	**$0.11**
Total Contribution	**$66,996**	**$5,582.99**	**$14.93**