



Analysis File V3.5, 8/09

**Starting Information:**

|                       |                      |           |         |
|-----------------------|----------------------|-----------|---------|
| Client #:             | 19960-0              |           |         |
| Name:                 | Hi Country Haus CIRA |           |         |
| Location:             | Winter Park, CO      |           |         |
| # Units:              | 314                  |           |         |
| Base Yr:              | 2010                 |           |         |
| Period Start:         | 1/1/2010             |           |         |
| Period End:           | 12/31/2010           |           |         |
| Site Inspection Date: | 3/3/2010             |           |         |
| Total Assessmts.      | \$26,708.92          | Per Unit: | \$85.06 |
| Res Contribs.         | \$4,712.55           | Per Unit: | \$15.01 |
| Starting Reserve Bal: | \$259,380            |           |         |
| Interest:             | 1.50%                |           |         |
| Inflation:            | 3.00%                |           |         |

**Status:**

|                   |           |
|-------------------|-----------|
| Proportional FFB: | \$467,578 |
| Percent Funded:   | 55.5%     |
| Swain Factor:     | 1.014%    |

**Recommendation:**

|                     |         |           |         |
|---------------------|---------|-----------|---------|
| Res Contrib.        | \$5,370 | Per Unit: | \$17.10 |
| Annual Increase:    | 3.00%   |           |         |
| # of Years:         | 25      |           |         |
| Secondary Increase: | 2.50%   |           |         |
| # of Years:         | 30      |           |         |
| 1st Yr S.A.:        | \$0     | Per Unit: | \$0.00  |
| 2nd Yr S.A.:        | \$0     | Per Unit: | \$0.00  |
| 3rd Yr S.A.:        | \$0     | Per Unit: | \$0.00  |
| 4th Yr S.A.:        | \$0     | Per Unit: | \$0.00  |
| 5th Yr S.A.:        | \$0     | Per Unit: | \$0.00  |

|                  |              |
|------------------|--------------|
| Minimum Balance: | \$243,140.57 |
| Min Margin:      | 70.7%        |

**System Defaults:**

|                                 |                                    |
|---------------------------------|------------------------------------|
| <b>Current</b> Annual Increase: | 3.00%                              |
| Budget Cycles Per Year:         | 12                                 |
| Text Budget Cycles:             | Monthly (Monthly/Annual/Quarterly) |