

## *Powerful Tool*

**Reserve Analyst®** is a very powerful tool for both the reserve specialist and the individual association. The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers" guide by prospective purchasers. With a professionally prepared reserve study, your homeowners, timeshare or other common interest development association will receive many benefits such as a detailed listing of the assets, comprehensive long term funding plan and a management tool.



**Highlands Electronics LLC**

P.O. Box 797  
Vernon, AZ 85940

Phone: 800-561-0173

Fax: 928-537-3377

Email: [Marketing@ReserveAnalyst.com](mailto:Marketing@ReserveAnalyst.com)

**Highlands Electronics LLC**

**RESERVE  
ANALYST®**

*Software for the Reserve Professional*



**Phone: 800-561-0173  
[www.ReserveAnalyst.com](http://www.ReserveAnalyst.com)**

# What is Reserve Analyst?

**Reserve Analyst®** is a Windows® program with powerful formatting and editing tools for the reserve preparer. You can format text to print in your report like you would in Word®. Several user defined report options give you the ability to present professional and complete reserve studies to your clients.

**Reserve Analyst®** meets current California owners' disclosure requirements.



- ✓ Integrated zip and e-mail features for sharing and archiving
- ✓ Add and print color digital photos of assets to the report
- ✓ Custom Import of external data files
- ✓ Sort, group and find assets
- ✓ Versatile report options
- ✓ Word® style formatting for asset comments
- ✓ Insert custom pages in project reports
- ✓ Create multiple sets of reports
- ✓ Continually engineered and updated to meet your needs
- ✓ Operates over network and many more features

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## FUNDING MODELS

**Reserve Analyst®** funding models can be modified to meet any of the current funding model configurations including the following most accepted models.

**Current Assessment Funding Model :** This analysis is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give an accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**Threshold Funding Model :** This analysis calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The *Threshold Funding Model* allows the client to choose the level of conservative funding it desires by choosing the threshold dollar amount.

**Component Funding Model :** This funding model's long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.



CALL FOR MORE INFORMATION

800-561-0173

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## FEATURES & BENEFITS

**Reserve Analyst®** gives the reserve preparer the ability to list a detailed inventory of your association's major assets and serves as a management tool for scheduling, coordinating and planning these future repairs and replacements. The reserve study will include accurate measurement and cost estimates based on the integrated component cost database. The detail reports entered by the preparer may be used to evaluate the price of contractors' proposals when assets are due to be repaired or replaced.



**Reserve Analyst®** provides the facility to enter a complete collection of detailed data for each asset showing placed in service date, useful life, special assessments, replacement year, quantity, unit cost, percentage replacement, current cost, future cost, accumulated reserves, salvage value, required monthly assessment to reserves, accumulated interest, net monthly allocation, and remarks detailing factors such as design, manufacture, quality, usage, exposure to the elements and maintenance history.