



Cash Flow Reports in Facilities 7

The cash flow report should be created only after you have finalized your funding plan. There are two formats that can produce the cash flow information; you just need to decide which format works best for you.

The “Cash Flow Report” below is selected from the main reports screen, then select Report Preview

F7 - Sample Condominium Association

Reports

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Components

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- Expenditures

Financial

- Cash Flow
- Analysis Summary

Cash Management

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- Average Interest Rate

Property

- Phases Units Model
- Unit Address
- Model Allocation
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Supplemental

- Percent Funded - Annual
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- Allocation Reports

Financial - Cash Flow

Annual 30 Matrix
 Monthly Landscape

Date	Begin Balance	Contribution	Interest	Expenditures	End Balance
01/01/2015	143,500.00	90,000.00	1,892.48	58.08	235,334.40
01/01/2016	235,334.40	95,400.00	2,754.71	21,662.57	311,826.54
01/01/2017	311,826.54	101,124.00	3,577.53	13,257.03	403,271.04
01/01/2018	403,271.04	107,191.44	3,633.52	207,659.15	306,436.85
01/01/2019	306,436.85	113,622.96	2,029.63	352,157.28	69,932.16
01/01/2020	69,932.16	120,440.28	1,304.87	216.00	191,461.31
01/01/2021	191,461.31	127,666.68	2,561.80	241.68	321,448.11
01/01/2022	321,448.11	135,326.76	3,904.60	433.41	460,246.06
01/01/2023	460,246.06	143,446.32	5,338.14	638.16	608,392.36
01/01/2024	608,392.36	152,053.08	6,575.20	64,606.85	702,413.79
01/01/2025	702,413.79	161,176.32	6,837.42	223,048.28	647,379.25
01/01/2026	647,379.25	170,846.88	7,352.69	1,005.41	824,573.41
01/01/2027	824,573.41	181,097.64	9,150.47	8,247.67	1,006,573.85
01/01/2028	1,006,573.85	191,963.52	11,063.80	1,441.39	1,208,159.78
01/01/2029	1,208,159.78	203,481.36	13,044.99	23,395.92	1,401,290.21
01/01/2030	1,401,290.21	215,690.28	15,143.65	2,029.80	1,630,094.34
01/01/2031	1,630,094.34	228,631.68	17,504.64	2,358.03	1,873,872.63
01/01/2032	1,873,872.63	242,349.60	18,926.61	240,760.07	1,894,388.77
01/01/2033	1,894,388.77	256,890.48	19,262.18	228,363.83	1,942,177.60
01/01/2034	1,942,177.60	256,890.48	17,111.04	801,322.13	1,414,856.99
01/01/2035	1,414,856.99	256,890.48	14,427.61	232,418.09	1,453,756.99
01/01/2036	1,453,756.99	256,890.48	14,809.26	234,528.58	1,490,928.15
01/01/2037	1,490,928.15	256,890.48	15,171.57	236,908.67	1,526,081.53
01/01/2038	1,526,081.53	256,890.48	15,477.27	247,205.46	1,551,243.82
01/01/2039	1,551,243.82	256,890.48	9,272.80	1,653,371.05	164,036.05
01/01/2040	164,036.05	256,890.48	2,929.57	870.28	422,985.82
01/01/2041	422,985.82	256,890.48	4,337.38	261,010.09	423,203.59
01/01/2042	423,203.59	256,890.48	5,534.83	650.69	684,978.21
01/01/2043	684,978.21	256,890.48	8,162.50	928.47	949,102.72
01/01/2044	949,102.72	256,890.48	10,455.70	79,110.78	1,137,338.12

The preview of the report is shown below

F7 - Sample Condominium Association

Report Preview

Report ⬆

Save to Report Builder

Print

Print Preview

Close

Export to ⬆

Acrobat (PDF) Docume..

Word (DOCX) Document

Word (RTF) Document

Excel (CSV) Document

Editor ⬆

Enable Edit

Sample Condominium Association
Analysis Date - January 1, 2015

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/15-12/15	\$ 143,500.00	\$ 90,000.00	\$ 1,892.48	\$ 58.08	235,334.40
01/16-12/16	235,334.40	95,400.00	2,754.71	21,662.57	311,826.54
01/17-12/17	311,826.54	101,124.00	3,577.53	13,257.03	403,271.04
01/18-12/18	403,271.04	107,191.44	3,633.52	207,659.15	306,436.85
01/19-12/19	306,436.85	113,622.96	2,029.63	352,157.28	69,932.16
01/20-12/20	69,932.16	120,440.28	1,304.87	216.00	191,461.31
01/21-12/21	191,461.31	127,666.68	2,561.80	241.68	321,448.11
01/22-12/22	321,448.11	135,326.76	3,904.60	433.41	460,246.06
01/23-12/23	460,246.06	143,446.32	5,338.14	638.16	608,392.36
01/24-12/24	608,392.36	152,053.08	6,575.20	64,606.85	702,413.79
	\$ 143,500.00	\$ 1,186,271.52	\$ 33,572.48	\$ 660,930.21	\$ 702,413.79

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25-12/25	702,413.79	161,176.32	6,837.42	223,048.28	647,379.25
01/26-12/26	647,379.25	170,846.88	7,352.69	1,005.41	824,573.41
01/27-12/27	824,573.41	181,097.64	9,150.47	8,247.67	1,006,573.85
01/28-12/28	1,006,573.85	191,963.52	11,063.80	1,441.39	1,208,159.78
01/29-12/29	1,208,159.78	203,481.36	13,044.99	23,395.92	1,401,290.21
01/30-12/30	1,401,290.21	215,690.28	15,143.65	2,029.80	1,630,094.34
01/31-12/31	1,630,094.34	228,631.68	17,504.64	2,358.03	1,873,872.63
01/32-12/32	1,873,872.63	242,349.60	18,926.61	240,760.07	1,894,388.77

The report can be saved to the report builder, if you are planning on combining a number of reports together. Or, it can be exported to Adobe Acrobat (preferred method for single reports), or Word or Excel. Exporting to Word or Excel usually loses all formatting, so is used less frequently.

The finished report, exported to Adobe, is shown below.

Sample Condominium Association

Analysis Date - January 1, 2015

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/15 - 12/15	\$ 143,500.00	\$ 90,000.00	\$ 1,892.48	\$ 58.08	235,334.40
01/16 - 12/16	235,334.40	95,400.00	2,754.71	21,662.57	311,826.54
01/17 - 12/17	311,826.54	101,124.00	3,577.53	13,257.03	403,271.04
01/18 - 12/18	403,271.04	107,191.44	3,633.52	207,659.15	306,436.85
01/19 - 12/19	306,436.85	113,622.96	2,029.63	352,157.28	69,932.16
01/20 - 12/20	69,932.16	120,440.28	1,304.87	216.00	191,461.31
01/21 - 12/21	191,461.31	127,666.68	2,561.80	241.68	321,448.11
01/22 - 12/22	321,448.11	135,326.76	3,904.60	433.41	460,246.06
01/23 - 12/23	460,246.06	143,446.32	5,338.14	638.16	608,392.36
01/24 - 12/24	608,392.36	152,053.08	6,575.20	64,606.85	702,413.79
	<u>\$ 143,500.00</u>	<u>\$ 1,186,271.52</u>	<u>\$ 33,572.48</u>	<u>\$ 660,930.21</u>	<u>\$ 702,413.79</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	702,413.79	161,176.32	6,837.42	223,048.28	647,379.25
01/26 - 12/26	647,379.25	170,846.88	7,352.69	1,005.41	824,573.41
01/27 - 12/27	824,573.41	181,097.64	9,150.47	8,247.67	1,006,573.85
01/28 - 12/28	1,006,573.85	191,963.52	11,063.80	1,441.39	1,208,159.78
01/29 - 12/29	1,208,159.78	203,481.36	13,044.99	23,395.92	1,401,290.21
01/30 - 12/30	1,401,290.21	215,690.28	15,143.65	2,029.80	1,630,094.34
01/31 - 12/31	1,630,094.34	228,631.68	17,504.64	2,358.03	1,873,872.63
01/32 - 12/32	1,873,872.63	242,349.60	18,926.61	240,760.07	1,894,388.77
01/33 - 12/33	1,894,388.77	256,890.48	19,262.18	228,363.83	1,942,177.60
01/34 - 12/34	1,942,177.60	256,890.48	17,111.04	801,322.13	1,414,856.99
	<u>\$ 702,413.79</u>	<u>\$ 2,109,018.24</u>	<u>\$ 135,397.49</u>	<u>\$ 1,531,972.53</u>	<u>\$ 1,414,856.99</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	1,414,856.99	256,890.48	14,427.61	232,418.09	1,453,756.99
01/36 - 12/36	1,453,756.99	256,890.48	14,809.26	234,528.58	1,490,928.15
01/37 - 12/37	1,490,928.15	256,890.48	15,171.57	236,908.67	1,526,081.53
01/38 - 12/38	1,526,081.53	256,890.48	15,477.27	247,205.46	1,551,243.82
01/39 - 12/39	1,551,243.82	256,890.48	9,272.80	1,653,371.05	164,036.05
01/40 - 12/40	164,036.05	256,890.48	2,929.57	870.28	422,985.82
01/41 - 12/41	422,985.82	256,890.48	4,337.38	261,010.09	423,203.59
01/42 - 12/42	423,203.59	256,890.48	5,534.83	650.69	684,978.21
01/43 - 12/43	684,978.21	256,890.48	8,162.50	928.47	949,102.72
01/44 - 12/44	949,102.72	256,890.48	10,455.70	79,110.78	1,137,338.12
	<u>\$ 1,414,856.99</u>	<u>\$ 2,568,904.80</u>	<u>\$ 100,578.49</u>	<u>\$ 2,947,002.16</u>	<u>\$ 1,137,338.12</u>

The previewed report is shown below. Notice that the percentage change in annual contribution is displayed, along with the 100% funded requirement, and the percent funded – ending balance divided by 100% funded amount.

F7 - Sample Condominium Association

Report Preview

Report

Save to Report Builder

Print

Print Preview

Close

Export to

Acrobat (PDF) Document

Word (DOCX) Document

Word (RTF) Document

Excel (CSV) Document

Editor

Enable Edit

Sample Condominium Association
Analysis Date - January 1, 2015

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/15 - 12/15	\$ 143,500	\$ 90,000	0.00%	\$ 1,892	\$ 58	\$ 235,334	16.87%	\$ 1,394,661
1/16 - 12/16	235,334	95,400	6.00	2,754	21,662	311,826	20.33	1,533,610
1/17 - 12/17	311,826	101,124	6.00	3,577	13,257	403,271	24.16	1,668,758
1/18 - 12/18	403,271	107,191	6.00	3,633	207,659	306,436	19.01	1,611,343
1/19 - 12/19	306,436	113,622	6.00	2,029	352,157	69,932	4.96	1,409,412
1/20 - 12/20	69,932	120,440	6.00	1,304	216	191,461	12.27	1,560,218
1/21 - 12/21	191,461	127,666	6.00	2,561	241	321,448	18.75	1,713,899
1/22 - 12/22	321,448	135,326	6.00	3,904	433	460,246	24.60	1,870,498
1/23 - 12/23	460,246	143,446	6.00	5,338	638	608,392	29.96	2,030,057
1/24 - 12/24	608,392	152,053	6.00	6,575	64,606	702,413	32.99	2,128,552
1/25 - 12/25	702,413	161,176	6.00	6,837	223,048	647,379	31.26	2,070,390
1/26 - 12/26	647,379	170,846	6.00	7,352	1,005	824,573	36.87	2,236,216
1/27 - 12/27	824,573	181,097	6.00	9,150	8,247	1,006,573	41.97	2,398,039
1/28 - 12/28	1,006,573	191,963	6.00	11,063	1,441	1,208,159	47.00	2,570,058
1/29 - 12/29	1,208,159	203,481	6.00	13,044	23,395	1,401,290	51.31	2,730,766
1/30 - 12/30	1,401,290	215,690	6.00	15,143	2,029	1,630,094	56.03	2,909,089
1/31 - 12/31	1,630,094	228,631	6.00	17,504	2,358	1,873,872	60.62	3,090,705
1/32 - 12/32	1,873,872	242,349	6.00	18,926	240,760	1,894,388	62.38	3,036,432
1/33 - 12/33	1,894,388	256,890	6.00	19,262	228,363	1,942,177	64.99	2,988,196
1/34 - 12/34	1,942,177	256,890	0.00	17,111	801,322	1,414,856	59.62	2,372,827
1/35 - 12/35	1,414,856	256,890	0.00	14,427	232,418	1,453,756	62.55	2,324,077

And, finally, the finished report exported to Adobe Acrobat is shown on the next page.

Sample Condominium Association

Analysis Date - January 1, 2015

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/15 - 12/15	\$ 143,500	\$ 90,000	0.00 %	\$ 1,892	\$ 58	\$ 235,334	16.87 %	\$ 1,394,661
1/16 - 12/16	235,334	95,400	6.00	2,754	21,662	311,826	20.33	1,533,610
1/17 - 12/17	311,826	101,124	6.00	3,577	13,257	403,271	24.16	1,668,758
1/18 - 12/18	403,271	107,191	6.00	3,633	207,659	306,436	19.01	1,611,343
1/19 - 12/19	306,436	113,622	6.00	2,029	352,157	69,932	4.96	1,409,412
1/20 - 12/20	69,932	120,440	6.00	1,304	216	191,461	12.27	1,560,218
1/21 - 12/21	191,461	127,666	6.00	2,561	241	321,448	18.75	1,713,899
1/22 - 12/22	321,448	135,326	6.00	3,904	433	460,246	24.60	1,870,498
1/23 - 12/23	460,246	143,446	6.00	5,338	638	608,392	29.96	2,030,057
1/24 - 12/24	608,392	152,053	6.00	6,575	64,606	702,413	32.99	2,128,552
1/25 - 12/25	702,413	161,176	6.00	6,837	223,048	647,379	31.26	2,070,390
1/26 - 12/26	647,379	170,846	6.00	7,352	1,005	824,573	36.87	2,236,216
1/27 - 12/27	824,573	181,097	6.00	9,150	8,247	1,006,573	41.97	2,398,039
1/28 - 12/28	1,006,573	191,963	6.00	11,063	1,441	1,208,159	47.00	2,570,058
1/29 - 12/29	1,208,159	203,481	6.00	13,044	23,395	1,401,290	51.31	2,730,766
1/30 - 12/30	1,401,290	215,690	6.00	15,143	2,029	1,630,094	56.03	2,909,089
1/31 - 12/31	1,630,094	228,631	6.00	17,504	2,358	1,873,872	60.62	3,090,705
1/32 - 12/32	1,873,872	242,349	6.00	18,926	240,760	1,894,388	62.38	3,036,432
1/33 - 12/33	1,894,388	256,890	6.00	19,262	228,363	1,942,177	64.99	2,988,196
1/34 - 12/34	1,942,177	256,890	0.00	17,111	801,322	1,414,856	59.62	2,372,827
1/35 - 12/35	1,414,856	256,890	0.00	14,427	232,418	1,453,756	62.55	2,324,077
1/36 - 12/36	1,453,756	256,890	0.00	14,809	234,528	1,490,928	65.56	2,274,114
1/37 - 12/37	1,490,928	256,890	0.00	15,171	236,908	1,526,081	68.65	2,222,920
1/38 - 12/38	1,526,081	256,890	0.00	15,477	247,205	1,551,243	71.73	2,162,538
1/39 - 12/39	1,551,243	256,890	0.00	9,272	1,653,371	164,036	23.49	698,067
1/40 - 12/40	164,036	256,890	0.00	2,929	870	422,985	48.51	871,862
1/41 - 12/41	422,985	256,890	0.00	4,337	261,010	423,203	53.75	787,291

Sample Condominium Association

Analysis Date - January 1, 2015

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/42 - 12/42	\$ 423,203	\$ 256,890	0.00 %	\$ 5,534	\$ 650	\$ 684,978	70.95 %	\$ 965,331
1/43 - 12/43	684,978	256,890	0.00	8,162	928	949,102	82.75	1,146,853
1/44 - 12/44	949,102	256,890	0.00	10,455	79,110	1,137,338	75.93	1,468,527
