

****Note:** Disclosures were prepared by the Finance Committee using a spreadsheet made available by Association Reserves – all figures are approximate.

Assessment and Reserve Funding Disclosure Summary Clearwood Community Association General Reserves

For Fiscal Year Beginning: 1/1/2018

of units: 1355

a)

<u>Budgeted Amounts:</u>	Total	Per Unit	
Reserve Contributions	\$196,475	\$145	per: Year
Operating Assessments	\$535,225	\$395	

<u>Recommended Amount:</u>	Total	Per Unit	
Reserve Contributions	\$370,500	\$273.43	per: Year
Funding Plan Objective	Full Funding		

b) Additional assessments that have been already scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: None

c) Based on the most recent Reserve Study and other information available to the Board of Directors, will currently projected Reserve account balances be sufficient at the end of each year to meet the association’s obligation for repair and/or replacement of major components during the next 30 years?
No

d) If the answer to c) is no, what additional assessments or other contributions to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment will be due	Average Amount of Special Onetime Special Assessment per unit
2038	\$4,141

e)

All computations/disclosures are based on the fiscal year start date of:	1/1/2018
Fully Funded Balance (based on Formula in RCW 64.34.020)	\$3,055,300
Projected Reserve Fund Balance:	\$1,881,888
Percent Funded:	61.6%
Reserve Deficit on a mathematical avg-per-unit basis:	\$866

f/g)

See attached 30-year Summary Tables, showing the projected Reserve Funding Plan, Reserve Balance, and Percent Funded for the current budgeted and the fully Reserve Funding Plans.

**Note: Disclosures were prepared by the Finance Committee using a spreadsheet made available by Association Reserves – all figures are approximate.

Table 1: 30-Year Current Funding Summary: 5-Year Example

Fiscal Year Start: 01/01/18

Interest:	1.0%	Inflation:	3.0%
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**Reserve Fund Strength Calculations
(All values as of Fiscal Year Start Date)**

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2018	\$1,881,888	\$3,055,300	61.6%	Med	\$196,475	\$0	\$19,436	\$90,750
2019	\$2,007,049	\$3,324,831	60.4%	Med	\$202,369	\$0	\$18,384	\$556,458
2020	\$1,671,345	\$3,133,791	53.3%	Med	\$208,440	\$0	\$16,348	\$296,522
2021	\$1,599,612	\$3,208,772	49.9%	Med	\$214,694	\$0	\$15,599	\$308,422
2022	\$1,521,482	\$3,282,337	46.4%	Med	\$221,134	\$0	\$15,766	\$125,382

Table 5: 30-Year Reserve 100% Funding Summary 5-year example.

Fiscal Year Start: 01/01/18

Interest:	1.0%	Inflation:	3.0%
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**Reserve Fund Strength Calculations
(All values as of Fiscal Year Start Date)**

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2018	\$1,881,888	\$3,055,300	61.6%	Med	\$370,500	\$0	\$20,311	\$90,750
2019	\$2,181,949	\$3,324,831	65.6%	Med	\$381,615	\$0	\$21,042	\$556,458
2020	\$2,028,148	\$3,133,791	64.7%	Med	\$393,063	\$0	\$20,860	\$296,522
2021	\$2,145,549	\$3,208,772	66.9%	Med	\$404,855	\$0	\$22,038	\$308,422
2022	\$2,264,021	\$3,282,337	69.0%	Med	\$417,001	\$0	\$24,209	\$125,382