

**\*\*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 Water Reserves

For Fiscal Year Beginning 1/1/2018

# of units: 1355

a)

Budgeted Amounts:	Total	Per Unit	
Reserve Contributions	\$250,675	\$185	per: Year
Operating Assessments	\$192,000	\$141.70	

Recommended Amount:	Total	Per Unit	
Reserve Contributions	\$492,500	\$363.47	per: Year
Funding Plan Objective	Full Funding		

b) Additional assessments that have already been 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 onetime Special Assessment per unit
2030	\$1,000
2036	\$1,500
2042	\$1,100

e)

All computations/disclosures are based on the fiscal year start date of:	1/1/2018
Fully Funded Balance (based on formula defined in RCW 64.34.020)	\$5,754,316
Projected Reserve Fund Balance:	-\$17,972
Percent Funded:	-0.30%
Reserve Deficit on a mathematical avg-per-unit basis:	\$4,260

f/g) See attached 30-yr Summary Tables, showing the projected Reserve Funding Plan, Reserve Balance, and Percent Funded for the current budgeted and the fully funded Reserve Funding Plans.

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**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
2018	-\$17,972	\$5,754,316	-0.3%	High
2019	-\$438,057	\$5,472,094	0.0%	High
2020	-\$215,531	\$5,842,630	0.0%	High
2021	-\$13,381	\$6,202,609	0.0%	High
2022	-\$207,368	\$6,164,662	0.0%	High

Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
\$250,675	\$0	\$0	\$670,760
\$258,195	\$0	\$0	\$35,669
\$265,941	\$0	\$0	\$63,792
\$273,919	\$0	\$0	\$467,906
\$282,137	\$0	\$0	\$39,111

**Table 2: 30-Year Reserve 100% Funding Summary 5-Year example**

7223-4 water

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
2018	-\$17,972	\$5,754,316	-0.3%	High
2019	-\$196,232	\$5,472,094	0.0%	High
2020	\$275,772	\$5,842,630	4.7%	High
2021	\$739,547	\$6,202,609	11.9%	High
2022	\$817,592	\$6,164,662	13.3%	High

Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
\$492,500	\$0	\$0	\$670,760
\$507,275	\$0	\$398	\$35,669
\$522,493	\$0	\$5,074	\$63,792
\$538,168	\$0	\$7,782	\$467,906
\$554,313	\$0	\$10,801	\$39,111