

## Assessment and Reserve Funding Disclosure Summary

### Sample Association

For Fiscal Year Beginning: 1/1/2011

# of Units: 54

1) Budgeted Amounts:	<b>Total</b>	<b>Average Per unit*</b>	
Reserve Contributions:	\$5,410.00	\$100.19	
Operating Budget:	\$6,590.00	\$122.04	
Total:	\$12,000.00	\$222.22	per: Month

- 2) 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:

Date Due	Total Amount Per Unit*	Purpose
N/A		
N/A		
Total:		\$0.00

- 3) 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? **Yes**
- 4) If the answer to #3 is no, what additional assessments or other contributions/loans 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 Total Amount Per Unit*	
N/A		
N/A		
N/A		
N/A		
Total:		\$0

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	1/1/2011
Fully Funded Balance (based on formula defined in 1365.2.5(b)4):	\$461,411.00
Projected Reserve Fund Balance:	\$250,000.00
Percent Funded:	54.2%
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$3,915.02

Based on the 4/30/2011 Reserve Study by Association Reserves, Inc..

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

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Date: 5/11/2010

\*Note: If assessments vary by the size or type of unit, allocate per unit per the attached.

The financial representations set forth in this summary are based on the best estimates of the preparer at that time. As they are estimates, these figures should be expected to change from year to year.

**Note: Some information on this Form has been provided to Association Reserves, and has not been independently verified.**

**Fiscal Year Beginning: 01/01/11**

<b>Interest: 2.5%</b>	<b>Inflation: 3.0%</b>
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2011	\$250,000	\$461,411	54.2%	Fair	\$67,200	\$0	\$7,072	\$7,863
2012	\$316,410	\$526,796	60.1%	Fair	\$69,216	\$0	\$8,265	\$48,410
2013	\$345,480	\$554,168	62.3%	Fair	\$71,292	\$0	\$8,040	\$126,366
2014	\$298,447	\$503,909	59.2%	Fair	\$73,431	\$0	\$8,296	\$14,205
2015	\$365,969	\$569,567	64.3%	Fair	\$75,634	\$0	\$10,063	\$11,705
2016	\$439,961	\$641,724	68.6%	Fair	\$77,903	\$0	\$10,677	\$113,377
2017	\$415,164	\$613,338	67.7%	Fair	\$80,240	\$0	\$10,224	\$101,987
2018	\$403,642	\$597,906	67.5%	Fair	\$82,648	\$0	\$11,200	\$4,182
2019	\$493,307	\$684,888	72.0%	Strong	\$85,127	\$0	\$13,551	\$0
2020	\$591,985	\$780,986	75.8%	Strong	\$87,681	\$0	\$15,977	\$8,090
2021	\$687,553	\$873,902	78.7%	Strong	\$90,311	\$0	\$17,160	\$108,252
2022	\$686,772	\$868,772	79.1%	Strong	\$93,021	\$0	\$18,316	\$17,995
2023	\$780,114	\$958,857	81.4%	Strong	\$95,811	\$0	\$20,625	\$24,844
2024	\$871,706	\$1,047,068	83.3%	Strong	\$98,685	\$0	\$13,534	\$771,714
2025	\$212,212	\$371,200	57.2%	Fair	\$101,646	\$0	\$4,266	\$188,696
2026	\$129,428	\$278,192	46.5%	Fair	\$104,695	\$0	\$4,530	\$5,297
2027	\$233,356	\$374,001	62.4%	Fair	\$107,836	\$0	\$6,311	\$75,421
2028	\$272,082	\$403,244	67.5%	Fair	\$111,071	\$0	\$8,218	\$5,289
2029	\$386,082	\$508,471	75.9%	Strong	\$114,404	\$0	\$9,307	\$150,516
2030	\$359,276	\$470,229	76.4%	Strong	\$117,836	\$0	\$10,150	\$33,667
2031	\$453,595	\$554,240	81.8%	Strong	\$121,371	\$0	\$12,937	\$5,418
2032	\$582,484	\$673,005	86.5%	Strong	\$125,012	\$0	\$16,311	\$0
2033	\$723,806	\$804,145	90.0%	Strong	\$128,762	\$0	\$17,894	\$161,168
2034	\$709,294	\$776,545	91.3%	Strong	\$132,625	\$0	\$19,529	\$6,710
2035	\$854,738	\$910,638	93.9%	Strong	\$136,604	\$0	\$22,950	\$31,026
2036	\$983,266	\$1,027,239	95.7%	Strong	\$140,702	\$0	\$24,055	\$204,771
2037	\$943,252	\$972,017	97.0%	Strong	\$144,219	\$0	\$22,695	\$235,823
2038	\$874,343	\$886,901	98.6%	Strong	\$147,825	\$0	\$23,615	\$28,877
2039	\$1,016,906	\$1,016,246	100.1%	Strong	\$151,521	\$0	\$27,545	\$6,864
2040	\$1,189,108	\$1,176,119	101.1%	Strong	\$155,309	\$0	\$31,522	\$40,533