

## Assessment and Reserve Funding Disclosure Summary

### Marita's Vineyard Estates HOA, Chelan

For Fiscal Year Beginning: 1/1/2025

# of units: 21

1) Budgeted Amounts:	<b>Total</b>	<b>Average Per Unit*</b>
Reserve Transfers:	\$13,888.00	\$661.33
Total Assessment Income:	\$28,350.00	\$1,350.00

per: Year

Recommended Amounts:	<b>Total</b>	<b>Average Per Unit*</b>
Reserve Transfers:	\$14,350.00	\$683.33
Funding Plan Objective:	Full Funding	

per: Year

- 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:

Year	Total Amount Per Unit*	Purpose
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Total: \$0.00

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will 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 transfers/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*

Total: \$0.00

- 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:	1/1/2025
Fully Funded Balance based on RCW definitions:	\$42,225
Projected Reserve Fund Balance:	\$45,921
Percent Funded:	108.8 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	(\$176)

From the 7/1/2024 Reserve Study by Association Reserves and any minor changes since that date.

The Reserve Study meets the requirements of RCW 64.90.550

\* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

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

**Prepared by: Susan Oord**

**Date: 7/2/2024**

*The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.*

# 30-Year Reserve Projections as Recommended in Reserve Study

43858-3

Fiscal Year Start: 1/1/2025	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$45,921	\$42,225	108.8 %	Low	9.53 %	\$14,350	\$0	\$533	\$0
2026	\$60,804	\$56,132	108.3 %	Low	3.00 %	\$14,781	\$0	\$600	\$16,851
2027	\$59,335	\$53,478	111.0 %	Low	3.00 %	\$15,224	\$0	\$643	\$5,793
2028	\$69,409	\$62,526	111.0 %	Low	3.00 %	\$15,681	\$0	\$765	\$2,196
2029	\$83,659	\$75,952	110.1 %	Low	3.00 %	\$16,151	\$0	\$922	\$0
2030	\$100,731	\$92,457	108.9 %	Low	3.00 %	\$16,636	\$0	\$1,084	\$2,330
2031	\$116,121	\$107,484	108.0 %	Low	3.00 %	\$17,135	\$0	\$1,134	\$23,654
2032	\$110,735	\$101,437	109.2 %	Low	3.00 %	\$17,649	\$0	\$1,101	\$19,961
2033	\$109,523	\$99,466	110.1 %	Low	3.00 %	\$18,178	\$0	\$1,192	\$0
2034	\$128,893	\$118,462	108.8 %	Low	3.00 %	\$18,723	\$0	\$1,376	\$2,623
2035	\$146,370	\$135,807	107.8 %	Low	3.00 %	\$19,285	\$0	\$1,567	\$0
2036	\$167,222	\$156,868	106.6 %	Low	3.00 %	\$19,864	\$0	\$1,666	\$22,646
2037	\$166,106	\$155,746	106.7 %	Low	3.00 %	\$20,460	\$0	\$1,636	\$27,032
2038	\$161,169	\$150,596	107.0 %	Low	3.00 %	\$21,073	\$0	\$1,710	\$2,952
2039	\$181,001	\$170,636	106.1 %	Low	3.00 %	\$21,706	\$0	\$1,927	\$0
2040	\$204,634	\$194,874	105.0 %	Low	3.00 %	\$22,357	\$0	\$2,152	\$3,132
2041	\$226,011	\$217,188	104.1 %	Low	3.00 %	\$23,028	\$0	\$2,226	\$31,789
2042	\$219,476	\$211,244	103.9 %	Low	3.00 %	\$23,718	\$0	\$2,117	\$41,189
2043	\$204,123	\$196,049	104.1 %	Low	3.00 %	\$24,430	\$0	\$2,173	\$0
2044	\$230,726	\$223,449	103.3 %	Low	3.00 %	\$25,163	\$0	\$2,427	\$3,525
2045	\$254,791	\$248,686	102.5 %	Low	3.00 %	\$25,918	\$0	\$2,690	\$0
2046	\$283,398	\$278,976	101.6 %	Low	3.00 %	\$26,695	\$0	\$2,828	\$30,434
2047	\$282,487	\$279,512	101.1 %	Low	3.00 %	\$27,496	\$0	\$2,923	\$10,462
2048	\$302,445	\$301,341	100.4 %	Low	3.00 %	\$28,321	\$0	\$3,161	\$3,967
2049	\$329,959	\$331,241	99.6 %	Low	3.00 %	\$29,171	\$0	\$3,461	\$0
2050	\$362,591	\$366,873	98.8 %	Low	3.00 %	\$30,046	\$0	\$3,772	\$4,208
2051	\$392,201	\$400,010	98.0 %	Low	3.00 %	\$30,947	\$0	\$2,777	\$262,587
2052	\$163,338	\$168,805	96.8 %	Low	3.00 %	\$31,875	\$0	\$1,287	\$102,357
2053	\$94,143	\$96,519	97.5 %	Low	3.00 %	\$32,832	\$0	\$1,111	\$0
2054	\$128,086	\$128,334	99.8 %	Low	3.00 %	\$33,817	\$0	\$1,433	\$4,737

# 30-Year Reserve Projections at Board of Directors Budgeted Rate

43858-3

Fiscal Year Start: 1/1/2025	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	% Increase	Special Assmt Risk	In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$45,921	\$42,225	108.8 %		Low	6.00 %	\$13,888	\$0	\$531	\$0
2026	\$60,340	\$56,132	107.5 %		Low	3.00 %	\$14,305	\$0	\$593	\$16,851
2027	\$58,387	\$53,478	109.2 %		Low	3.00 %	\$14,734	\$0	\$631	\$5,793
2028	\$67,960	\$62,526	108.7 %		Low	3.00 %	\$15,176	\$0	\$748	\$2,196
2029	\$81,687	\$75,952	107.6 %		Low	3.00 %	\$15,631	\$0	\$899	\$0
2030	\$98,218	\$92,457	106.2 %		Low	3.00 %	\$16,100	\$0	\$1,056	\$2,330
2031	\$113,043	\$107,484	105.2 %		Low	3.00 %	\$16,583	\$0	\$1,100	\$23,654
2032	\$107,072	\$101,437	105.6 %		Low	3.00 %	\$17,080	\$0	\$1,061	\$19,961
2033	\$105,253	\$99,466	105.8 %		Low	3.00 %	\$17,593	\$0	\$1,146	\$0
2034	\$123,992	\$118,462	104.7 %		Low	3.00 %	\$18,121	\$0	\$1,323	\$2,623
2035	\$140,813	\$135,807	103.7 %		Low	3.00 %	\$18,664	\$0	\$1,508	\$0
2036	\$160,986	\$156,868	102.6 %		Low	3.00 %	\$19,224	\$0	\$1,600	\$22,646
2037	\$159,164	\$155,746	102.2 %		Low	3.00 %	\$19,801	\$0	\$1,563	\$27,032
2038	\$153,495	\$150,596	101.9 %		Low	3.00 %	\$20,395	\$0	\$1,630	\$2,952
2039	\$172,568	\$170,636	101.1 %		Low	3.00 %	\$21,007	\$0	\$1,839	\$0
2040	\$195,414	\$194,874	100.3 %		Low	3.00 %	\$21,637	\$0	\$2,056	\$3,132
2041	\$215,976	\$217,188	99.4 %		Low	3.00 %	\$22,286	\$0	\$2,122	\$31,789
2042	\$208,595	\$211,244	98.7 %		Low	3.00 %	\$22,955	\$0	\$2,004	\$41,189
2043	\$192,364	\$196,049	98.1 %		Low	3.00 %	\$23,643	\$0	\$2,051	\$0
2044	\$218,059	\$223,449	97.6 %		Low	3.00 %	\$24,353	\$0	\$2,295	\$3,525
2045	\$241,182	\$248,686	97.0 %		Low	3.00 %	\$25,083	\$0	\$2,549	\$0
2046	\$268,815	\$278,976	96.4 %		Low	3.00 %	\$25,836	\$0	\$2,677	\$30,434
2047	\$266,893	\$279,512	95.5 %		Low	3.00 %	\$26,611	\$0	\$2,762	\$10,462
2048	\$285,805	\$301,341	94.8 %		Low	3.00 %	\$27,409	\$0	\$2,989	\$3,967
2049	\$312,236	\$331,241	94.3 %		Low	3.00 %	\$28,231	\$0	\$3,279	\$0
2050	\$343,746	\$366,873	93.7 %		Low	3.00 %	\$29,078	\$0	\$3,578	\$4,208
2051	\$372,194	\$400,010	93.0 %		Low	3.00 %	\$29,951	\$0	\$2,571	\$262,587
2052	\$142,128	\$168,805	84.2 %		Low	3.00 %	\$30,849	\$0	\$1,069	\$102,357
2053	\$71,689	\$96,519	74.3 %		Low	3.00 %	\$31,775	\$0	\$880	\$0
2054	\$104,344	\$128,334	81.3 %		Low	3.00 %	\$32,728	\$0	\$1,189	\$4,737