



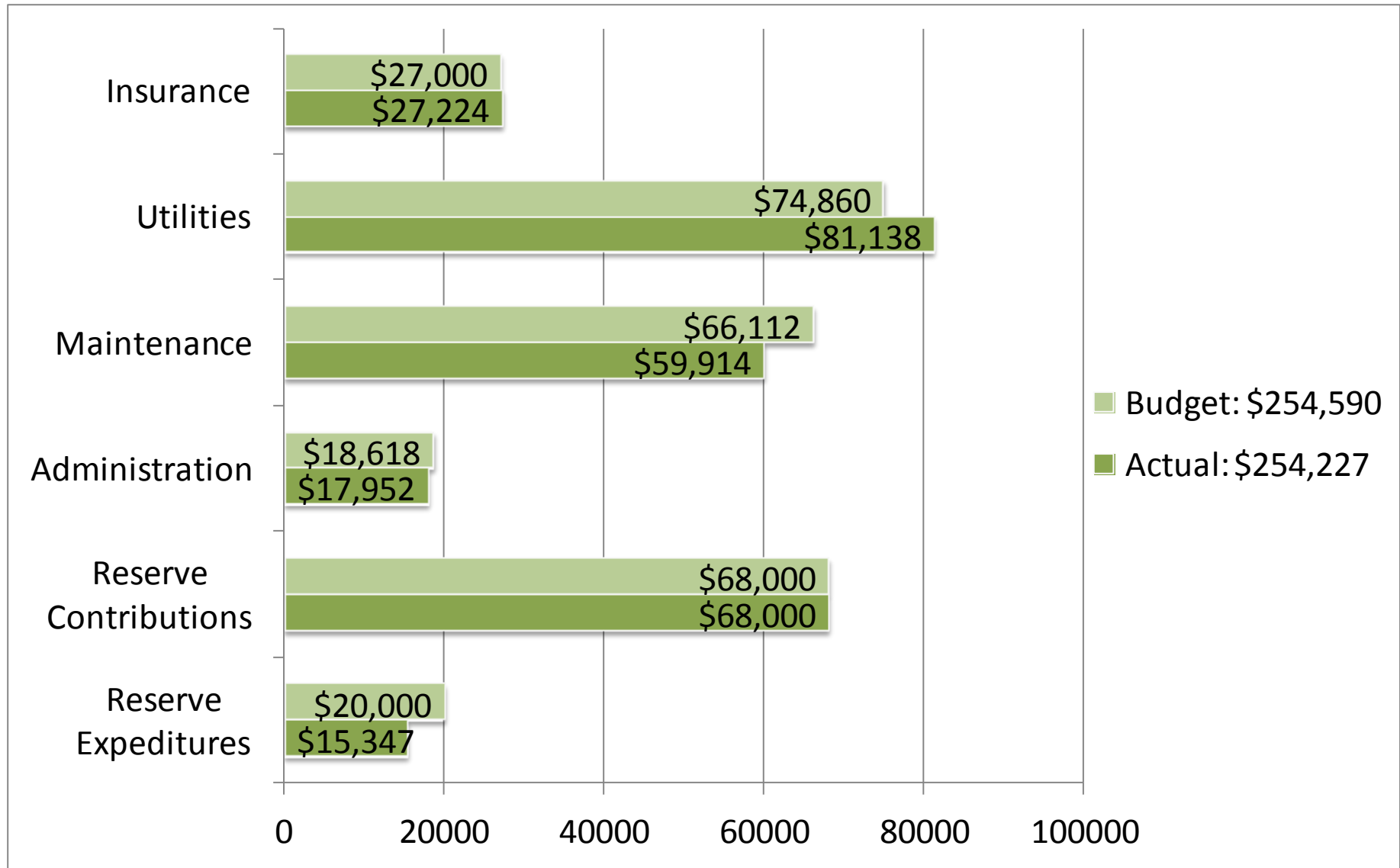
Somerset Creek HOA

Reserve Study/Financial Overview

Clay Copeland | Treasurer
2015 Outlook
January, 2015 AGM

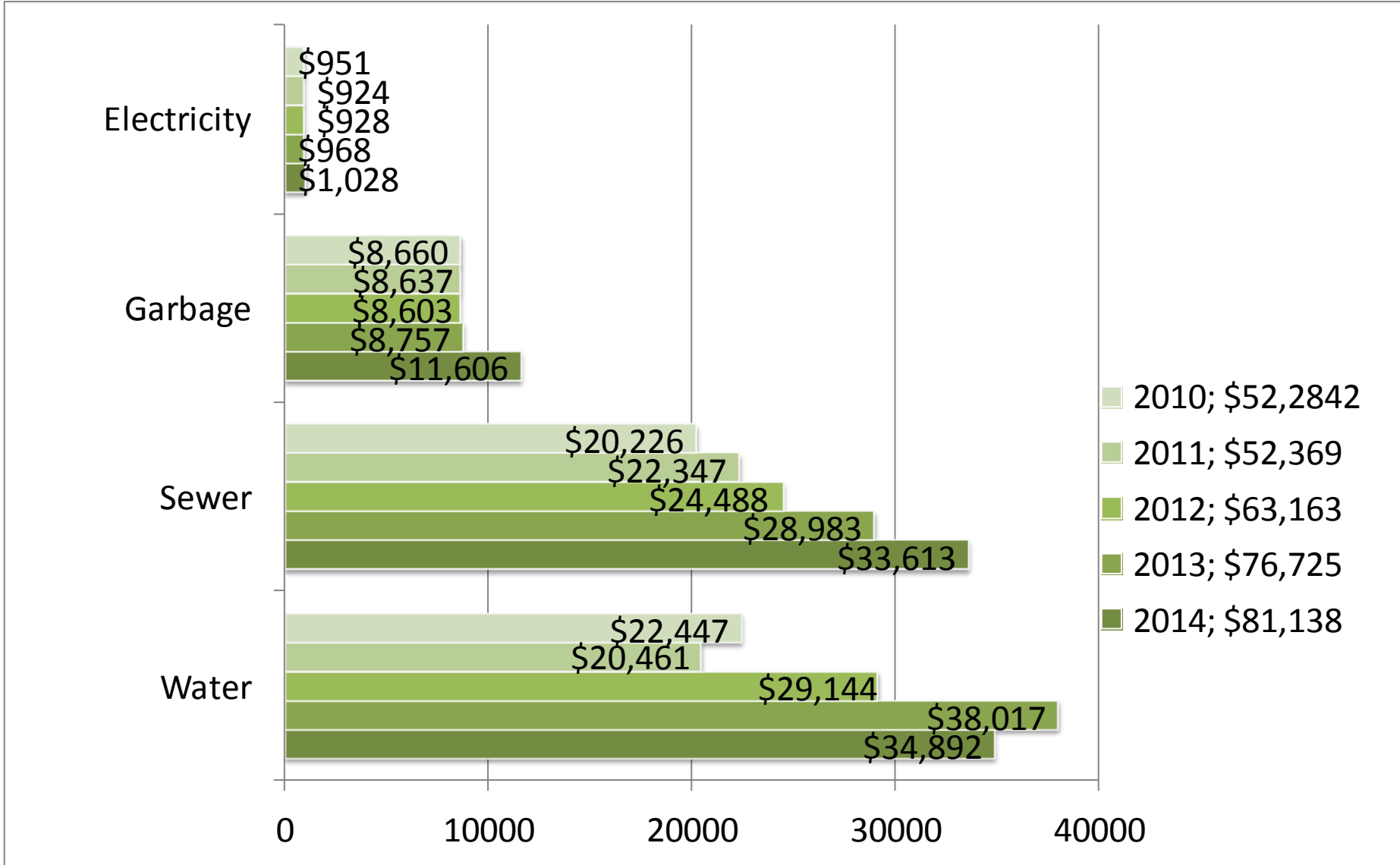


2014 Financial Performance





Utilities: A Closer Look





Cost Control Efforts

-New Landscaping Contract

- Service cost increased from \$30,732 to \$34,500 in 2013.
- Negotiated new rate of \$32,800.

-Water Conservation Efforts

- 496,672 gallons in 2014 for Irrigation | \$4,714.40 (new control units)
- 932,756 gallons in 2013 for Irrigation | \$8,239.20

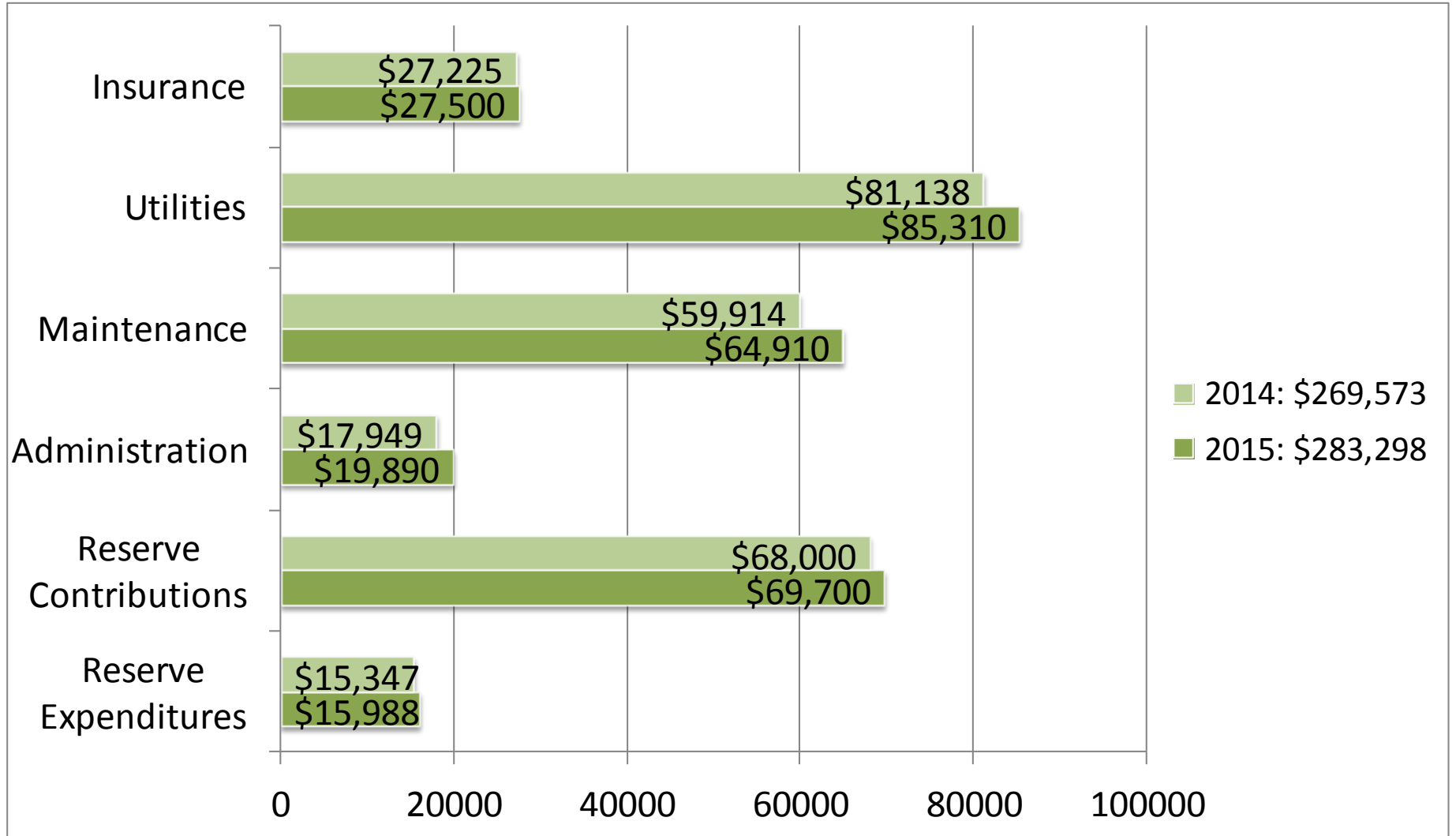
-Eliminated “Extra Garbage” Expenses

51 - Can 32 (gallon) Scheduled Service (S3) Multi-Family

<u>Date</u>	<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
03/03	Extra Can Bag or Box		21.0000	\$4.86	\$102.06
03/10	Extra Can Bag or Box		7.0000	\$4.86	\$34.02
03/24	Extra Can Bag or Box		6.0000	\$4.86	\$29.16
03/31	Extra Can Bag or Box		4.0000	\$4.86	\$19.44
03/31	Hazardous Waste Fee			\$11.24	\$11.24
03/31	Basic Service 03/01/14-03/31/14			\$689.01	\$689.01
	Total State Refuse Tax 3.6%				\$31.84
	Current Invoice Charges				\$916.77



2015 Budget Summary





Reserve's Overview

-What is the purpose of our “Reserve Fund”

- The “Reserve Fund” funds major maintenance, repair, and replacement of common elements, including limited common elements that will require major maintenance, repair, or replacement within thirty years.

-Why is a Reserve Study Needed?

- To maintain the property's value and appearance.
- To Reduce Special Assessments
- To establish sound financial planning and budget direction.
- To comply with Washington State Law.
- To provide disclosure to owners and buyers.
- To protect the home owners investment.



Somerset Creek Reserves

Status as 12/31/2014

-What are the facts about the Somerset Creek Reserves?

- Current Reserve Fund Balance = \$416,362.
- 2015 Anticipated Reserve Fund Ending Balance = \$475,000.
- Fully Funded Balance = **\$1,000,000.00**
- Somerset Creek HOA is 41.6% Funded.
- Generally, associations that are;
 - 60% or more "Funded" are considered Reasonably Well Funded.
 - 25% to 60% "Funded" are considered Adequately Funded.
 - 25% or less "Funded" are considered at high risk for special assessment.

-2014 Reserve Expenditures

- \$6,413.02 Lighting Project
- \$8,933.52 Sidewalk Repairs

-2015 Budgeted Reserve Expenditures

- \$2,500 Sports Court
- \$10,000 Sidewalk Repairs
- \$3,488 Other