



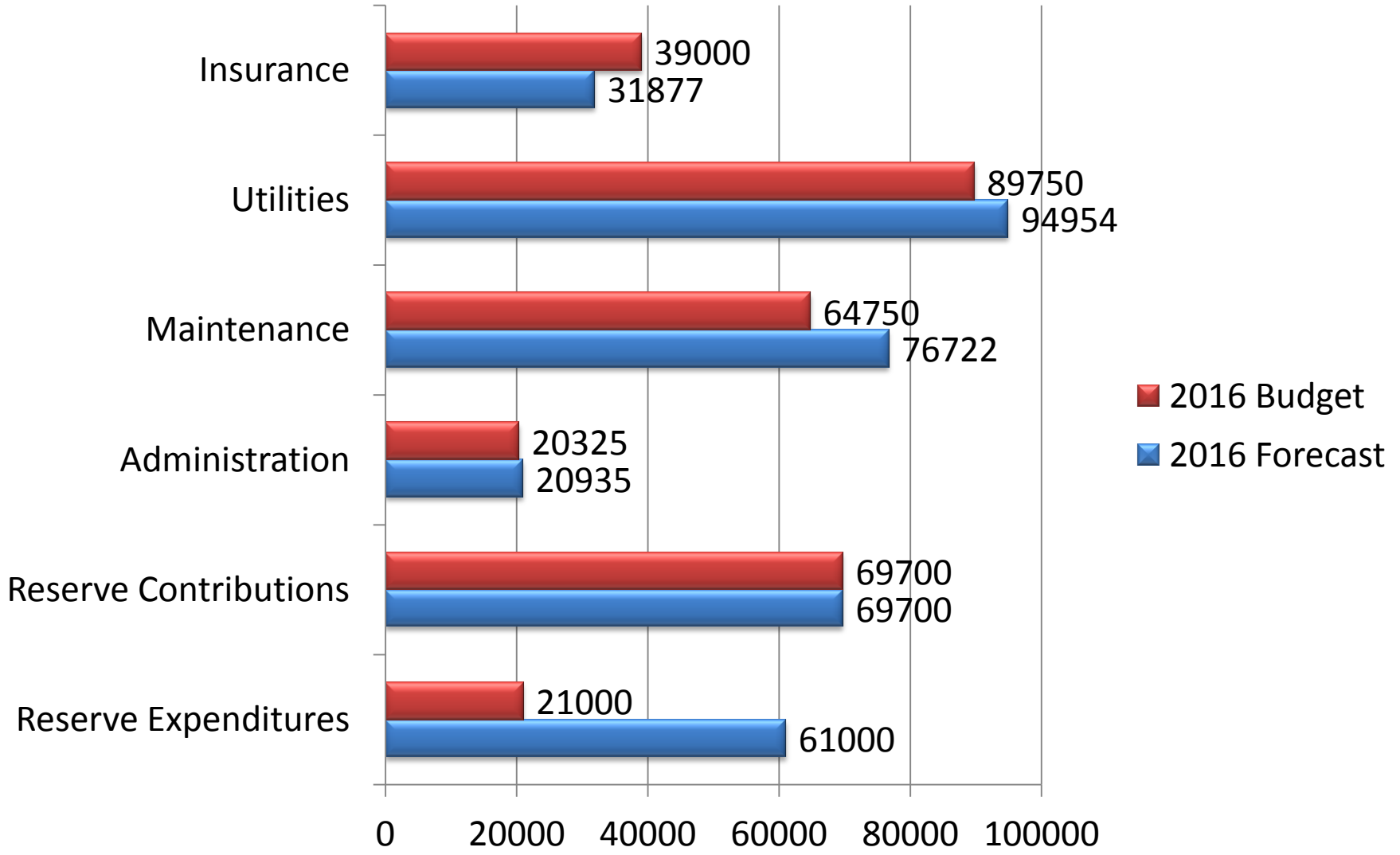
Somerset Creek HOA

Reserve Study/Financial Overview

Clay Copeland | Treasurer
2017 Outlook
January, 2017 AGM

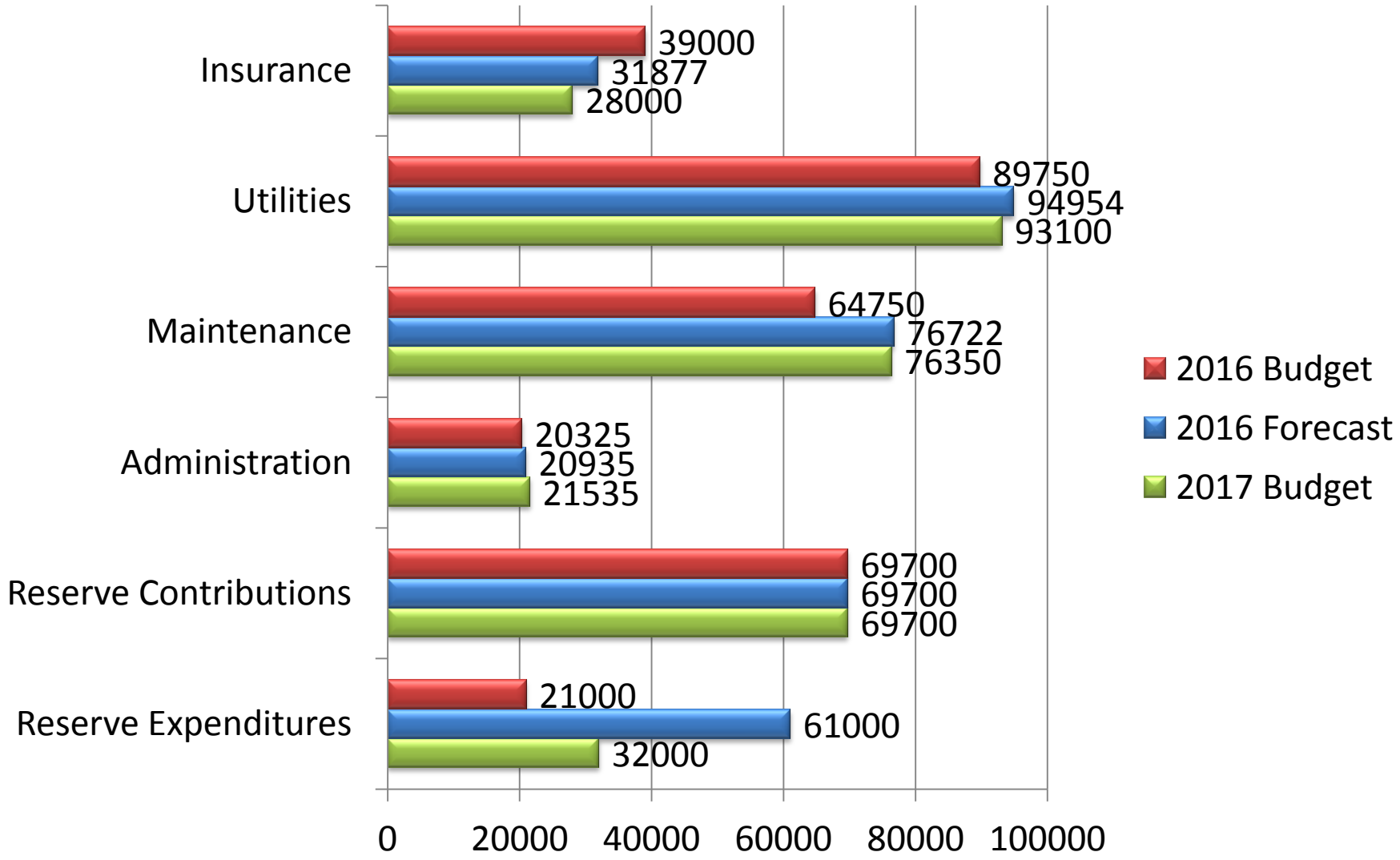


2016 Financial Performance





2017 Financial Budget





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 10/31/2015

-What are the facts about the Somerset Creek Reserves?

- Current Reserve Fund Balance = \$449,359.
- 2016 Anticipated Reserve Fund Ending Balance = \$500,120.
- Fully Funded Balance = **\$1,414,602.00** (per 2016 Reserve Study)
- Somerset Creek HOA is 31.8% 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.

-2016 Reserve Expenditures; \$80,239.48

- \$16,689.03 Landscaping Improvements (Lawn and Tree)
- \$11,145.38 Sidewalk Repairs (\$4,700 owner responsibility)
- \$17,142.53 Siding Cleaning & Repairs
- \$13,194.75 Roofing Repairs
- \$22,067.79 Exterior Drainage

-2017 Budgeted Reserve Expenditures; \$31,000

- \$20,000 Parking Lot Sealing
- \$11,000 Water Drainage