



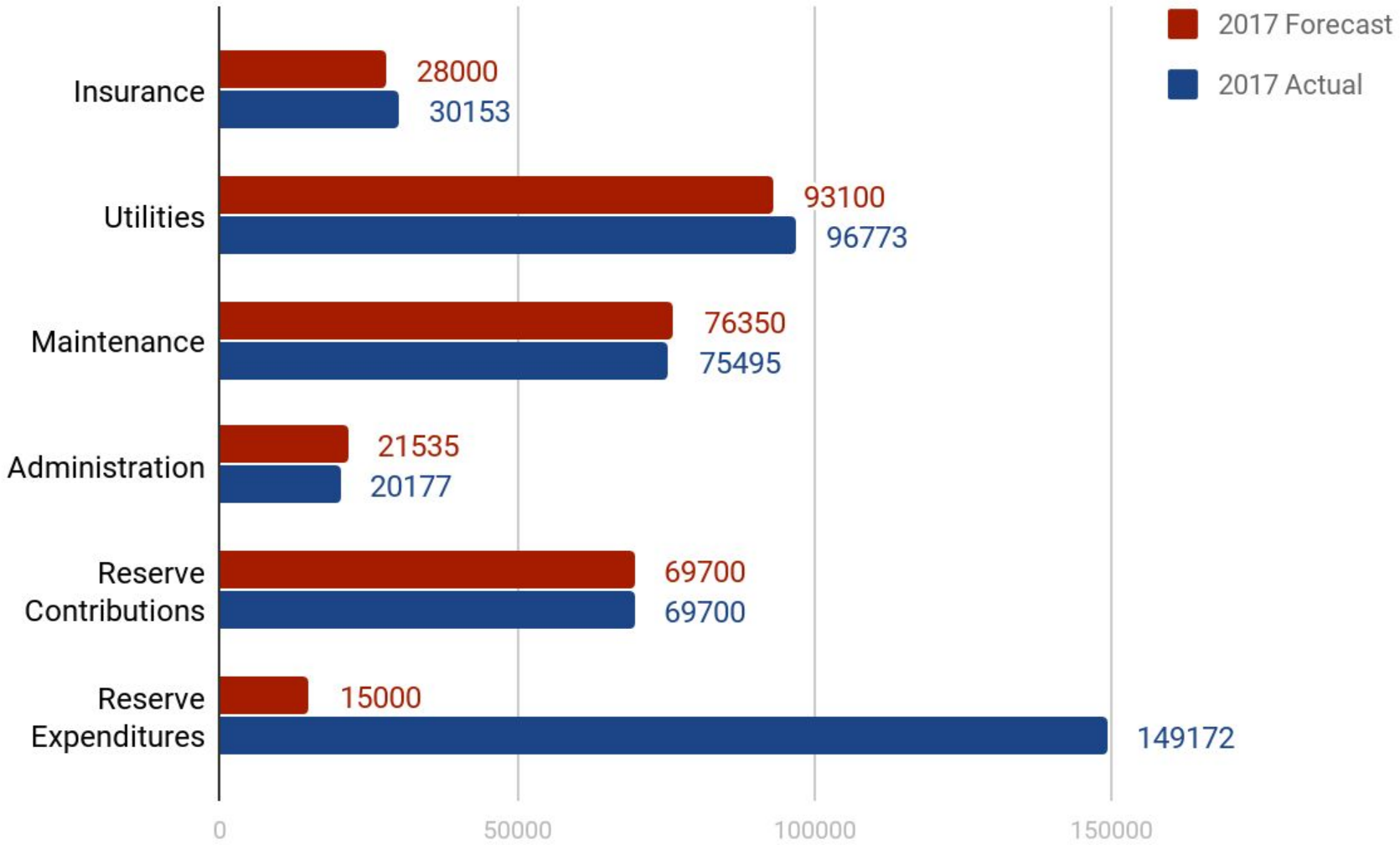
Somerset Creek HOA

Reserve Study/Financial Overview

Clay Copeland | Treasurer
January, 2018 AGM



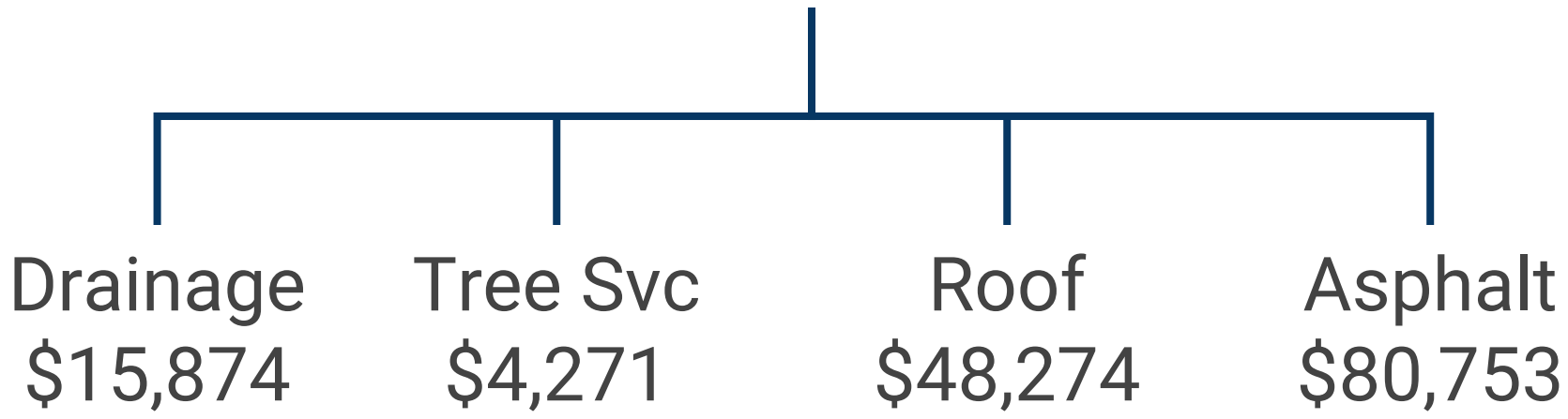
2017 Financial Performance





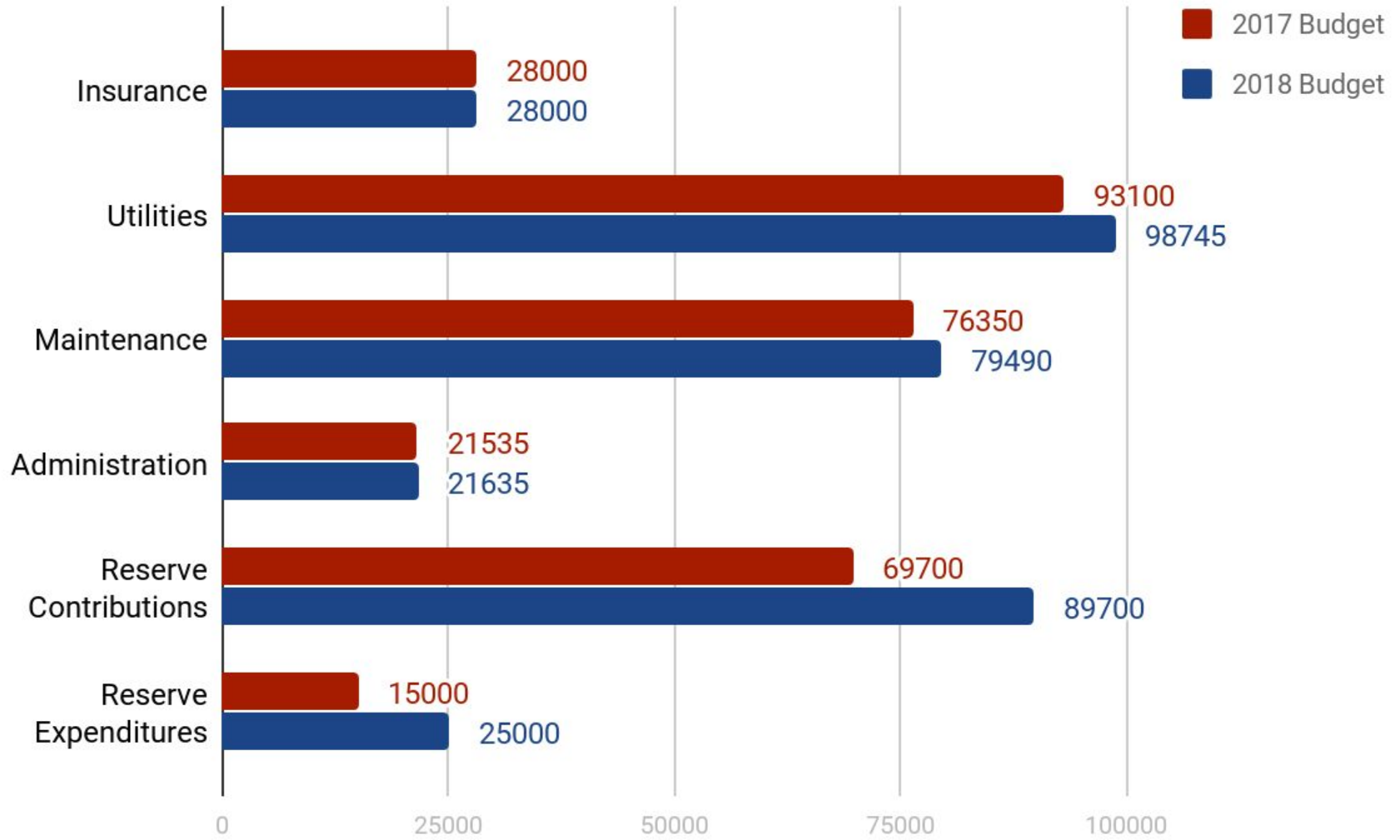
Reserve Expenditures

2017 Reserve Expenditures \$149,172





2018 Financial Budget





2018 Association Dues

Monthly Dues Allocation

	2.019%	1.929%
	\$534.32	\$510.50
Reserve Contributions	\$150.92	\$144.19
Water	\$119.12	\$113.81
Landscaping	\$68.98	\$65.91
General Maintenance & Repair	\$56.43	\$53.92
Insurance	\$47.11	\$45.01
Garbage	\$25.86	\$24.71
Management	\$25.24	\$24.11
Sewer	\$18.75	\$17.92
Pest Control	\$7.07	\$6.75
Office Expenses	\$3.42	\$3.27
Audit / Tax	\$3.37	\$3.22
Reserve Study	\$3.37	\$3.22
Electricity	\$2.41	\$2.41
Fire Safety	\$1.26	\$1.21
Legal Fees	\$1.01	\$0.96



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?

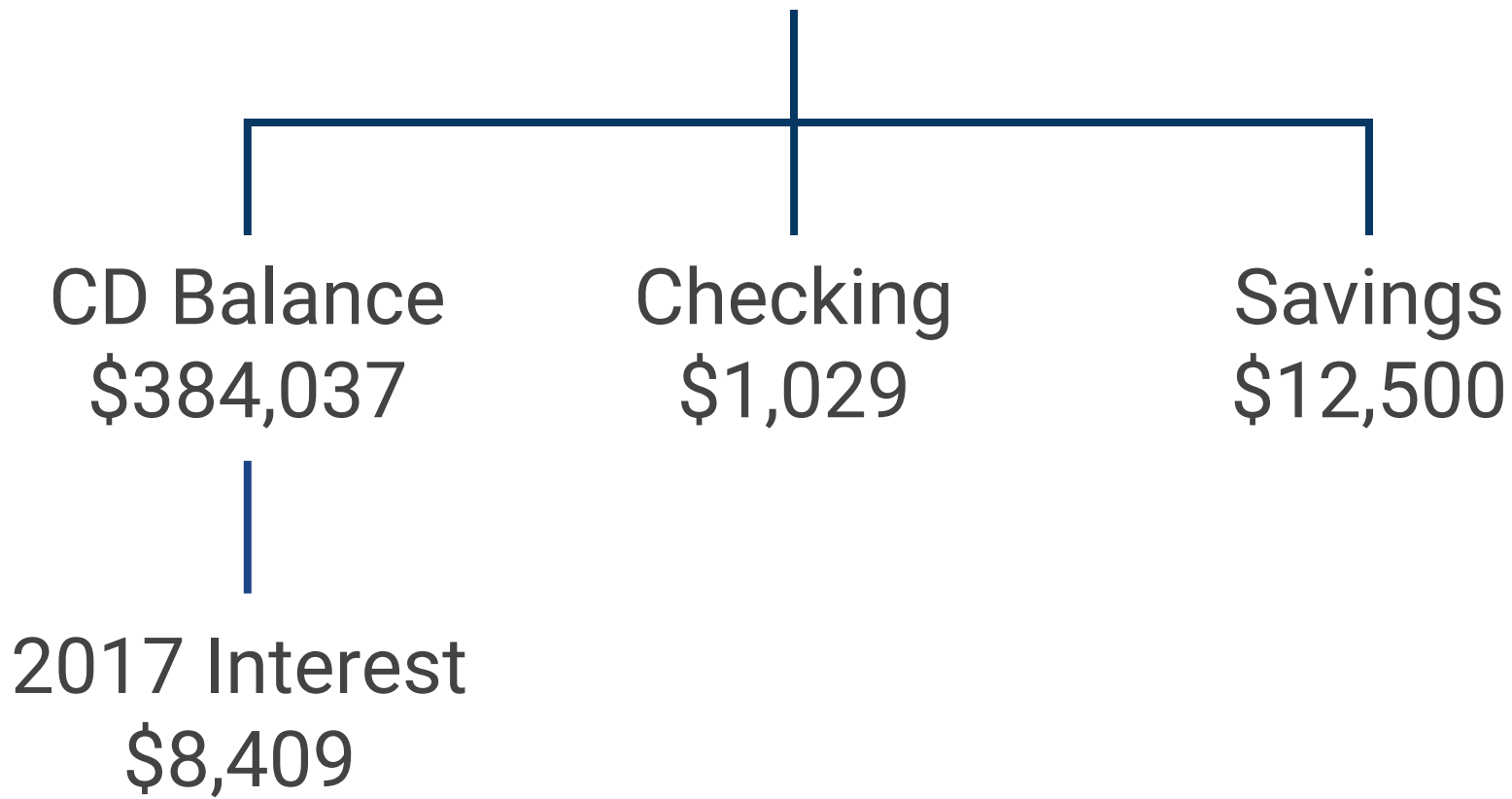
- To maintain the property's value and appearance.
- To Reduce Special Assessments
- To establish sound financial planning and budget direction.
- To comply with Washington State Law.
- To provide disclosure to owners and buyers.
- To protect the home owners investment.



Somerset Creek Reserves

Status as 12/31/2017

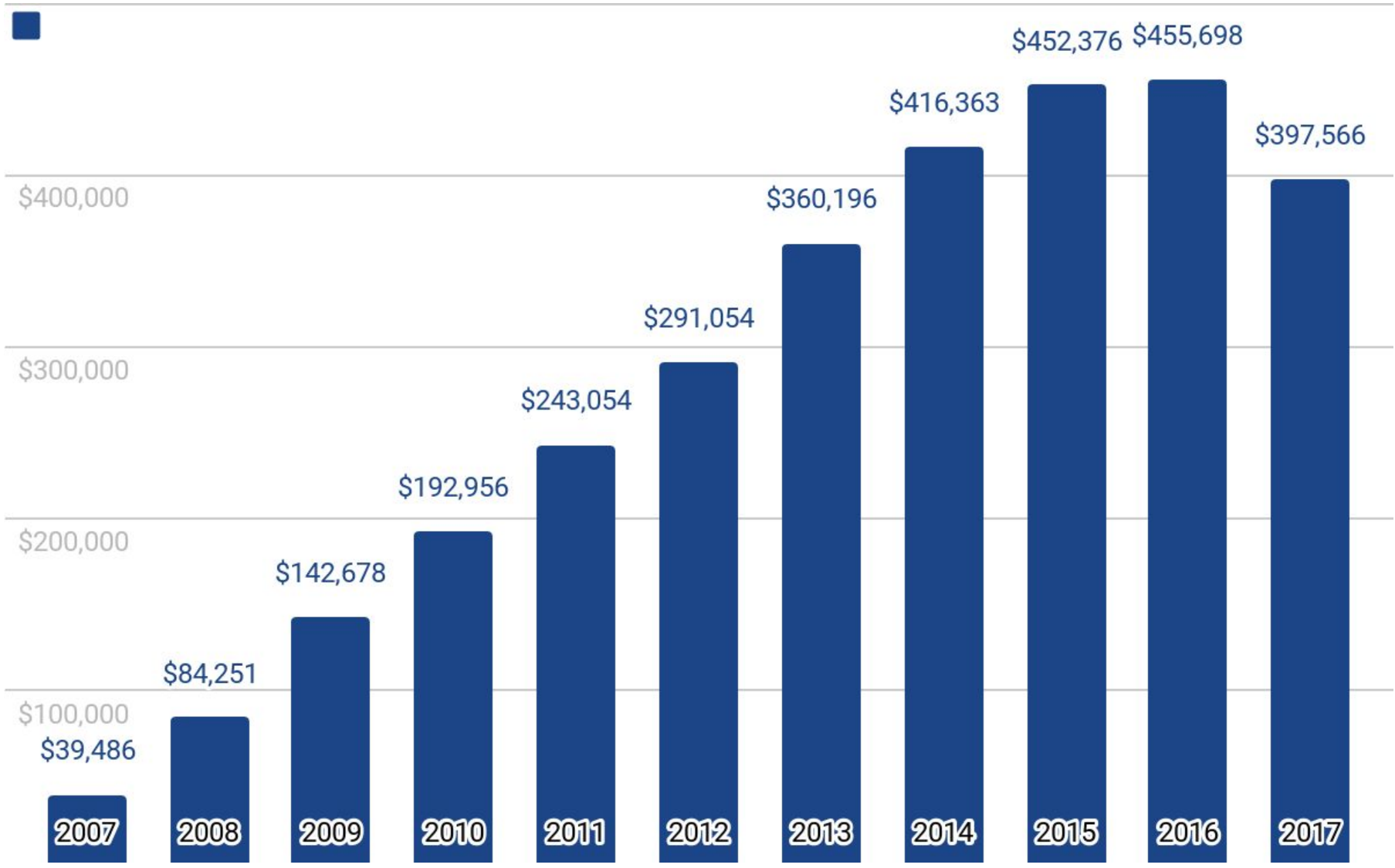
Reserve Total: \$397,566





Reserve Balance

Trailing 10 Years

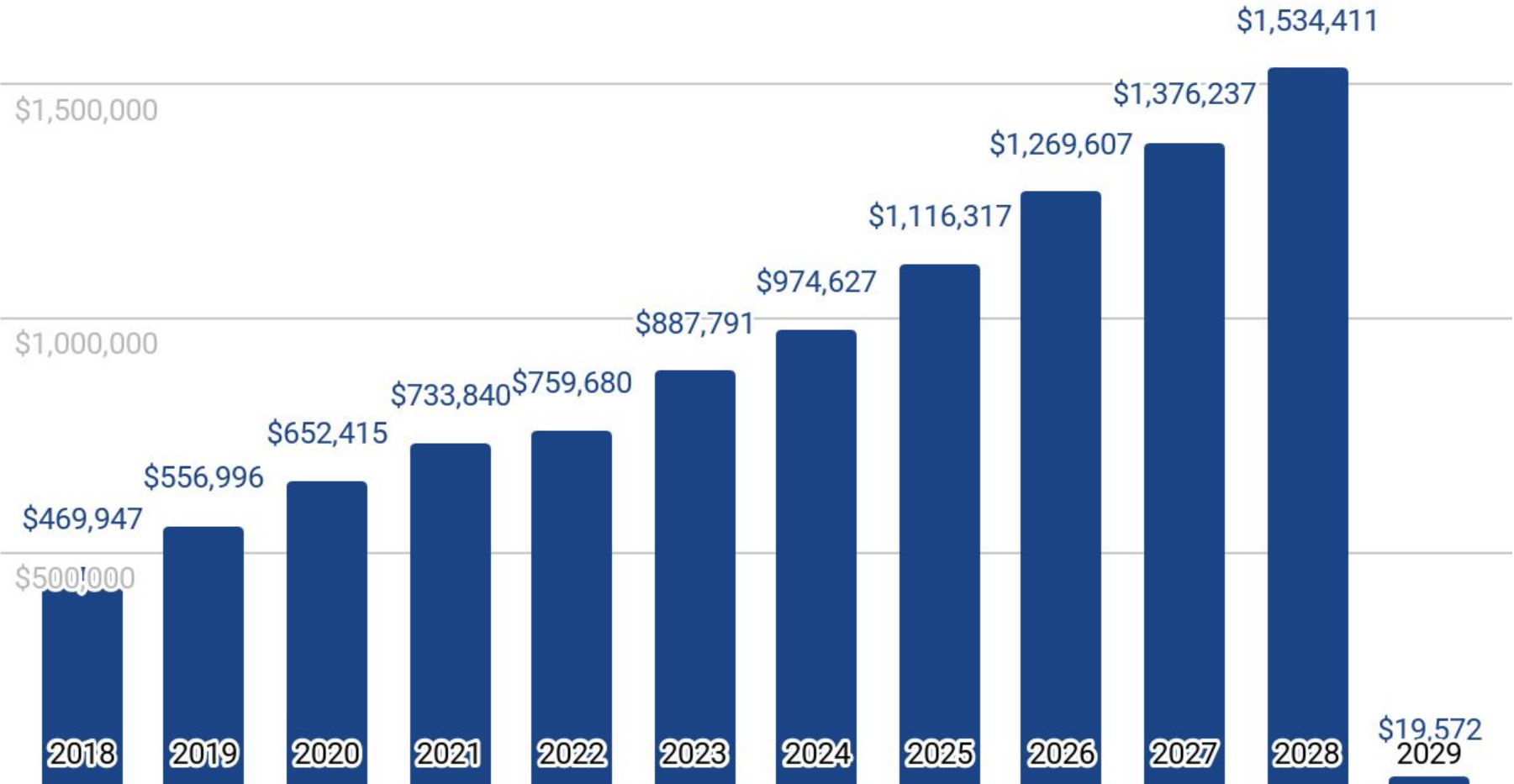




Reserve Balance

Forward 11 Years

5% Reserve Contribution Increase Annually





Reserve Summary

Status as 12/31/2017

-Somerset Creek Reserves

- Current Reserve Fund Balance = \$397,566
- 2018 Anticipated Reserve Fund Ending Balance = \$496,947
- Fully Funded Balance = **\$1,414,602.00** (per 2016 Reserve Study)
- Estimated Year Fully Funded: 2028

-Association Funding Status: 28%

- 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

-2017 Budgeted Reserve Expenditures: \$25,000

- \$20,000 Exterior Paint
- \$5,000 Lawns / Landscaping