

## Assessment and Reserve Funding Disclosure Summary

### Sample HOA

For Fiscal Year Beginning: 1/1/2009

# of Units: 54

1) Budgeted Amounts:	Total	Per unit
Reserve Contributions:	\$5,000.00	\$92.59
Operating Budget:	\$7,000.00	\$129.63
Total:	\$12,000.00	\$222.22

per: Month

Note: If assessments vary by the size or type of unit, please see attached.

- 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 (If assessments are variable, see note below)	Purpose
N/A		
N/A		
Total:		\$0.00

Note: If assessments vary by the size or type of unit, the assessment applicable to this unit may be found attached to this document.

- 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? **No**
- 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	Total Amount Per Unit	
2022	\$3,000	
N/A		
N/A		
N/A		
Total:		\$3,000

- 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:	1/1/2009
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 6/13/2008 Reserve Study by Association Reserves, Inc..

- 7) See attached 30-yr Summary Table

Prepared by: Sample Project Manager

Date: 6/13/2008

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.**

**Table 4: 30-Year Reserve Plan Summary**

**9999-0 HOA**

**Fiscal Year Beginning: 01/01/09**

**Interest: 2.0%**

**Inflation: 3.0%**

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Contribs, Loans, and Spec. Assmts	Interest Income	Projected Reserve Expenses	Ending Reserve Balance
2009	\$250,000	\$461,411	54.2%	Fair	\$60,000	\$5,572	\$7,863	\$307,710
2010	\$307,710	\$526,796	58.4%	Fair	\$61,800	\$6,346	\$48,410	\$327,446
2011	\$327,446	\$554,168	59.1%	Fair	\$63,654	\$5,976	\$126,366	\$270,710
2012	\$270,710	\$503,909	53.7%	Fair	\$65,564	\$5,982	\$14,205	\$328,050
2013	\$328,050	\$569,567	57.6%	Fair	\$67,531	\$7,185	\$11,705	\$391,060
2014	\$391,060	\$641,724	60.9%	Fair	\$69,556	\$7,451	\$113,377	\$354,691
2015	\$354,691	\$613,338	57.8%	Fair	\$70,600	\$6,842	\$101,987	\$330,146
2016	\$330,146	\$597,906	55.2%	Fair	\$71,659	\$7,345	\$4,182	\$404,968
2017	\$404,968	\$684,888	59.1%	Fair	\$72,734	\$8,908	\$0	\$486,610
2018	\$486,610	\$780,986	62.3%	Fair	\$73,825	\$10,485	\$8,090	\$562,830
2019	\$562,830	\$873,902	64.4%	Fair	\$74,932	\$11,024	\$108,252	\$540,534
2020	\$540,534	\$868,772	62.2%	Fair	\$76,056	\$11,496	\$17,995	\$610,091
2021	\$610,091	\$958,857	63.6%	Fair	\$77,197	\$12,843	\$24,844	\$675,287
2022	\$675,287	\$1,047,068	64.5%	Fair	\$240,355	\$8,268	\$771,714	\$152,195
2023	\$152,195	\$371,200	41.0%	Fair	\$79,530	\$1,970	\$188,696	\$45,000
2024	\$45,000	\$278,192	16.2%	Weak	\$80,723	\$1,670	\$5,297	\$122,095
2025	\$122,095	\$374,001	32.6%	Fair	\$81,934	\$2,530	\$75,421	\$131,138
2026	\$131,138	\$403,244	32.5%	Fair	\$83,163	\$3,433	\$5,289	\$212,445
2027	\$212,445	\$508,471	41.8%	Fair	\$84,410	\$3,621	\$150,516	\$149,960
2028	\$149,960	\$470,229	31.9%	Fair	\$85,677	\$3,552	\$33,667	\$205,521
2029	\$205,521	\$554,240	37.1%	Fair	\$86,962	\$4,971	\$5,418	\$292,035
2030	\$292,035	\$673,005	43.4%	Fair	\$88,266	\$6,785	\$0	\$387,087
2031	\$387,087	\$804,145	48.1%	Fair	\$89,590	\$7,091	\$161,168	\$322,599
2032	\$322,599	\$776,545	41.5%	Fair	\$90,934	\$7,361	\$6,710	\$414,185
2033	\$414,185	\$910,638	45.5%	Fair	\$92,298	\$8,978	\$31,026	\$484,435
2034	\$484,435	\$1,027,239	47.2%	Fair	\$93,682	\$8,657	\$204,771	\$382,003
2035	\$382,003	\$972,017	39.3%	Fair	\$95,088	\$6,290	\$235,823	\$247,558
2036	\$247,558	\$886,901	27.9%	Weak	\$96,514	\$5,679	\$28,877	\$320,875
2037	\$320,875	\$1,016,246	31.6%	Fair	\$97,962	\$7,396	\$6,864	\$419,369
2038	\$419,369	\$1,176,119	35.7%	Fair	\$99,431	\$9,059	\$40,533	\$487,326