

Executive Summary

Association: Sunland Division 17 O.A. **Assoc. #:** 19544-0
Location: Sequim, WA
of Units: 103
Report Period: January 1, 2010 through December 31, 2010

Results

Projected Starting Reserve Balance:	\$78,000
Fully Funded Reserve Balance:	\$58,936
Reserve Deficit (Surplus) Per Unit:	\$(185)
Percent Funded:	132.3%
Recommended 2010 monthly Reserve Contribution:	\$1,970
Recommended Special Assessment this year:	\$0
Most Recent Reserve Contribution Rate:	\$1,442

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves.....2.00%
Annual Inflation Rate3.00%

- This Reserve Study is based on the information provided to our firm, shown in the attached appendix, without oversight or review by Association Reserves, Inc. personnel.
- Because your Reserve Fund is 132.3% Funded (the ratio of actual Reserve cash to the calculated *deteriorated fraction* of your Reserve assets), this represents a strong position, above the 70-100% level where associations statistically enjoy fiscal stability.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$1,970/mo.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Reserve projects anticipated this year include: see following page