



RESERVE ANALYSIS REPORT

Sudden Valley Community Association - Mailboxes

Bellingham, WA

Report Period: Jan 01, 2023 - Dec 31, 2023

Reserve Funding Disclosure Report

WA Compliance RCW 64.34.308

Sudden Valley Community Association - Mailboxes

Units: 3,124 | Start Date: 1/1/2023

Property Description		Financial Summary	
Property Name:	Sudden Valley Community Association - Mailboxes	Starting Reserve Balance:	\$100,179
Location:	Bellingham, WA	Fully Funded Reserve Balance:	\$204,633
Project Type:	Other	Percent Funded:	49%
Number of Units:	3124	Current Replacement Cost:	\$465,075
Age of Project:	12 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$104,454) or (\$33.44) Per Unit Avg

2022 RS Completed: Level 1 (On-Site). The Reserve Study was completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report was issued on September 20, 2022. This reserve study meets the requirements of RCW 64.90.550.

RCW 64.34.308 (4) (a) (e) (f) (g)

Current Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$23,861	\$0.64	\$0	\$124,601	\$232,165	54%
2024	\$24,815	\$0.66	\$0	\$150,101	\$261,573	57%
2025	\$25,808	\$0.69	\$0	\$176,724	\$292,962	60%
2026	\$26,840	\$0.72	\$0	\$204,515	\$326,443	63%
2027	\$27,914	\$0.74	\$0	\$233,522	\$362,134	64%

Recommended Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$28,846	\$0.77	\$0	\$129,598	\$232,165	56%
2024	\$30,000	\$0.80	\$0	\$160,321	\$261,573	61%
2025	\$31,200	\$0.83	\$0	\$192,400	\$292,962	66%
2026	\$32,448	\$0.87	\$0	\$225,891	\$326,443	69%
2027	\$33,746	\$0.90	\$0	\$260,851	\$362,134	72%

RCW 64.34.308 (4) (b)

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 Assessment is Due	Average Amount Per Unit	Purpose Of Assessment
-	-	-

Note: If Assessments vary by the size or type of unit, the assessment applicable to this unit may be found on attached pages, to be provided by Board or Management.

RCW 64.34.308 (4) (c)

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?

Yes	<input checked="" type="checkbox"/>	No
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RCW 64.34.308 (4) (d)

If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

Approximate date assessment will be due	Amount of Assessment	Amount Per Unit
2039	\$119,419	\$38.23

Note: Indicates the first year of a deficit based on the Adopted Funding Plan. The additional assessment amount indicates what will be required in that year to assure the reserve balance for the remaining years of the report will be above zero. Actual assessments may vary from year to year.

The preparer of this form will be indemnified and held harmless against all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been relied upon by others, or which may result from any improper use or reliance on the disclosure by you or a third party.

The reserve study report completed and reviewed for the purposes of completing the enclosed summary was finalized based on approval from the Board of Directors. Therefore, the final decisions for implementation, updating or revising the information obtained in this report, for any changes in assumptions, is the sole right and responsibility of the Board of Directors. This report and the numbers generated herein are for use only for the year it was developed. The preparer of this form is not responsible for the use of the Assessment and Reserve Disclosure Summary in any subsequent year, or in updating the summary in any subsequent year, or in updating the summary for events and circumstances occurring after the date of this report.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

TABLE OF CONTENTS

Reserve Study Introduction.....	2
Executive Summary.....	7
Component Inventory.....	10
Anticipated Expenditures (5 Years).....	11
Funding Models.....	12
Fully Funded Method Projection (30 Yr).....	12
Baseline Funding.....	13
Current.....	14
Minimum Threshold.....	15
Percent Funded Analysis.....	16
Anticipated Expenditures (30 Years).....	17

Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/=: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.
- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These

Reserve Study Introduction

will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest

Reserve Study Introduction

rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors, contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and

Reserve Study Introduction

the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Reserve Study Introduction

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Executive Summary

Property Description	Financial Summary
Property Name: Sudden Valley Community Association - Mailboxes Location: Bellingham, WA Project Type: Other Number of Units: 3124 Age of Project: 12 Year(s)	Starting Reserve Balance: \$100,179 Fully Funded Reserve Balance: \$204,633 Percent Funded: 49% Current Replacement Cost: \$465,075 Deficit/Surplus vs. Fully Funded Reserve: (\$104,454) or (\$33.44) Per Unit Avg

2022 RS Completed: Level 1 (On-Site). The Reserve Study was completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report was issued on September 20, 2022.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

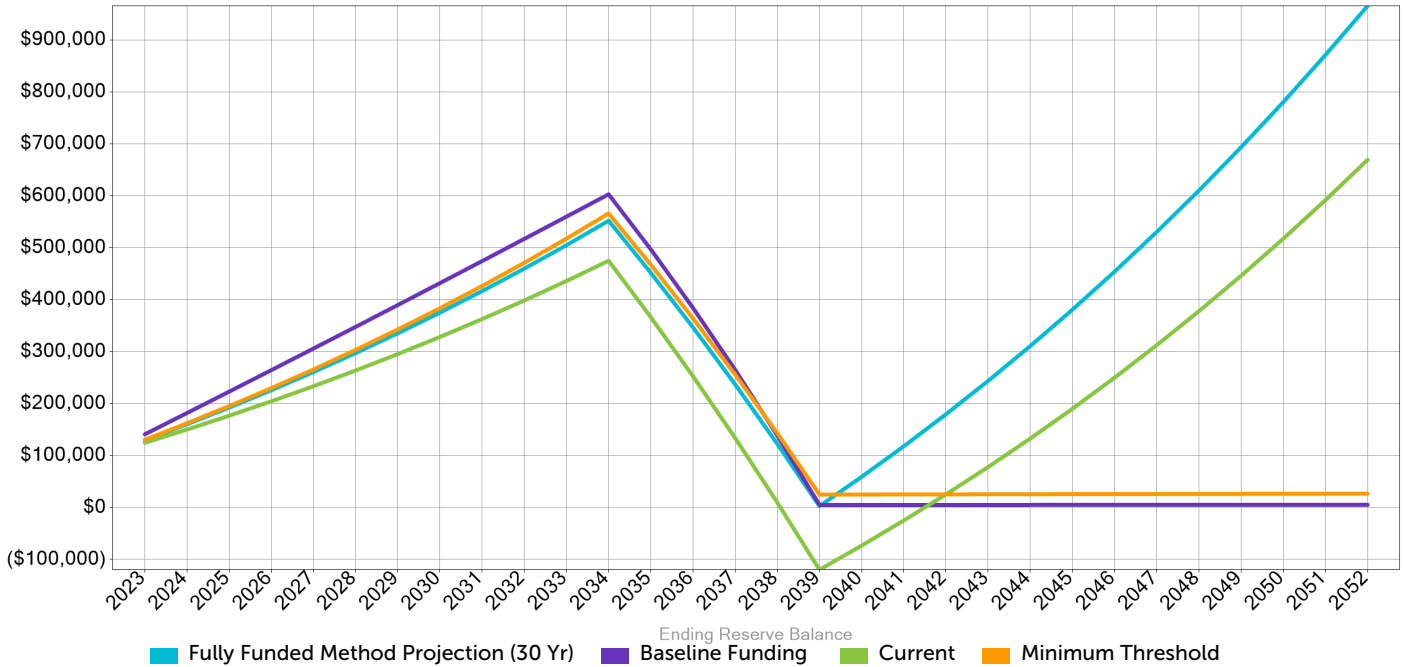
Inflation: 4.00 % Applied to the anticipated expenditures	Interest: 0.50 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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Executive Summary

Summary of Funding Plans

★ Recommended funding plan

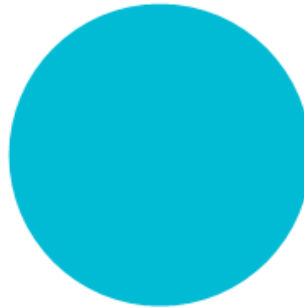
Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Fully Funded Method Projection (30 Yr) ★	\$28,846	\$0.77	Yes	N/A	\$375,605	75%
Baseline Funding	\$40,153	\$1.07	Yes	N/A	\$193,245	44%
Current	\$23,861	\$0.64	No	2039	\$252,845	50%
Minimum Threshold	\$29,752	\$0.79	Yes	N/A	\$186,205	43%



Executive Summary

Expenditures by Category

Current Replacement Cost: \$465,075.00



Mailboxes (100%)

	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Mailboxes	25-25	12-16	\$465,075	\$100,179	\$18,603	\$204,633	\$23,861
	Totals		\$465,075	\$100,179	\$18,603	\$204,633	\$23,861

Component Inventory

Current Replacement Cost: \$465,075

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Mailboxes									
Mailboxes (1)			25	12	\$93,015.00 / Total	1	\$93,015	\$148,920	Inspector
Mailboxes (2)			25	13	\$93,015.00 / Total	1	\$93,015	\$154,877	Inspector
Mailboxes (3)			25	14	\$93,015.00 / Total	1	\$93,015	\$161,072	Inspector
Mailboxes (4)			25	15	\$93,015.00 / Total	1	\$93,015	\$167,515	Inspector
Mailboxes (5)			25	16	\$93,015.00 / Total	1	\$93,015	\$174,215	Inspector
Totals							\$465,075	\$806,599	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s), LS = Lump Sum



Anticipated Expenditures (5 Years)

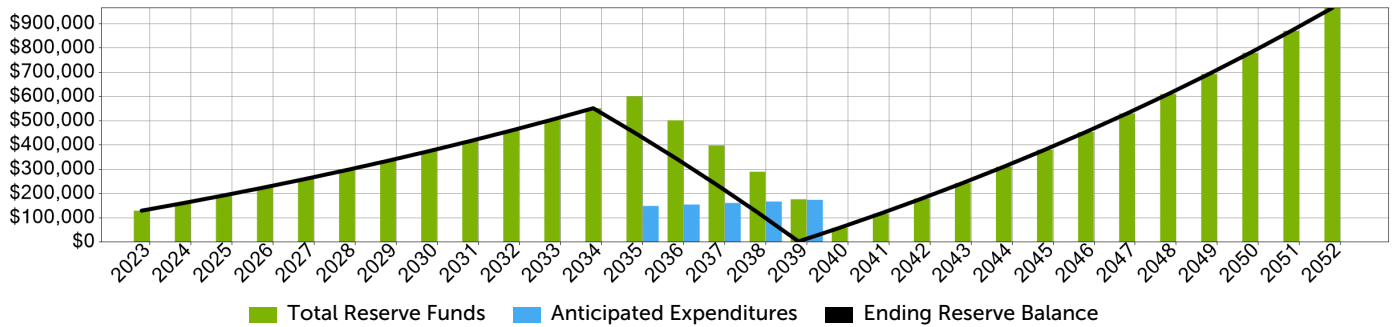
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2023						
					Total for 2023:	\$0
2024						
					Total for 2024:	\$0
2025						
					Total for 2025:	\$0
2026						
					Total for 2026:	\$0
2027						
					Total for 2027:	\$0

Fully Funded Method Projection (30 Yr)

Target - 100% Funded in 30 Years

Units: 3,124 | Start Date: 1/1/2023

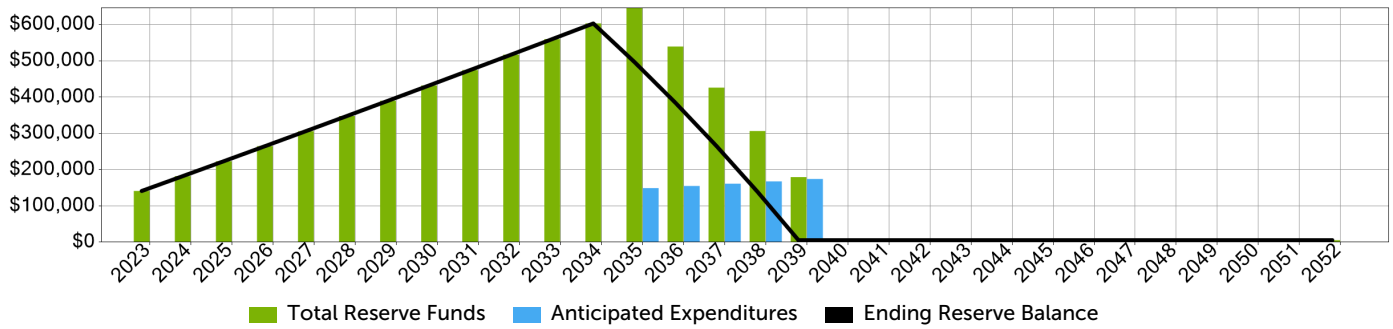
This plan represents a first-year reserve contribution of \$28,846 or \$0.77 monthly per unit and is calculated to achieve the target funding goal of 100% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 0.5% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$28,846	\$0.77	\$100,179	\$573	\$129,598	\$0	\$129,598	\$232,165	56%
2024	\$30,000	\$0.80	\$129,598	\$723	\$160,321	\$0	\$160,321	\$261,573	61%
2025	\$31,200	\$0.83	\$160,321	\$880	\$192,400	\$0	\$192,400	\$292,962	66%
2026	\$32,448	\$0.87	\$192,400	\$1,043	\$225,891	\$0	\$225,891	\$326,443	69%
2027	\$33,746	\$0.90	\$225,891	\$1,214	\$260,851	\$0	\$260,851	\$362,134	72%
2028	\$35,096	\$0.94	\$260,851	\$1,392	\$297,338	\$0	\$297,338	\$400,158	74%
2029	\$36,499	\$0.97	\$297,338	\$1,578	\$335,416	\$0	\$335,416	\$440,645	76%
2030	\$37,959	\$1.01	\$335,416	\$1,772	\$375,147	\$0	\$375,147	\$483,730	78%
2031	\$39,478	\$1.05	\$375,147	\$1,974	\$416,599	\$0	\$416,599	\$529,557	79%
2032	\$41,057	\$1.10	\$416,599	\$2,186	\$459,842	\$0	\$459,842	\$578,277	80%
2033	\$42,699	\$1.14	\$459,842	\$2,406	\$504,947	\$0	\$504,947	\$630,046	80%
2034	\$44,407	\$1.18	\$504,947	\$2,636	\$551,990	\$0	\$551,990	\$685,032	81%
2035	\$46,183	\$1.23	\$551,990	\$2,503	\$600,676	\$148,920	\$451,756	\$588,532	77%
2036	\$48,031	\$1.28	\$451,756	\$1,992	\$501,778	\$154,877	\$346,902	\$483,216	72%
2037	\$49,952	\$1.33	\$346,902	\$1,457	\$398,310	\$161,072	\$237,238	\$368,532	64%
2038	\$51,950	\$1.39	\$237,238	\$897	\$290,086	\$167,515	\$122,571	\$243,901	50%
2039	\$54,028	\$1.44	\$122,571	\$312	\$176,911	\$174,215	\$2,696	\$108,710	2%
2040	\$56,189	\$1.50	\$2,696	\$154	\$59,039	\$0	\$59,039	\$150,745	39%
2041	\$58,437	\$1.56	\$59,039	\$441	\$117,917	\$0	\$117,917	\$195,969	60%
2042	\$60,774	\$1.62	\$117,917	\$742	\$179,433	\$0	\$179,433	\$244,569	73%
2043	\$63,205	\$1.69	\$179,433	\$1,055	\$243,693	\$0	\$243,693	\$296,743	82%
2044	\$65,733	\$1.75	\$243,693	\$1,383	\$310,809	\$0	\$310,809	\$352,701	88%
2045	\$68,363	\$1.82	\$310,809	\$1,725	\$380,897	\$0	\$380,897	\$412,660	92%
2046	\$71,097	\$1.90	\$380,897	\$2,082	\$454,076	\$0	\$454,076	\$476,851	95%
2047	\$73,941	\$1.97	\$454,076	\$2,455	\$530,473	\$0	\$530,473	\$545,518	97%
2048	\$76,899	\$2.05	\$530,473	\$2,845	\$610,216	\$0	\$610,216	\$618,915	99%
2049	\$79,975	\$2.13	\$610,216	\$3,251	\$693,442	\$0	\$693,442	\$697,311	99%
2050	\$83,174	\$2.22	\$693,442	\$3,675	\$780,290	\$0	\$780,290	\$780,988	100%
2051	\$86,501	\$2.31	\$780,290	\$4,118	\$870,909	\$0	\$870,909	\$870,244	100%
2052	\$89,961	\$2.40	\$870,909	\$4,579	\$965,449	\$0	\$965,449	\$965,391	100%

Additional Funds To Reserves: \$0.00

This plan represents the minimum annual reserve contribution of \$40,153 or \$1.07 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$5,000 for the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.

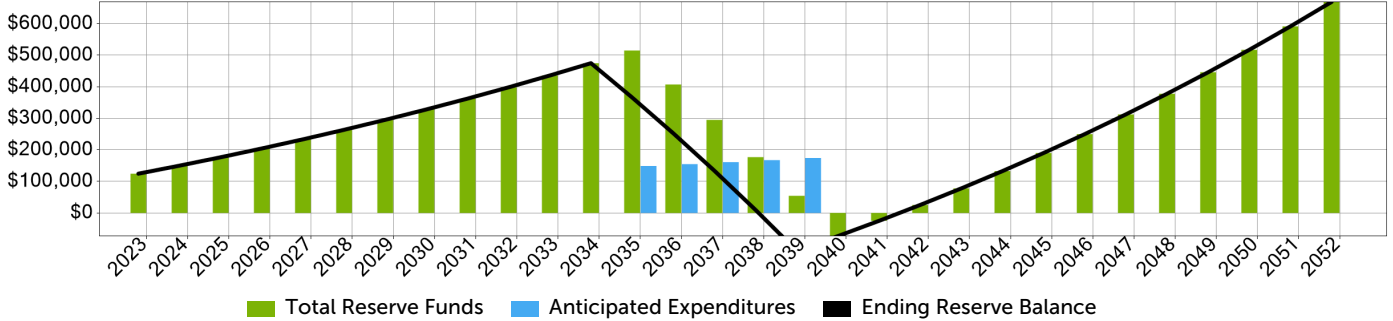


Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$40,153	\$1.07	\$100,179	\$601	\$140,933	\$0	\$140,933	\$232,165	61%
2024	\$40,153	\$1.07	\$140,933	\$805	\$181,892	\$0	\$181,892	\$261,573	70%
2025	\$40,153	\$1.07	\$181,892	\$1,010	\$223,055	\$0	\$223,055	\$292,962	76%
2026	\$40,153	\$1.07	\$223,055	\$1,216	\$264,424	\$0	\$264,424	\$326,443	81%
2027	\$40,153	\$1.07	\$264,424	\$1,423	\$305,999	\$0	\$305,999	\$362,134	84%
2028	\$40,153	\$1.07	\$305,999	\$1,630	\$347,783	\$0	\$347,783	\$400,158	87%
2029	\$40,153	\$1.07	\$347,783	\$1,839	\$389,775	\$0	\$389,775	\$440,645	88%
2030	\$40,153	\$1.07	\$389,775	\$2,049	\$431,978	\$0	\$431,978	\$483,730	89%
2031	\$40,153	\$1.07	\$431,978	\$2,260	\$474,391	\$0	\$474,391	\$529,557	90%
2032	\$40,153	\$1.07	\$474,391	\$2,472	\$517,017	\$0	\$517,017	\$578,277	89%
2033	\$40,153	\$1.07	\$517,017	\$2,685	\$559,855	\$0	\$559,855	\$630,046	89%
2034	\$40,153	\$1.07	\$559,855	\$2,900	\$602,908	\$0	\$602,908	\$685,032	88%
2035	\$40,153	\$1.07	\$602,908	\$2,743	\$645,804	\$148,920	\$496,884	\$588,532	84%
2036	\$40,153	\$1.07	\$496,884	\$2,198	\$539,235	\$154,877	\$384,358	\$483,216	80%
2037	\$40,153	\$1.07	\$384,358	\$1,619	\$426,131	\$161,072	\$265,059	\$368,532	72%
2038	\$40,153	\$1.07	\$265,059	\$1,007	\$306,219	\$167,515	\$138,704	\$243,901	57%
2039	\$40,153	\$1.07	\$138,704	\$358	\$179,216	\$174,215	\$5,000	\$108,710	5%
2040	\$0	\$0.00	\$5,000	\$25	\$5,025	\$0	\$5,025	\$150,745	3%
2041	\$0	\$0.00	\$5,025	\$25	\$5,050	\$0	\$5,050	\$195,969	3%
2042	\$0	\$0.00	\$5,050	\$25	\$5,076	\$0	\$5,076	\$244,569	2%
2043	\$0	\$0.00	\$5,076	\$25	\$5,101	\$0	\$5,101	\$296,743	2%
2044	\$0	\$0.00	\$5,101	\$26	\$5,127	\$0	\$5,127	\$352,701	1%
2045	\$0	\$0.00	\$5,127	\$26	\$5,152	\$0	\$5,152	\$412,660	1%
2046	\$0	\$0.00	\$5,152	\$26	\$5,178	\$0	\$5,178	\$476,851	1%
2047	\$0	\$0.00	\$5,178	\$26	\$5,204	\$0	\$5,204	\$545,518	1%
2048	\$0	\$0.00	\$5,204	\$26	\$5,230	\$0	\$5,230	\$618,915	1%
2049	\$0	\$0.00	\$5,230	\$26	\$5,256	\$0	\$5,256	\$697,311	1%
2050	\$0	\$0.00	\$5,256	\$26	\$5,282	\$0	\$5,282	\$780,988	1%
2051	\$0	\$0.00	\$5,282	\$26	\$5,309	\$0	\$5,309	\$870,244	1%
2052	\$0	\$0.00	\$5,309	\$27	\$5,335	\$0	\$5,335	\$965,391	1%

Additional Funds To Reserves: \$0.00

This plan represents a first-year reserve contribution of \$23,861 or \$0.64 monthly per unit. This funding model incorporates an annual component inflation factor of 4% per year, an average interest rate of 0.5% per year, and assumes an annual reserve contribution increases of 4%. Based on the projected starting reserve balance of \$100,179 as of Jan 1, 2023, this plan will not meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.

This funding model includes a 0% annual increase for the 30 years.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$23,861	\$0.64	\$100,179	\$561	\$124,601	\$0	\$124,601	\$232,165	54%
2024	\$24,815	\$0.66	\$124,601	\$685	\$150,101	\$0	\$150,101	\$261,573	57%
2025	\$25,808	\$0.69	\$150,101	\$815	\$176,724	\$0	\$176,724	\$292,962	60%
2026	\$26,840	\$0.72	\$176,724	\$951	\$204,515	\$0	\$204,515	\$326,443	63%
2027	\$27,914	\$0.74	\$204,515	\$1,092	\$233,522	\$0	\$233,522	\$362,134	64%
2028	\$29,031	\$0.77	\$233,522	\$1,240	\$263,792	\$0	\$263,792	\$400,158	66%
2029	\$30,192	\$0.81	\$263,792	\$1,394	\$295,379	\$0	\$295,379	\$440,645	67%
2030	\$31,399	\$0.84	\$295,379	\$1,555	\$328,333	\$0	\$328,333	\$483,730	68%
2031	\$32,655	\$0.87	\$328,333	\$1,723	\$362,712	\$0	\$362,712	\$529,557	68%
2032	\$33,962	\$0.91	\$362,712	\$1,898	\$398,572	\$0	\$398,572	\$578,277	69%
2033	\$35,320	\$0.94	\$398,572	\$2,081	\$435,973	\$0	\$435,973	\$630,046	69%
2034	\$36,733	\$0.98	\$435,973	\$2,272	\$474,978	\$0	\$474,978	\$685,032	69%
2035	\$38,202	\$1.02	\$474,978	\$2,098	\$515,278	\$148,920	\$366,358	\$588,532	62%
2036	\$39,730	\$1.06	\$366,358	\$1,544	\$407,633	\$154,877	\$252,756	\$483,216	52%
2037	\$41,320	\$1.10	\$252,756	\$964	\$295,040	\$161,072	\$133,968	\$368,532	36%
2038	\$42,972	\$1.15	\$133,968	\$358	\$177,299	\$167,515	\$9,784	\$243,901	4%
2039	\$44,691	\$1.19	\$9,784	\$0	\$54,475	\$174,215	(\$119,740)	\$108,710	0%
2040	\$46,479	\$1.24	(\$119,740)	\$0	(\$73,261)	\$0	(\$73,261)	\$150,745	0%
2041	\$48,338	\$1.29	(\$73,261)	\$0	(\$24,923)	\$0	(\$24,923)	\$195,969	0%
2042	\$50,272	\$1.34	(\$24,923)	\$1	\$25,349	\$0	\$25,349	\$244,569	10%
2043	\$52,282	\$1.39	\$25,349	\$257	\$77,889	\$0	\$77,889	\$296,743	26%
2044	\$54,374	\$1.45	\$77,889	\$525	\$132,788	\$0	\$132,788	\$352,701	38%
2045	\$56,549	\$1.51	\$132,788	\$805	\$190,142	\$0	\$190,142	\$412,660	46%
2046	\$58,811	\$1.57	\$190,142	\$1,098	\$250,050	\$0	\$250,050	\$476,851	52%
2047	\$61,163	\$1.63	\$250,050	\$1,403	\$312,617	\$0	\$312,617	\$545,518	57%
2048	\$63,610	\$1.70	\$312,617	\$1,722	\$377,948	\$0	\$377,948	\$618,915	61%
2049	\$66,154	\$1.76	\$377,948	\$2,055	\$446,157	\$0	\$446,157	\$697,311	64%
2050	\$68,800	\$1.84	\$446,157	\$2,403	\$517,360	\$0	\$517,360	\$780,988	66%
2051	\$71,552	\$1.91	\$517,360	\$2,766	\$591,678	\$0	\$591,678	\$870,244	68%
2052	\$74,414	\$1.99	\$591,678	\$3,144	\$669,236	\$0	\$669,236	\$965,391	69%

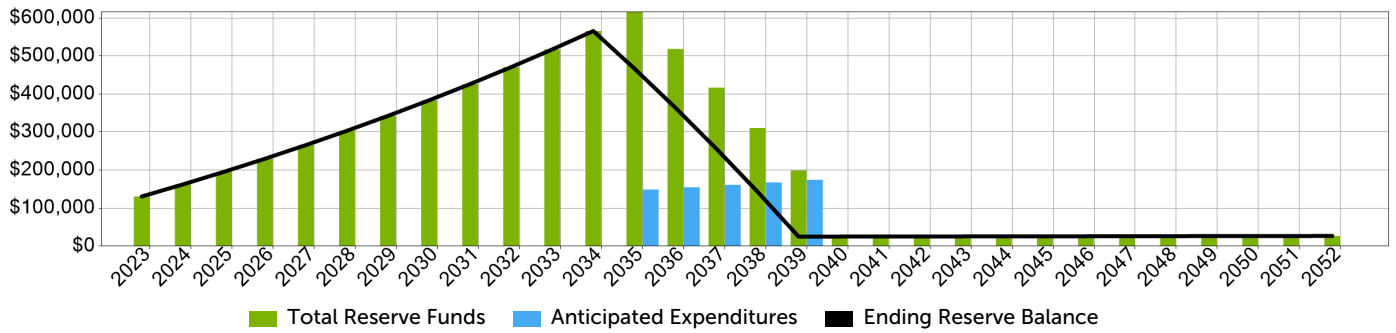
Additional Funds To Reserves: \$0.00

Minimum Threshold

Min Balance: \$25,000 (5% of Current Replacement Cost)

Units: 3,124 | Start Date: 1/1/2023

This plan represents the minimum annual reserve contribution of \$29,752 or \$0.79 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$25,000 (or 5% of the current replacement cost) over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$29,752	\$0.79	\$100,179	\$575	\$130,506	\$0	\$130,506	\$232,165	56%
2024	\$30,942	\$0.83	\$130,506	\$730	\$162,178	\$0	\$162,178	\$261,573	62%
2025	\$32,180	\$0.86	\$162,178	\$891	\$195,250	\$0	\$195,250	\$292,962	67%
2026	\$33,467	\$0.89	\$195,250	\$1,060	\$229,777	\$0	\$229,777	\$326,443	70%
2027	\$34,806	\$0.93	\$229,777	\$1,236	\$265,818	\$0	\$265,818	\$362,134	73%
2028	\$36,198	\$0.97	\$265,818	\$1,420	\$303,436	\$0	\$303,436	\$400,158	76%
2029	\$37,646	\$1.00	\$303,436	\$1,611	\$342,693	\$0	\$342,693	\$440,645	78%
2030	\$39,152	\$1.04	\$342,693	\$1,811	\$383,656	\$0	\$383,656	\$483,730	79%
2031	\$40,718	\$1.09	\$383,656	\$2,020	\$426,394	\$0	\$426,394	\$529,557	81%
2032	\$42,346	\$1.13	\$426,394	\$2,238	\$470,978	\$0	\$470,978	\$578,277	81%
2033	\$44,040	\$1.17	\$470,978	\$2,465	\$517,483	\$0	\$517,483	\$630,046	82%
2034	\$45,802	\$1.22	\$517,483	\$2,702	\$565,987	\$0	\$565,987	\$685,032	83%
2035	\$47,634	\$1.27	\$565,987	\$2,577	\$616,198	\$148,920	\$467,278	\$588,532	79%
2036	\$49,539	\$1.32	\$467,278	\$2,073	\$518,891	\$154,877	\$364,014	\$483,216	75%
2037	\$51,521	\$1.37	\$364,014	\$1,546	\$417,081	\$161,072	\$256,009	\$368,532	69%
2038	\$53,582	\$1.43	\$256,009	\$995	\$310,586	\$167,515	\$143,071	\$243,901	59%
2039	\$55,725	\$1.49	\$143,071	\$419	\$199,216	\$174,215	\$25,000	\$108,710	23%
2040	\$0	\$0.00	\$25,000	\$125	\$25,125	\$0	\$25,125	\$150,745	17%
2041	\$0	\$0.00	\$25,125	\$126	\$25,251	\$0	\$25,251	\$195,969	13%
2042	\$0	\$0.00	\$25,251	\$126	\$25,377	\$0	\$25,377	\$244,569	10%
2043	\$0	\$0.00	\$25,377	\$127	\$25,504	\$0	\$25,504	\$296,743	9%
2044	\$0	\$0.00	\$25,504	\$128	\$25,632	\$0	\$25,632	\$352,701	7%
2045	\$0	\$0.00	\$25,632	\$128	\$25,760	\$0	\$25,760	\$412,660	6%
2046	\$0	\$0.00	\$25,760	\$129	\$25,889	\$0	\$25,889	\$476,851	5%
2047	\$0	\$0.00	\$25,889	\$129	\$26,018	\$0	\$26,018	\$545,518	5%
2048	\$0	\$0.00	\$26,018	\$130	\$26,148	\$0	\$26,148	\$618,915	4%
2049	\$0	\$0.00	\$26,148	\$131	\$26,279	\$0	\$26,279	\$697,311	4%
2050	\$0	\$0.00	\$26,279	\$131	\$26,410	\$0	\$26,410	\$780,988	3%
2051	\$0	\$0.00	\$26,410	\$132	\$26,542	\$0	\$26,542	\$870,244	3%
2052	\$0	\$0.00	\$26,542	\$133	\$26,675	\$0	\$26,675	\$965,391	3%

Additional Funds To Reserves: \$0.00



Percent Funded Analysis

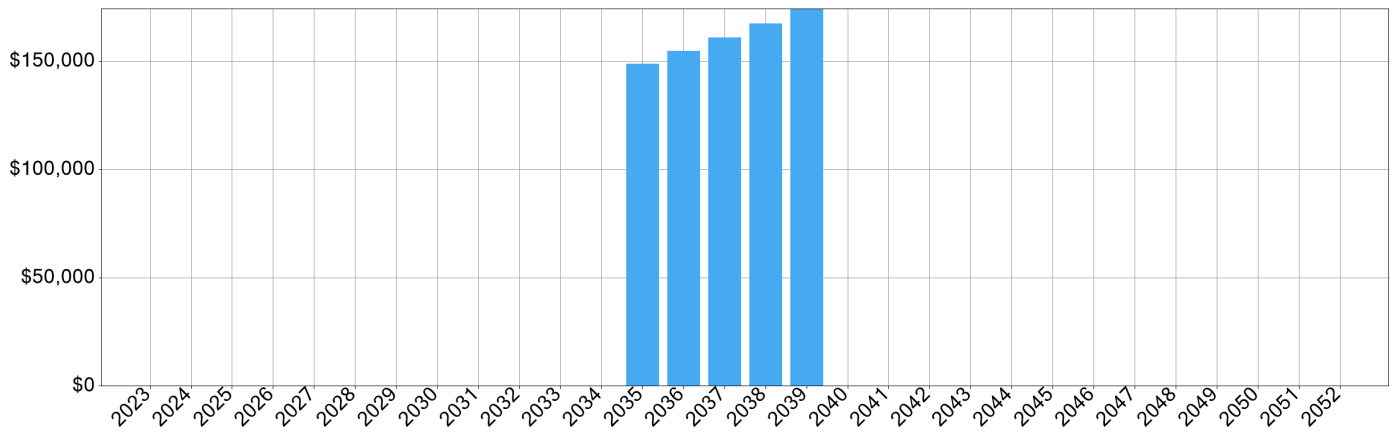
Current Percent Funded: 49%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
MAILBOXES								
Mailboxes (1)	25	12	13	\$93,015	\$23,679	\$3,721	\$48,368	\$4,772
Mailboxes (2)	25	13	12	\$93,015	\$21,857	\$3,721	\$44,647	\$4,772
Mailboxes (3)	25	14	11	\$93,015	\$20,036	\$3,721	\$40,927	\$4,772
Mailboxes (4)	25	15	10	\$93,015	\$18,214	\$3,721	\$37,206	\$4,772
Mailboxes (5)	25	16	9	\$93,015	\$16,393	\$3,721	\$33,485	\$4,772
			Total	\$465,075	\$100,179	\$18,603	\$204,633	\$23,861
			Totals	\$465,075	\$100,179	\$18,603	\$204,633	\$23,861

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

Anticipated Expenditures (30 Years)

Units: 3,124 | Start Date: 1/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2023						
					Total for 2023:	\$0
2024						
					Total for 2024:	\$0
2025						
					Total for 2025:	\$0
2026						
					Total for 2026:	\$0
2027						
					Total for 2027:	\$0
2028						
					Total for 2028:	\$0
2029						
					Total for 2029:	\$0
2030						
					Total for 2030:	\$0
2031						
					Total for 2031:	\$0
2032						
					Total for 2032:	\$0
2033						
					Total for 2033:	\$0
2034						
					Total for 2034:	\$0
2035						
Mailboxes (1)				Mailboxes	\$93,015	\$148,920
					Total for 2035:	\$148,920
2036						
Mailboxes (2)				Mailboxes	\$93,015	\$154,877
					Total for 2036:	\$154,877
2037						
Mailboxes (3)				Mailboxes	\$93,015	\$161,072
					Total for 2037:	\$161,072
2038						
Mailboxes (4)				Mailboxes	\$93,015	\$167,515

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures	
					Total for 2038:	\$167,515	
2039							
Mailboxes (5)				Mailboxes	\$93,015	\$174,215	
					Total for 2039:	\$174,215	
2040							
					Total for 2040:	\$0	
2041							
					Total for 2041:	\$0	
2042							
					Total for 2042:	\$0	
2043							
					Total for 2043:	\$0	
2044							
					Total for 2044:	\$0	
2045							
					Total for 2045:	\$0	
2046							
					Total for 2046:	\$0	
2047							
					Total for 2047:	\$0	
2048							
					Total for 2048:	\$0	
2049							
					Total for 2049:	\$0	
2050							
					Total for 2050:	\$0	
2051							
					Total for 2051:	\$0	
2052							
					Total for 2052:	\$0	