

**CANTERWOOD DIVISION 12 STEP ASSOCIATION
RESERVE FUND SUMMARY AND PROJECTIONS**

2021 Summary Values Based on 2019 Reserve Study*

2022 Projections Based on 2019 Reserve Study

Balance as of 12/31/20	\$ 76,772.60
2021 Contributions (Projected interest)	\$ 136.10
2021 Expenses	\$ 3,707.52
Projected Reserve Fund Total EOY 2021	\$ 73,201.18

2022 Reserve Study Projections				
100% Funded Amount*	Total EOY % Funded	Total Fund Deficiency	Deficiency/Lot /Year /Month	Comment
2019: \$73,351	\$73,692 / 100%	\$0.00	\$0 / \$0	Funded 100% per 2019 Reserve Study Projections
2020: \$79,387	\$75,835 / 96%	\$3,552	\$50 / \$4	Contributions: CD interest 1 lot hook-up fee (\$1,500)
2021: \$92,739	\$73,201 / 79%	\$19,538	\$275 / \$23	** Contribution: CD Interest
2022-\$102,619	TBD	TBD	TBD	

* The 2019 Study update meets the requirements of WUCIOA (RCW.64.90.525) enacted on July 1, 2018. Reserve Study Reports are available at www.canterwooddiv12step.org. The “100% Funded Amounts” are the total accumulated depreciation calculated in the 2019 Reserve Study. However, as noted below, many components have not deteriorated at the rate used in the Study, therefore the 100% amounts are overstated. State law gives the Board discretion to establish actual funding less than 100%. The Board intends to have the Reserve Study updated every 5 years. The next update will be in 2024, and will correct the depreciation rate to reflect our experience. This will result in adjustments to the 100% Funded Amounts.

** The Reserve Study projected replacement of the sump grate (\$577) in 2018 and pipe replacement (\$40,186) in 2020. The sump grate and pipes were not replaced because their useful life exceeds the estimate in the Reserve Study and we have not had any problems to date. The funds reserved for these 2018 and 2020 replacements will continue to be held in Reserves until replacement is needed. The Reserve Study projected replacement of the flow meter in 2019. It was replaced in 2021 (\$3,707.52) and included pump, pump house flow meter installation, and required plumbing and electrical work.

Proposed homeowner monthly charges for 2022 will not include contributions to the Reserve Fund.