

# Reserve Study Worksheet

## General Information:

1 Organization: **Rocky Hill Townhomes and Cottages**  
 2 Address: **Liberty Lake, WA**

3	Number of Units	42
4	Age of Building (in years)	5
5a	Study Period (in years)	30
5b	Normal Fiscal Year starts:	<b>January 1, 2012</b>
5c	Partial Fiscal Year starts:	<b>January 1, 2012</b>
5d	Partial Year Length:	<b>12 months</b>
6	Site Inspection Date	#####
7	Reserve Funds at start	\$0
8	Rate of Return on invested Reserve Funds (%)	0.4%
9	Inflation Rate (%)	2.0%

## 10 Current Funding Levels

Existing Funding Levels				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Reserve Fund Contribution.....	\$0	\$0	\$0.00	\$0.00
	Years Out	Total Annual	Per Unit	
Planned Special Assessment.....	0	\$0	\$0	
Balance Computed.....		<b>(\$94,135)</b>		

## 11 Alternative Reserve Fund Contribution

Alternative 1 Level Funding with Steps				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$350	\$4,200	\$8.33	\$100.00
Monthly Amount, (Last Year).....	\$245	\$2,940	\$5.83	\$70.00
Balance Required Final Year.....	\$3,138			
Special Assessments:	Years Out	Total/Year	Per Unit	
First Assessment.....	0	\$0	\$0	
Second Assessment.....	0	\$0	\$0	
Balance Computed.....		<b>\$16,332</b>		

Alternative 2 Escalating Funding at 20% per Year				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$263	\$3,150	\$6.25	\$75.00
Monthly Amount, (Last Year).....	\$378	\$4,536	\$9.00	\$108.00
Balance Required Final Year.....	\$3,138			
Base Escalation %.....	20.00%			
Special Assessments:	Years Out	Total/Year	Per Unit	
First Assessment.....	0	\$0	\$0	
Second Assessment.....	0	\$0	\$0	
Balance Computed.....		<b>\$23,188</b>		

Alternative 3 Escalating Funding with Special Assessments				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$175	\$2,100	\$4.17	\$50.00
Monthly Amount, (Last Year).....	\$175	\$2,100	\$4.17	\$50.00
Balance Required Final Year.....	\$3,138			
Base Escalation %.....	0.00%			
Special Assessments:	Years Out	Total/Year	Per Unit	
First Assessment.....	1	Jan 2012 \$5,000	\$119	
Second Assessment.....	20	Jan 2031 \$37,000	\$881	
Balance Computed.....		<b>\$12,930</b>		

Itemized Worksheet

Capital Item To Be Replaced	Quantity	Unit cost	Reserve Requirement (*)	Beginning Balance	Frequency (yrs)**	Remaining rve Life (yrs)	Funding Required Monthly	Annual	Full Funding Balance	Information Source
<b>Site</b>										
Streets, parking and alley-repair and seal	4,008 SY	\$1.94	\$7,775.52	\$0.00	7	4	\$161.99	\$1,943.88	\$3,332.37	RS Means
Streets, parking and alley-spot repair	100 SF	\$5.46	\$546.00	\$0.00	7	7	\$6.50	\$78.00	\$0.00	RS Means
Concrete sidewalks-replace 5%	356 SF	\$5.58	\$1,986.48	\$0.00	15	15	\$11.04	\$132.43	\$0.00	RS Means
Asphalt sidewalks-repair and seal	1,002 SY	\$1.94	\$1,943.88	\$0.00	7	4	\$40.50	\$485.97	\$833.09	RS Means
Street, parking and alley-overlay	4,008 SY	\$5.46	\$21,883.68	\$0.00	30	25	\$72.95	\$875.35	\$3,647.28	RS Means
<b>Building Exterior</b>										
<b>Building Interior</b>										
<b>Mechanical</b>										
<b>Amenities</b>										
<b>Other</b>										
			<b>Totals</b>	\$34,135.56	\$0.00		\$292.97	\$3,515.63	\$7,812.74	
			<b>Total Over Term</b>	\$64,931.76						

\* Costs are typically 10%±

\*\* Reserve study is based on a 30 year projection of non-annual maintenance

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g Interior  
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**Annual Expense By Year**

	Year:	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Site		0	0	0	0	7,776	0	0	0	0	0	0	7,776	0	0	0	0
Streets, parking and alley-repair and seal		0	0	0	0	0	0	0	546	0	0	0	0	0	0	546	0
Streets, parking and alleys-spot repair		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,986
Concrete sidewalks-replace 5%		0	0	0	0	1,944	0	0	0	0	0	0	1,944	0	0	0	0
Asphalt sidewalks-repair and seal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Street, parking and alley-overlay		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Building Exterior</b>																	
<b>Building Interior</b>																	
<b>Mechanical</b>																	
<b>Amenities</b>																	
<b>Other</b>																	
<b>Total Costs</b>		0	0	0	0	9,719	0	0	546	0	0	0	9,719	0	0	546	1,986
<b>Total Costs Adjusted For 2% Inflation</b>		0	0	0	0	10,521	0	0	627	0	0	0	12,085	0	0	720	2,674