

Assessment and Reserve Funding Disclosure Summary

Crofton at Village Green 29/30/40 25-26

For Fiscal Year Beginning: 7/1/2025 # of Units: 47

a)	Budgeted Amounts:	Total	Average Per Unit*
		Reserve Contributions:	\$89,992.00
	Operating Assessments:	\$174,727.00	\$3,717.60

Per: Year

From 24/25 Reserve Report	Total	Average Per Unit*
	Reserve Contributions:	\$164,686.00
	Funding Plan Objective:	
	Full Funding	

Per: Year

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 member:

Date Due	Total Amount Per Unit*	Purpose
N/A		
N/A		

Total: \$0.00

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.

d) If the answer to "c" 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	Average Total Amount Per Unit*
N/A	
N/A	
N/A	
N/A	

Total: \$0.00

e)	All computations/disclosures are based on the fiscal year start date of:	7/1/2025
	Fully Funded Balance (based on formula defined in RCW):	\$1,342,389.00
	Projected Reserve Fund Balance:	\$688,438.00
	Percent Funded:	51.0%

From the July 1,2025 Reserve Study by Cedcore and any minor changes since that date.

2.5.3 - 30 Year Reserve Fund Projection (Full Funding)

Full Funding Plan									
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded	
2026	\$688,438	\$164,686	\$0	\$3,469	\$95,200	\$761,393	\$1,342,389	56.72 %	
2027	\$761,393	\$169,627	\$0	\$4,345	\$0	\$935,365	\$1,394,001	67.10 %	
2028	\$935,365	\$174,715	\$0	\$5,252	\$0	\$1,115,332	\$1,548,499	72.03 %	
2029	\$1,115,332	\$179,957	\$0	\$6,189	\$0	\$1,301,478	\$1,711,012	76.06 %	
2030	\$1,301,478	\$185,356	\$0	\$7,117	\$8,217	\$1,485,734	\$1,881,883	78.95 %	
2031	\$1,485,734	\$190,916	\$0	\$6,035	\$405,861	\$1,276,824	\$2,053,003	62.19 %	
2032	\$1,276,824	\$196,644	\$0	\$7,061	\$0	\$1,480,529	\$1,823,376	81.20 %	
2033	\$1,480,529	\$202,543	\$0	\$8,108	\$2,829	\$1,688,351	\$2,008,702	84.05 %	
2034	\$1,688,351	\$208,619	\$0	\$8,174	\$200,910	\$1,704,234	\$2,200,593	77.44 %	
2035	\$1,704,234	\$214,878	\$0	\$8,412	\$173,535	\$1,753,989	\$2,198,254	79.79 %	
2036	\$1,753,989	\$221,324	\$0	\$9,053	\$101,601	\$1,882,765	\$2,228,198	84.50 %	
2037	\$1,882,765	\$227,964	\$0	\$10,253	\$0	\$2,120,982	\$2,337,415	90.74 %	
2038	\$2,120,982	\$234,803	\$0	\$10,342	\$224,272	\$2,141,855	\$2,558,968	83.70 %	
2039	\$2,141,855	\$241,847	\$0	\$11,619	\$0	\$2,395,321	\$2,560,710	93.54 %	
2040	\$2,395,321	\$249,102	\$0	\$12,922	\$3,479	\$2,653,866	\$2,798,183	94.84 %	
2041	\$2,653,866	\$256,576	\$0	\$13,838	\$87,403	\$2,836,877	\$3,044,017	93.20 %	
2042	\$2,836,877	\$264,273	\$0	\$15,145	\$19,739	\$3,096,556	\$3,215,749	96.29 %	
2043	\$3,096,556	\$272,201	\$0	\$16,600	\$0	\$3,385,357	\$3,467,441	97.63 %	
2044	\$3,385,357	\$280,367	\$0	\$16,825	\$249,066	\$3,433,483	\$3,752,279	91.50 %	
2045	\$3,433,483	\$288,778	\$0	\$17,175	\$233,216	\$3,506,220	\$3,794,550	92.40 %	
2046	\$3,506,220	\$297,441	\$0	\$17,999	\$149,728	\$3,671,932	\$3,860,000	95.13 %	
2047	\$3,671,932	\$306,365	\$0	\$19,620	\$4,279	\$3,993,638	\$4,019,164	99.36 %	
2048	\$3,993,638	\$315,556	\$0	\$21,318	\$0	\$4,330,512	\$4,338,841	99.81 %	
2049	\$4,330,512	\$325,022	\$0	\$23,072	\$0	\$4,678,606	\$4,678,621	100.00 %	
2050	\$4,678,606	\$334,773	\$0	\$24,756	\$25,003	\$5,013,132	\$5,034,883	99.57 %	
2051	\$5,013,132	\$344,816	\$0	\$26,025	\$117,461	\$5,266,512	\$5,382,556	97.84 %	
2052	\$5,266,512	\$355,161	\$0	\$27,955	\$0	\$5,649,628	\$5,652,099	99.96 %	
2053	\$5,649,628	\$365,815	\$0	\$29,950	\$0	\$6,045,393	\$6,057,585	99.80 %	
2054	\$6,045,393	\$376,790	\$0	\$30,179	\$356,687	\$6,095,675	\$6,482,314	94.04 %	
2055	\$6,095,675	\$388,094	\$0	\$4,260	\$5,460,162	\$1,027,867	\$6,559,685	15.67 %	