

Oregon Water Wonderland II
Bend, OR
RA Current Assessment Funding Model Summary

Report Date	February 01, 2015
Budget Year Beginning	May 01, 2015
Budget Year Ending	April 30, 2016
Total Units	1046

Report Parameters	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.10%
Tax Rate on Interest	30.00%
Contingency	3.00%
2015 Beginning Balance	\$97,700.00

Reserve Study Level 1: Full Study
2015

- Oregon Water Wonderland Unit II Property Owners Association, Inc. Consists of 1,045 1/2 acre lots located 6 miles south of Sunriver, Oregon. Every property owner has river access from a private Marina.
- The purpose of the Association is to arrange for maintenance of common area, collection of assessments for maintaining common areas, enforcement of governing documents, and to protect property values and the mutual enjoyment of property use by all owners, to facilitate endeavors of common interest to the members, and to preserve the existing natural environment
- This study uses information supplied by David Evans and Associated, Inc, 7 Peaks Paving, Deschutes County Road Department, Anderson Engineering & Surveying, Inc and/or various construction vendors, pricing and scheduling manuals, and the Board of Directors.
- The physical analysis was performed in 2014 by the Board of Directors. They examined all common areas. A visual only site visit was performed by Fieldstone Management, LLC
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.
- Some components are listed as "*unfunded*" these are for inventory use only and are not included in the funding projections.

Current Assessment Funding Model Summary of Calculations

Required Annual Contribution	\$115,000.00
<i>\$109.94 per unit annually</i>	
Average Net Annual Interest Earned	\$20.37
Total Annual Allocation to Reserves	\$115,020.37
<i>\$109.96 per unit annually</i>	

**Oregon Water Wonderland II
RA Component Funding Model Projection**

Beginning Balance: \$97,700

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	1,856,555	115,000	20	183,600	29,121	522,829	6%
2016	1,912,252	118,450	73	42,624	105,020	579,426	18%
2017	1,969,619	122,003	121	53,618	173,527	629,152	28%
2018	2,023,244	125,664	194	22,488	276,896	713,153	39%
2019	2,083,941	129,434	281	5,326	401,284	821,176	49%
2020	2,146,460	133,317	352	32,410	502,543	908,046	55%
2021	2,210,853	137,316	436	17,584	622,710	1,015,675	61%
2022	2,277,179	141,435	491	62,395	702,241	1,083,292	65%
2023	2,345,494	145,679	531	88,979	759,472	1,128,576	67%
2024	2,415,859	150,049	607	42,758	867,370	1,226,105	71%

**Oregon Water Wonderland II
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2015	
Roads - Overlay - Merganser Ct from USFS to Merganser	6,880
Roads - Overlay - Osprey Ct	10,320
Roads - Overlay - Osprey Rd	49,474
Roads - Overlay - Wood Duck Dr from Osprey to End	116,926
Total for 2015	\$183,600
Replacement Year 2016	
Marina - Dock - Wooden	20,600
Roads - Sealcoat - Snow Goose from 56019 to S Century	21,314
Roads - Sealcoat - Snow Goose from Sandpiper to Non	710
Total for 2016	\$42,624
Replacement Year 2017	
Mailbox cover	5,304
Roads - Sealcoat - Avocet from Swan to Snow Goose	2,696
Roads - Sealcoat - Black Duck from Snow Goose to Scaup	10,026
Roads - Sealcoat - Merganser Dr from N Tree Duck to S Tree Duck	5,853
Roads - Sealcoat - Merganser Dr from S Tree Duck to Marsh	6,365
Roads - Sealcoat - Snow Goose from 56019 to Marsh Hawk	7,957
Roads - Sealcoat - Snow Goose from End to Snow Goose	1,114
Roads - Sealcoat - Swan from Wood Duck to S Century	14,303
Total for 2017	\$53,618
Replacement Year 2018	
Roads - Sealcoat - Blue Heron from End to Snow Goose	9,179
Roads - Sealcoat - Marsh Hawk from Merganser to Snow Goose	5,245
Roads - Sealcoat - Marsh Hawk from Rail to Merganser	4,675
Roads - Sealcoat - Marsh Hawk from Snow Goose to Killdeer	3,390
Total for 2018	\$22,488
Replacement Year 2019	
Marina - Dock - Wooden - Stain	496
Roads - Gravel - Sandpiper from Non to Rail	1,970
Roads - Sealcoat - Snow Goose from Marsh Hawk to Sandpiper	2,860
Total for 2019	\$5,326
Replacement Year 2020	
Roads - Gravel - Tern from Non to Rail	2,029

**Oregon Water Wonderland II
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2020 continued...</i>	
Roads - Sealcoat - Canvasback from Snow Goose to Black Duck	5,481
Roads - Sealcoat - Pintail from Swan to Snow Goose	2,678
Roads - Sealcoat - Sandpiper from Rail to Killdeer	11,616
Roads - Sealcoat - Scaup from Snow Goose to Non	5,479
Roads - Sealcoat - Tholstrup from Swan to Snow Goose	2,686
Roads - Sealcoat - Widgeon from Swan to Snow Goose	2,441
Total for 2020	\$32,410
Replacement Year 2021	
Roads - Sealcoat - Eider from N Merganser to S Merganser	4,330
Roads - Sealcoat - Killdeer from black Duck to Non	5,731
Roads - Sealcoat - Rail from Elder to Sandpiper	6,806
Roads - Sealcoat - Rail from Sandpiper to Non	716
Total for 2021	\$17,584
Replacement Year 2022	
Marina - Dock - Wooden	24,597
Office - Remodel	12,299
Roads - Sealcoat - Auklet from Marsh Hawk to Sandpiper	3,125
Roads - Sealcoat - Black Duck from Merganser to USFS	738
Roads - Sealcoat - Black Duck from Rail to Merganser	2,952
Roads - Sealcoat - Black Duck from Snow Goose to Rail	5,261
Roads - Sealcoat - Black Duck from USFS to Snow Goose	922
Roads - Sealcoat - Curlew from Marsh Hawk to Sandpiper	3,125
Roads - Sealcoat - Egret from Marsh Hawk to Sandpiper	3,125
Roads - Sealcoat - Grebe Rd - from Marsh Hawk to Sandpiper	3,125
Roads - Sealcoat - Gull from Marsh Hawk to Sandpiper	3,125
Total for 2022	\$62,395
Replacement Year 2023	
Roads - Gravel - Snipe from USFS to Snow Goose	2,660
Roads - Sealcoat - Avocet from non to Swan	1,082
Roads - Sealcoat - Brant from Black Duck to Non	1,082
Roads - Sealcoat - Brant from Snow Goose to Black Duck	6,412
Roads - Sealcoat - Bufflehead from N Merganser to S Merganser	4,534
Roads - Sealcoat - Crane from Blue Heron to Snow Goose	7,433
Roads - Sealcoat - Golden Eye from Snow Goose to Black Duck	4,507
Roads - Sealcoat - Harlequin from Snow Goose to Black Duck	4,918

**Oregon Water Wonderland II
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2023 continued...</i>	
Roads - Sealcoat - Kingfisher from Snow Goose to Black Duck	6,839
Roads - Sealcoat - Merganser Dr from Tree Duck to Non	4,203
Roads - Sealcoat - Snow Goose from 56019 to S Century	26,213
Roads - Sealcoat - Snow Goose from Sandpiper to Non	874
Roads - Sealcoat - Tree Duck from N Merganser to S Merganser	4,921
Roads - Sealcoat - Wood Duck Ct from Bridge to Wood Duck Dr	3,800
Roads - Sealcoat - Wood Duck Dr from Swan to Wood Duck Ct	4,750
Roads - Sealcoat - Wood Duck from Blue Heron to Swan	4,750
Total for 2023	<u>\$88,979</u>
Replacement Year 2024	
Roads - Sealcoat - Merganser Ct from USFS to Merganser	3,031
Roads - Sealcoat - Osprey Ct	1,096
Roads - Sealcoat - Osprey Rd	6,654
Roads - Sealcoat - Snow Goose from 56019 to Marsh Hawk	9,786
Roads - Sealcoat - Snow Goose from End to Snow Goose	1,370
Roads - Sealcoat - Swan from Wood Duck to S Century	17,591
Signs - Directional	3,229
Total for 2024	<u>\$42,758</u>

