

2023

Sahhali South Reserve Account Budgets

**Sahhali South Homeowners Association
Common Area Reserve Reconciliation
As of 10/31/22**

Beginning Balance	
as of 1/1/22	103,964.13
Dues Collected	49,999.95
Interest Earned thru 10/31/22	183.60
	<hr/>
	154,147.68
Reserve Study Expenses	
Seal Coat and crack sealing of main entrance & Tye Court	(11,020.80)
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Ending Balance as of 10/31/22	<u>143,126.88</u>
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2022 Projected Ending Balance per Reserve Study	115,245.00

Sahhali South HOA
Common Area Reserve Budget
For the Year 2023

ACCT	Description	2023 BUDGET												2023 BUDGET	2023 Budget Over 2022 Forecast		Current Year Reserve Assumptions	
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		Variance \$	Variance %		
	Dues																	
4002-R01	Dues - Common Area Reserve	44,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44,118
	Total Reserve Collection	44,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44,118
	Reserves - Common Area Expenses																	
7835-R01	Grounds & Landscaping	-	-	-	-	20,000	-	-	-	-	-	-	-	-	-	-	-	20,000
7835-R01	General Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9540-R01	Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Common Area Reserve Expenses	-	-	-	-	20,000	-	-	-	-	-	-	-	-	-	-	-	20,000
	Other Income																	
	Interest Income	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	143
	Total Other Income	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	143
	Net Common Area Reserve Assets	44,130	12	12	12	(19,988)	12	12	12	12	12	12	12	12	12	12	24,261	
	Projected Cash Balance	143,127	187,257	187,269	187,281	187,293	167,304	167,316	167,328	167,340	167,352	167,364	167,376	167,388	167,388	167,388	167,388	End Bal.

Reserve Study Suggested Contribution	\$ 52,000
Dues Adjustment due to excess funds at end of 2022	\$ (7,882)
Total Budgeted Reserve Contribution	\$ 44,118
Total Number of Lots	63
Dues per lot	\$ 700.29

Projected Reserve Study Balance 167,388

2023 Budget Over 2022 Forecast	Variance \$	Variance %	Current Year Reserve Assumptions
	(5,882)	-11.6%	Due to balance in the account, HOA is collecting slightly lower amount than Reserve Study Schedule, page 14.
	(5,882)	-11.8%	
	24,261	100.0%	2023 Est. Pelican Point Road repairs.
	(11,021)	-100.0%	
	(1,000)	-100.0%	No Insurance requirement in Reserve Study for 2023
	(11,021)	-100.0%	
	(723)	-100.0%	
	(49,277)		

**Sahhali South Owners Association - Common
Cash Flow Method - Threshold Funding Model Projection**

Beginning Balance: \$103,958

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	50,000	92		115,245	341,990	34%
2023	52,000	143		167,388	385,211	43%
2024	54,080	197		221,665	431,343	51%
2025	56,243	242	10,104	268,046	470,437	57%
2026	58,493	274	25,615	301,198	496,258	61%
2027	60,833	321	13,363	348,988	537,199	65%
2028	63,266	383		412,638	595,076	69%
2029	65,797	448		478,883	656,723	73%
2030	68,428	255	260,576	286,991	451,351	64%
2031	71,166	180	145,432	212,905	359,087	59%
2032	74,012	202	51,068	236,051	362,910	65%
2033	76,973	278		313,302	421,698	74%
2034	80,052	52	304,837	88,569	167,579	53%
2035	83,254	121	12,848	159,095	208,805	76%
2036	86,584	168	37,917	207,930	227,524	91%
2037	90,047	239	18,106	280,111	269,587	104%
2038	93,649	331		374,091	334,234	112%
2039	97,395	427		471,913	403,622	117%
2040	101,291	527		573,730	478,026	120%
2041	105,342	585	46,132	633,526	509,760	124%
2042	109,556	623	69,953	673,753	520,412	129%
2043	113,938	736		788,427	606,762	130%
2044	118,496	853		907,776	699,187	130%
2045	123,236	953	22,140	1,009,825	775,010	130%
2046	128,165	1,024	56,126	1,082,887	821,356	132%
2047	133,292	1,126	29,280	1,188,025	900,424	132%
2048	138,623	1,264		1,327,912	1,016,172	131%
2049	144,168	1,407		1,473,487	1,139,740	129%
2050	149,935	1,542	13,140	1,611,825	1,257,901	128%
2051	155,933	1,629	68,286	1,701,100	1,326,887	128%

**Sahhali South Owners Association - Common
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2022	
Asphalt - Repair - 1 of 1X	5,880
DEQ Parts - Replacement	3,584
Emergency Entrance Gate - Maintenance	181
Insurance Deductible - 1 of 1X	1,000
Shared Road Asphalt - Replacement	21,872
Shared Road Asphalt - Seal Coat	6,288
Total for 2022	<u>\$38,806</u>
<i>No Replacement in 2023</i>	
<i>No Replacement in 2024</i>	
Replacement Year 2025	
Bear Proof Trash Cans	2,609
Park Benches - Replacement	1,782
Street Signs - Replacement	1,425
Trail Signs - Replacement	4,289
Total for 2025	<u>\$10,104</u>
Replacement Year 2026	
Asphalt - Sealcoat	25,615
Total for 2026	<u>\$25,615</u>
Replacement Year 2027	
Concrete Under Benches	1,132
DEQ Parts - Replacement	4,361
Emergency Entrance Gate - Maintenance	220
Shared Road Asphalt - Seal Coat	7,651
Total for 2027	<u>\$13,363</u>
<i>No Replacement in 2028</i>	
<i>No Replacement in 2029</i>	
Replacement Year 2030	
Asphalt - Overlay	260,576
Total for 2030	<u>\$260,576</u>

BID PROPOSAL
CAMACHO SEALCOATING, LLC

CCB# 227528
P.O. BOX 534 McMinnville, Oregon 97128
camachosealcoating@gmail.com
971-237-5599

Sahhali Shores
Neskowin, Oregon 97149
HWY 101 - Tye Court

June 3, 2022

PREP, CLEAN, AND SEALCOAT FOR 39597 SQUARE FEET 2 COATS OF SEALCOAT	\$13859.00
CRACK SEAL ROAD 318 LINEAR FEET	\$365.00
CRACK SEAL CURBS 4188 LINEAR FEET	\$4816.00
SAW CUT AND REMOVE OLD ASPHALT PATCH ASPHALT 2 INCHES DEEP	\$6000.00
ALLIGATOR PATCHING	\$1200.00

TOTAL	\$26240.00
SAHHALI SOUTH HOA 42%	\$11020.80
20% DOWN	\$2204.16
SAHHALI SHORES AT NESKOWIN COA 58%	\$15219.20
20% DOWN	\$3043.84

THIS BID IS VALID FOR 15 DAYS
20% DOWN TO START BALANCE DUE UPON COMPLETION

→ this was the extent of the repairs. No full replacement was required.

Please make checks payable to Camacho Sealcoating, LLC.

Sahhali South Homeowners Association
STEP Reserve Reconciliation
As of 10/31/22

Beginning Balance	
as of 1/1/22	70,801.40
Dues Collected	20,924.20
Interest Earned thru 10/31/22	383.74
	<u>92,109.34</u>
Reserve Study Expenses	
Rebuild upper sewer shed	(7,558.26)
Control Panel at drain field	(5,328.13)
Replace barge rafters & reroof lower shed	(1,160.00)
Total Expenses	<u>(14,046.39)</u>
STEP Leak Repair	
Funds transferred to cover cost	(12,351.54)
Ending Balance as of 10/31/22	<u><u>65,711.41</u></u>
Future Transactions	
Add'l funds for leak repair	(12,295.76)
Return funds from Oper. To Reserve	16,500.00
Forecasted Ending Reserve Balance for 12/31/22	<u><u>69,915.65</u></u>
2022 Projected Ending Balance per Reserve Study	<u><u>65,789.00</u></u>

Sahhali South HOA
STEP Reserve Budget
For the Year 2023

ACCT	Description	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2023 BUDGET	2023 BUDGET	2023 BUDGET Over 2022 Forecast	Variance \$	Variance %	Current Year Reserve Assumptions
	Dues																		
4002-R02	Dues - STEP Reserve	21,452													21,452		528	2.5%	Per Reserve Study/Step System Schedule, page 6.
	Total Reserve Collection	21,452													21,452		528	2.5%	
	Reserves - Step System Expenses																		
7250 - R02	Step System Building repairs																(6,718)	-100.0%	
7250-R02	Step System Parts/Compliance and pump replacements				3,739										3,739		(6,328)	-100.0%	
	STEP System Reserve Expenses				3,739										3,739		(14,046)	-100.0%	
	Other Income																		
	Interest Income	7	7	7	7	7	7	7	7	7	7	7	7	7	78		(723)	-100.0%	
	Total Other Income	7	7	7	7	7	7	7	7	7	7	7	7	78	78				
	Net Common Area Reserve Assets	21,459	7	7	(3,231)	7	7	7	7	7	7	7	7	7	17,791		(20,201)		
	Projected Cash Balance	89,916	91,374	91,381	87,655	87,661	87,668	87,674	87,681	87,687	87,694	87,700	87,707	87,707	87,707				
	Beg Bal.																		

Projected Reserve Study Balance 87,707

Reserve Study Suggested Contribution	\$	21,452
Dues Adjustment due to excess funds end at end of 2022	\$	(888)
Total Budgeted Reserve Contribution	\$	21,064
Total Number of Lots on System		58
Dues per lot	\$	365.86

2023 - Page 9 of the RS Step System, these expenses have been carried over from 2022. HOA is waiting for an direction from DEQ for the upgrades.

**Sahhali South Owners Association - STEP System
Cash Flow Method - Threshold Funding Model Projection**

Beginning Balance: \$70,800

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	21,000	56	26,067	65,789	183,319	36%
2023	21,840	78		87,707	203,764	43%
2024	22,714	99	1,096	109,424	224,413	49%
2025	23,622	122		133,168	247,572	54%
2026	24,567	144	2,870	155,009	269,240	58%
2027	25,550	167	2,319	178,407	292,938	61%
2028	26,572	192	1,282	203,888	319,275	64%
2029	27,635	208	11,034	220,696	337,429	65%
2030	28,740	235	1,386	248,285	367,016	68%
2031	29,890	19	245,242	32,951	144,878	23%
2032	29,890	45	4,321	58,565	165,142	35%
2033	29,890	75		88,529	191,468	46%
2034	29,890	103	1,622	116,900	217,950	54%
2035	29,890	133		146,923	247,999	59%
2036	29,890	31	132,608	44,234	142,190	31%
2037	29,890	46	14,505	59,665	155,863	38%
2038	29,890	74	1,897	87,731	184,118	48%
2039	29,890	104		117,725	216,436	54%
2040	29,890	132	2,052	145,694	248,911	59%
2041	29,890	162		175,746	285,857	61%
2042	29,890	186	6,396	199,425	318,709	63%
2043	29,890	216		229,530	360,649	64%
2044	29,890	224	22,273	237,371	382,271	62%
2045	29,890	254		267,514	429,136	62%
2046	29,890	235	48,480	249,159	428,720	58%
2047	29,890	260	5,081	274,228	474,735	58%
2048	29,890	288	2,809	301,597	526,320	57%
2049	29,890	318		331,804	584,310	57%
2050	29,890	345	3,038	359,001	642,938	56%
2051	29,890	375		389,266	708,607	55%

**Sahhali South Owners Association - STEP System
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2022	
Building: Blue Heron Trail - Reside & Paint Building	5,000
Building: Scherzinger - Complete Rebuild	12,000
Control Panel at Drain Field & Treatment Facility	5,328
Effluent Pump - 1/2 HP 20' Lead - Renewal	1,013
Effluent Pump - 3 HP 30' Lead - Renewal	1,906
Effluent Pump - 3/4 HP 20' Lead - Renewal	820
Total for 2022	<u>\$26,067</u>
<i>No Replacement in 2023</i>	
Replacement Year 2024	
Effluent Pump - 1/2 HP 20' Lead - Renewal	1,096
Total for 2024	<u>\$1,096</u>
<i>No Replacement in 2025</i>	
Replacement Year 2026	
Building: Blue Heron Trail - Roof	1,685
Effluent Pump - 1/2 HP 20' Lead - Renewal	1,185
Total for 2026	<u>\$2,870</u>
Replacement Year 2027	
Effluent Pump - 3 HP 30' Lead - Renewal	2,319
Total for 2027	<u>\$2,319</u>
Replacement Year 2028	
Effluent Pump - 1/2 HP 20' Lead - Renewal	1,282
Total for 2028	<u>\$1,282</u>
Replacement Year 2029	
2" Magnetic Flow Meter - Renewal	4,935
Above Ground Vent Fan Assembly - Renewal	3,866
AdvanTex Pressure Gauge Assembly - Renewal	2,233
Total for 2029	<u>\$11,034</u>