



Sunland Division 7 Condo

Report #: 23127-9

Sequim, WA

# of Units: 63

Level of Service: Update "No-Site-Visit"

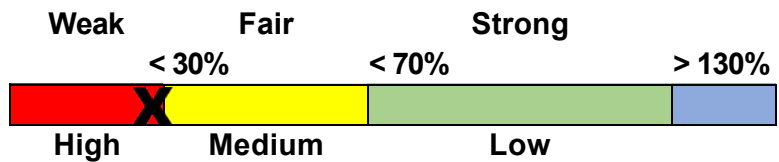
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$318,219
Current Fully Funded Reserve Balance	\$1,156,770
Percent Funded	27.5 %
Average Reserve (Deficit) or Surplus Per Unit	(\$13,310)
Recommended 2025 100% Annual "Full Funding" Contributions	\$130,000
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$121,000
Most Recent Budgeted Contribution Rate	\$47,970

Reserve Fund Strength: 27.5%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 27.5 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$111,949 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to 100% as noted above. The 100% "Full" contribution rate is designed to gradually achieve funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Site/Grounds</b>			
110 Asphalt - Resurface	32	5	\$171,000
112 Asphalt - Seal/Repair	4	3	\$19,050
<b>Building Exteriors</b>			
600 Comp Roof: #116 - Replace	25	23	\$91,200
600 Comp Roof: #126 - Replace	25	0	\$89,400
601 Comp Roof: #156 - Replace	25	0	\$81,200
602 Comp Roofs: #125/#133 - Replace	25	2	\$150,500
602 Comp Roofs: #137/#138/140 - Replace	25	3	\$134,500
603 Comp Roof: #142 - Replace	25	4	\$81,200
605 Comp Roof: #148 - Replace	25	5	\$83,300
606 Comp Roof:#143/145,145/147- Replace	25	6	\$84,750
607 Comp Roof: #117 - Replace	25	18	\$61,800
609 Comp Roof: #119,121, 134 -Replace	25	20	\$192,500
610 Comp Roof: #108 - Replace	25	22	\$85,650
614 Tile Roof,1990 - Comp Transition	25	7	\$283,500
<b>Equipment/Systems</b>			
899 Plumbing - Systems Evaluation	1	0	\$39,650
<b>Professional/Special Projects</b>			
900 Contingency/Emergency Fund	0	0	\$42,250
995 Building Envelope/Structure	4	0	\$21,650

**17 Total Funded Components**

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.