



Sunland North Division 17 - DIY

Report #: 19544-11

Sequim, WA

# of Units: 139

Level of Service: "Do-It-Yourself" Kit

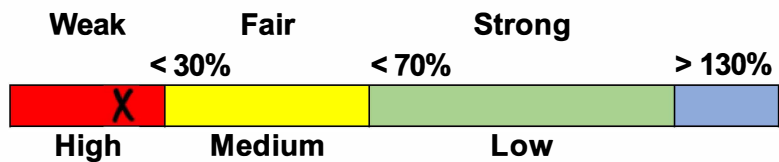
January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Starting Reserve Balance	\$651,186
Current Fully Funded Reserve Balance	\$2,894,801
Percent Funded	22.5 %
Average Reserve (Deficit) or Surplus Per Unit	(\$16,141)
Recommended 2023 100% Annual "Full Funding" Contributions	\$489,450
2023 "Baseline Funding" minimum to keep Reserves above \$0	\$266,640
Most Recent Budgeted Contribution Rate	\$70,000

Reserve Fund Strength: 22.5%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.75 %
Annual Inflation Rate	3.00 %

- This is a "Do-It-Yourself" Kit, based upon client supplied assumptions, prepared without oversight by Association Reserves personnel.
- Your Reserve Fund is currently 22.5 % 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 \$325,278 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 100% range as noted above. The 100% "Full" contribution rate is designed to gradually achieve the funding objective by the end of our 30-year report scope.
- "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.