



Sunland Division 17 Owners' Association
Sequim, WA
Level of Service: Update "With-Site-Visit"

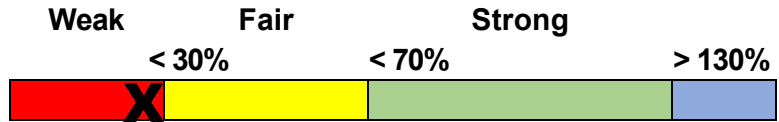
Report #: 19544-12
of Units: 139
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$762,423
Current Fully Funded Reserve Balance	\$2,972,831
Percent Funded	25.6 %
Average Reserve (Deficit) or Surplus Per Unit	(\$15,902)
Recommended 2024 100% Monthly "Full Funding" Contributions	\$34,750
Recommended 2024 70% Monthly "Threshold Funding" Contributions	\$30,420
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$21,100
Most Recent Budgeted Contribution Rate	\$7,917

Reserve Fund Strength: 25.6%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

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

- This is a Update "With-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 25.6 % 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 \$279,031 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these 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
Site/Grounds			
100 Concrete - Repair/Replace	5	3	\$8,955
142 Privacy Fence/Screen - Replc 1 of 7	28	3	\$23,850
143 Privacy Fence/Screen - Replc 2 of 7	28	7	\$17,900
144 Privacy Fence/Screen - Replc 3 of 7	28	9	\$52,200
145 Privacy Fence/Screen - Replc 4 of 7	28	9	\$34,350
146 Privacy Fence/Screen - Replc 5 of 7	18	4	\$9,455
147 Privacy Fence/Screen - Replc 6 of 7	18	10	\$5,900
148 Privacy Fence/Screen - Replc 7 of 7	18	13	\$10,600
160 Pole Lights - Replace Phases 1-5	25	2	\$73,700
162 Pole Lights - Rplce Phase 6	25	17	\$34,100
170 Landscape/Trees - Refurbish	5	0	\$8,955
172 Bark/Mulch - Replenish	3	0	\$40,000
175 Irrigation System - Repair/Replace	5	2	\$8,955
200 Entry Sign - Replace	25	9	\$3,605
205 Mailbox Clusters Phase 6 - Replace	30	14	\$4,805
Buildings			
499 Shngle Roof, Skyls- Replace 1 of 3	30	16	\$245,500
500 Shngle Roof, Skyls- Replace 2 of 3	30	23	\$210,500
501 Shngle Roof, Skyls- Replace 3 of 3	30	24	\$315,500
502 Tile Roofs, Skyls - Replace 1 of 5	50	27	\$195,000
503 Tile Roofs, Skyls - Replace 2 of 5	50	28	\$330,000
504 Tile Roofs, Skyls - Replace 3 of 5	50	29	\$330,000
505 Tile Roofs, Skyls - Replace 4 of 5	50	30	\$309,500
506 Tile Roofs, Skyls - Replace 5 of 5	50	31	\$330,000
507 Gutters/Downspout - Rpr/Rplc Ph 1	60	38	\$13,100
507 Gutters/Downspout - Rpr/Rplc Ph 2	60	39	\$13,100
507 Gutters/Downspout - Rpr/Rplc Ph 3	60	40	\$13,100
507 Gutters/Downspout - Rpr/Rplc Ph 4	60	41	\$13,900
507 Gutters/Downspout - Rpr/Rplc Ph 5	60	42	\$11,490
507 Gutters/Downspout - Rpr/Rplc Ph 6	60	43	\$10,660
507 Gutters/Downspout - Rpr/Rplc Ph 7	60	44	\$4,100
507 Gutters/Downspout - Rpr/Rplc Ph 8	60	45	\$1,640
507 Gutters/Downspout - Rpr/Rplc Ph 9	60	46	\$6,555
507 Gutters/Downspouts - Rpr/Rplc Ph 10	60	51	\$6,555
507 Gutters/Downspouts - Rpr/Rplc Ph 11	60	54	\$19,650
517 Siding - Ext Renovation Ph 1	60	38	\$192,000
517 Siding - Ext Renovation Ph 2	60	39	\$192,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
519 Siding - Ext Renovation Ph 3	60	40	\$192,000
519 Siding - Ext Renovation Ph 4	60	41	\$204,000
519 Siding - Ext Renovation Ph 5	60	42	\$168,500
519 Siding - Ext Renovation Ph 6	60	43	\$156,500
519 Siding - Ext Renovation Ph 7	60	44	\$60,100
519 Siding - Ext Renovation Ph 8	60	45	\$24,050
519 Siding - Ext Renovation Ph 9	60	46	\$96,350
519 Siding - Ext Renovation Phase 10	60	51	\$96,350
519 Siding - Ext Renovation Phase 11	60	54	\$288,500
529 Building Paint - 2014 Completion	12	2	\$115,000
529 Building Paint - 2015 Completion	12	3	\$115,000
529 Building Paint - 2016 Completion	12	4	\$615,000
529 Building Paint - 2017 Completion	12	5	\$122,500
529 Building Paint - 2018 Completion	12	6	\$100,900
529 Building Paint - 2019 Completion	12	7	\$94,050
529 Building Paint - 2020-23 Completion	12	8	\$108,500
529 Building Paint - 2024 Planned	12	0	\$86,400
529 Building Paint - 2025 Planned	12	1	\$86,400
530 Building Paint - 2027 Recommended	12	3	\$57,600
533 Windows, Sliders - Ph 1	30	14	\$131,500
533 Windows, Sliders - Ph 2	30	15	\$131,500
533 Windows, Sliders - Ph 3	30	16	\$131,500
533 Windows, Sliders - Ph 4	30	17	\$149,000
533 Windows, Sliders - Ph 5	30	18	\$122,200
533 Windows, Sliders - Ph 6	30	19	\$113,650
533 Windows, Sliders - Ph 7	30	20	\$43,700
533 Windows, Sliders - Ph 8	30	21	\$17,500
533 Windows, Sliders - Ph 9	30	22	\$69,900
533 Windows/Sliders - Ph 10	30	27	\$69,900
533 Windows/Sliders - Ph 11	30	30	\$196,500

66 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.