



Sunland North Division 17 - DIY

Report #: 19544-14

Sequim, WA

of Units: 139

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

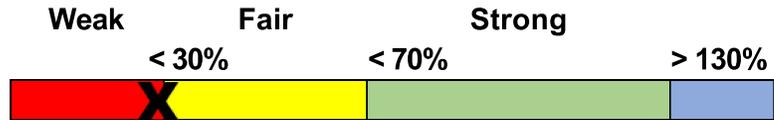
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$980,000
Current Fully Funded Reserve Balance	\$3,397,819
Percent Funded	28.8 %
Average Reserve (Deficit) or Surplus Per Unit	(\$17,394)
Recommended 2026 100% Annual "Full Funding" Reserve Transfers	\$340,660
Recommended 2026 70% Annual "Threshold Funding" Reserve Transfers	\$295,000
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$219,790
Most Recent Budgeted Reserve Transfer Rate	\$120,000

Reserve Fund Strength: 28.8%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 4.00 %

Annual Inflation Rate 3.00 %

• This is a "Do-It-Yourself" Kit, based upon client supplied information and prepared without oversight by Association Reserves personnel. Refer to the inventory appendix.

• Your Reserve Fund is currently 28.8 % 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 \$288,196 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

• See appendix for client supplied component information as the basis of 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 transfer 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
Inventory Appendix - client supplied data			
1 Phase 1 - Replace Tile Roofs	50	24	\$203,944
2 Phase 2 - Replace Tile Roofs	50	27	\$356,902
3 Phase 3 - Replace Tile Roofs	50	28	\$433,381
4 Phase 4 - Replace Tile Roofs	50	30	\$841,269
5 Phase 5 - Replace Tile Roofs	50	31	\$586,339
6 Phase 6 - Replace Comp. Roofs	35	21	\$356,260
7 Phase 7 - Replace Comp. Roofs	35	28	\$427,512
8 Phase 8 - Replace Tile Roofs	50	45	\$50,986
9 Phase 1 - Replace Siding	60	34	\$112,000
10 Phase 2 - Replace Siding	60	36	\$196,000
11 Phase 3 - Replace Siding	60	38	\$238,000
12 Phase 4 - Replace Siding	60	40	\$462,000
13 Phase 5 - Replace Siding	60	41	\$294,000
14 Phase 6 - Replace Siding	60	46	\$280,000
15 Phase 7 - Replace Siding	60	53	\$336,000
16 Phase 8 - Replace Siding	60	55	\$28,000
17 Phase 1 - Painting	15	4	\$96,000
18 Phase 2 - Painting	15	14	\$168,000
19 Phase 3 - Painting	15	5	\$204,000
20 Phase 4 - Painting	15	7	\$396,000
21 Phase 5 - Painting	15	9	\$276,000
22 Phase 6 - Painting	15	10	\$240,000
23 Phase 7 - Painting	15	7	\$288,000
24 Phase 8 - Painting	15	9	\$24,000
25 Phase 1 - Replace Privacy Fences	28	2	\$13,770
26 Phase 2 - Replace Privacy Fences	28	4	\$49,320
27 Phase 3 - Replace Privacy Fences	28	6	\$59,580
28 Phase 4 - Replace Privacy Fences	28	8	\$84,720
29 Phase 5 - Replace Privacy Fences	28	9	\$36,900
30 Phase 6 - Replace Privacy Fences	28	14	\$14,850
31 Phase 7 - Replace Privacy Fences	28	21	\$21,930
32 Phase 8 - Replace Privacy Fences	28	23	\$21,600
33 Phase 1 - Replace Windows/Sliders	35	9	\$36,192
34 Phase 2 - Replace Windows/Sliders	35	11	\$63,336
35 Phase 3 - Replace Windows/Sliders	35	13	\$76,908
36 Phase 4 - Replace Windows/Sliders	35	15	\$149,292
37 Phase 5 - Replace Windows/Sliders	35	16	\$104,052

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
38 Phase 6 - Replace Windows/Sliders	35	21	\$90,480
39 Phase 7 - Replace Windows/Sliders	35	28	\$108,576
40 Phase 8 - Replace Windows/Sliders	35	30	\$9,048
41 Phase 1 - Replace Light Poles	25	1	\$5,000
42 Phase 2 - Replace Light Poles	25	1	\$8,750
43 Phase 3 - Replace Light Poles	25	3	\$10,625
44 Phase 4 - Replace Light Poles	25	5	\$20,625
45 Phase 5 - Replace Light Poles	25	6	\$13,125
46 Phase 6 - Replace Light Poles	25	11	\$12,500
47 Phase 7 - Replace Light Poles	25	18	\$15,000
48 Phase 8 - Replace Light Poles	25	20	\$1,250
49 Phase 1 - Gutters/Downspouts	60	34	\$6,000
50 Phase 2 - Gutters/Downspouts	60	36	\$10,500
51 Phase 3 - Gutters/Downspouts	60	38	\$12,750
52 Phase 4 - Gutters/Downspouts	60	40	\$24,750
53 Phase 5 - Gutters/Downspouts	60	41	\$17,250
54 Phase 6 - Gutters/Downspouts	60	46	\$15,000
55 Phase 7 - Gutters/Downspouts	60	53	\$18,000
56 Phase 8 - Gutters/Downspouts	60	55	\$1,500
57 Phase 1 - Chimney Chase	25	1	\$16,000
58 Phase 2 - Chimney Chase	25	1	\$28,000
59 Phase 3 - Chimney Chase	25	3	\$34,000
60 Phase 4 - Chimney Chase	25	5	\$66,000
61 Phase 5 - Chimney Chase	25	6	\$46,000
64 Phase 8 - Chimney Chase	25	20	\$2,000
65 Landscaping Mulch Project	3	2	\$47,972
66 Concrete repairs	1	1	\$13,000
67 Mount Baker Mailbox Enclosure	28	14	\$4,750

65 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.



Do-It-Yourself Reserve Study Worksheet

Note: Any questions relating to the information contained in this Appendix should be directed to the contact person indicated on the following page.