



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

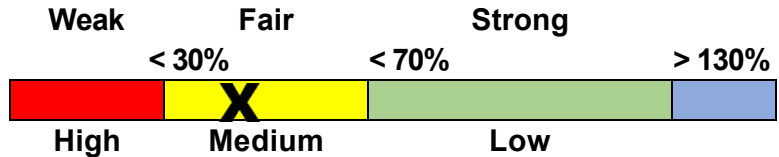
Report #: 19544-16  
# of Units: 139  
January 1, 2027 through December 31, 2027

Findings & Recommendations

as of January 1, 2027

Starting Reserve Balance	\$1,244,997
Current Fully Funded Reserve Balance	\$2,805,460
Percent Funded	44.4 %
Average Reserve (Deficit) or Surplus Per Unit	(\$11,226)
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	\$15,100
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	\$13,000
2027 "Baseline Funding" minimum to keep Reserves above \$0	\$8,190
Most Recent Budgeted Reserve Transfer Rate	\$10,417

Reserve Fund Strength: 44.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
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 44.4 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. 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 \$160,873 - 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.
- 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 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
<b>Site/Grounds</b>			
100 Concrete - Repair/Replace	5	4	\$12,500
142 Privacy Fence/Screen - Replc 1 of 7	28	0	\$13,800
143 Privacy Fence/Screen - Replc 2 of 7	28	2	\$49,300
144 Privacy Fence/Screen - Replc 3 of 7	28	4	\$59,600
145 Privacy Fence/Screen - Replc 4 of 7	28	6	\$84,700
146 Privacy Fence/Screen - Replc 5 of 7	28	7	\$36,900
147 Privacy Fence/Screen - Replc 6 of 7	20	6	\$22,000
148 Privacy Fence/Screen - Replc 7 of 7	20	13	\$21,600
160 Pole Lights - Replace Phases 1-5	25	0	\$80,500
162 Pole Lights - Rplce Phase 6	25	14	\$37,300
170 Landscape/Trees - Refurbish	5	0	\$9,790
172 Bark/Mulch - Replenish	3	0	\$16,700
175 Irrigation System - Repair/Replace	5	0	\$9,790
200 Entry Sign - Replace	25	6	\$3,940
205 Mailbox Clusters Phase 6 - Replace	30	11	\$9,570
<b>Buildings</b>			
499 Shngle Roof, Skyls- Replace 1 of 3	30	13	\$257,000
500 Shngle Roof, Skyls- Replace 2 of 3	30	20	\$220,000
501 Shngle Roof, Skyls- Replace 3 of 3	30	21	\$330,000
502 Tile Roofs, Skyls - Replace 1 of 5	50	24	\$473,000
503 Tile Roofs, Skyls - Replace 2 of 5	50	25	\$473,000
504 Tile Roofs, Skyls - Replace 3 of 5	50	26	\$473,000
505 Tile Roofs, Skyls - Replace 4 of 5	50	27	\$420,000
506 Tile Roofs, Skyls - Replace 5 of 5	50	28	\$473,000
507 Gutters/Downspout - Rpr/Rplc Ph 1	60	35	\$11,200
507 Gutters/Downspout - Rpr/Rplc Ph 2	60	36	\$11,200
507 Gutters/Downspout - Rpr/Rplc Ph 3	60	37	\$11,200
507 Gutters/Downspout - Rpr/Rplc Ph 4	60	38	\$11,900
507 Gutters/Downspout - Rpr/Rplc Ph 5	60	39	\$9,790
507 Gutters/Downspout - Rpr/Rplc Ph 6	60	40	\$9,090
507 Gutters/Downspout - Rpr/Rplc Ph 7	60	41	\$3,500
507 Gutters/Downspout - Rpr/Rplc Ph 8	60	53	\$1,400
507 Gutters/Downspout - Rpr/Rplc Ph 9	60	43	\$5,590
507 Gutters/Downspouts - Rpr/Rplc Ph 10	60	48	\$5,590
507 Gutters/Downspouts - Rpr/Rplc Ph 11	60	51	\$16,800
517 Siding - Ext Renovation Ph 1	60	35	\$252,000
517 Siding - Ext Renovation Ph 2	60	36	\$252,000
519 Siding - Ext Renovation Ph 3	60	37	\$252,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
519 Siding - Ext Renovation Ph 4	60	38	\$267,000
519 Siding - Ext Renovation Ph 5	60	39	\$220,000
519 Siding - Ext Renovation Ph 6	60	40	\$204,000
519 Siding - Ext Renovation Ph 7	60	41	\$78,600
519 Siding - Ext Renovation Ph 8	60	53	\$31,500
519 Siding - Ext Renovation Ph 9	60	43	\$126,000
519 Siding - Ext Renovation Phase 10	60	48	\$126,000
519 Siding - Ext Renovation Phase 11	60	51	\$377,000
529 Building Paint - 2014 Completion	12	0	\$0
529 Building Paint - 2015 Completion	12	0	\$0
529 Building Paint - 2016 Completion	12	1	\$0
529 Building Paint - 2017 Completion	12	2	\$0
529 Building Paint - 2018 Completion	12	3	\$0
529 Building Paint - 2019 Completion	12	4	\$0
529 Building Paint - 2020-2023 Completion	12	6	\$0
529 Building Paint - 2024	12	9	\$0
529 Building Paint - 2025	12	10	\$0
529 Building Paint - 2027 Recommended	12	0	\$0
533 Windows, Sliders - Ph 1	30	11	\$74,600
533 Windows, Sliders - Ph 2	30	12	\$74,600
533 Windows, Sliders - Ph 3	30	13	\$74,600
533 Windows, Sliders - Ph 4	30	14	\$79,200
533 Windows, Sliders - Ph 5	30	15	\$65,200
533 Windows, Sliders - Ph 6	30	16	\$60,600
533 Windows, Sliders - Ph 7	30	17	\$23,300
533 Windows, Sliders - Ph 8	30	23	\$9,320
533 Windows, Sliders - Ph 9	30	19	\$37,300
533 Windows/Sliders - Ph 10	30	24	\$37,300
533 Windows/Sliders - Ph 11	30	27	\$112,000
995 Building Envelope & Structure			\$0

### 67 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.

**2027**

# Component	Quantity	Unit of Measure	Expenses
Site/Grounds			
142 Privacy Fence/Screen - Replc 1 of 7	230	LF	\$13,800
160 Pole Lights - Replace Phases 1-5	95	pole lights	\$80,500
170 Landscape/Trees - Refurbish	1	Grass, trees, bushes, etc	\$9,790
172 Bark/Mulch - Replenish	1	Bark/mulch, extensive	\$16,700
175 Irrigation System - Repair/Replace	1	Controls, valves, etc.	\$9,790
<b>Chapter Cost</b>			<b>\$130,580</b>

Annual Total: \$130,580

**2028**

(No Projected Reserve Expenses)

**2029**

# Component	Quantity	Unit of Measure	Expenses
Site/Grounds			
143 Privacy Fence/Screen - Replc 2 of 7	822	buildings	\$52,302
<b>Chapter Cost</b>			<b>\$52,302</b>

Annual Total: \$52,302

**2030**

# Component	Quantity	Unit of Measure	Expenses
Site/Grounds			
172 Bark/Mulch - Replenish	1	Bark/mulch, extensive	\$18,249
<b>Chapter Cost</b>			<b>\$18,249</b>

Annual Total: \$18,249

**2031**

# Component	Quantity	Unit of Measure	Expenses
Site/Grounds			
100 Concrete - Repair/Replace	1	allowance   Aggregate	\$14,069
144 Privacy Fence/Screen - Replc 3 of 7	993	LF	\$67,080
<b>Chapter Cost</b>			<b>\$81,149</b>

Annual Total: \$81,149

Grand Total: \$282,280