PROFESSIONAL RESERVE STUDY

LEVEL 3 UPDATE

Lake Marcel Community Club

31600 NE 106th Street, Carnation, WA 98014

For:

Lake Marcel Homeowners Association
c/o Brian Blomquist
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1.0 EXECUTIVE SUMMARY

1.1 DISCLOSURES REQUIRED BY STATE OF WA RCW 64.90.550

The undersigned makes the following disclosures required by RCW 64.90.550 to establish that this Reserve Study meets all requirements of the Washington Uniform Common Interest Ownership Act, Chapter 64.90 RCW:

a. This Reserve Study was prepared with the assistance of a reserve study professional and that professional was independent;

b. This Reserve Study includes all information required by RCW 64.90.550 Reserve Study – Contents; and

c. This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

1.2 GENERAL DESCRIPTION OF PROPERTY

The subject property is located around Lake Marcel between the communities of Carnation and Duvall. There are 398 individual lots in this community. The Lake Marcel Community Club has gently rolling hills and the collective assets consists of two beaches, an office, private docks, picnic assets, community bathrooms, picnic shelters, and playground equipment. There are public roads maintained by King County throughout the development.

Like all properties, this property will require capital maintenance. We have itemized areas of capital maintenance that we anticipate over the next thirty (30) years along with estimated costs and estimated schedule of repair/replacement.

1.3 IMMEDIATE NECESSARY CAPITAL EXPENDITURES

Table 1.3 below shows the items that are in need of action immediately or within the near future. This is a summary; all tasks are explained in greater detail in Section 3.0 Physical Analysis.

Table 1.3: Summary of Immediate Necessary Capital Expenditures

Component	Cost	Urgency
Anode replacement, trash rack replacement, and bubbler replacement	$7,500	2024

2.0 RESERVE STUDY BACKGROUND

2.1 PURPOSE OF THIS LEVEL 3 RESERVE STUDY

The primary purpose of this Level 3 Reserve Study is to provide the Association with a planning and budgeting tool to adequately maintain the property 30 years into the future without unexpected special assessments. This study is intended to provide the Association with an understanding of their property and to bring to light necessary immediate expenditures and reasonably anticipated future capital expenses that should be addressed.

Associations have a responsibility to their members to adequately maintain their properties and our Reserve Studies provide our clients with the tools to implement capital maintenance. When small issues and maintenance items are addressed prior to becoming larger problems, there is typically a significant overall savings for a property owner. Properly maintained properties maintain higher property values than those with an abundance of deferred maintenance.

An additional benefit of this Reserve Study is that it is one of the qualifications required for Associations to obtain FHA approval (which is very helpful in selling or refinancing individual units). Many other sources of funding are also beginning to require them as well.

2.2 WASHINGTON STATE RCW 64.90.550

As of July 1, 2018, WA State RCW 64.90.550 defined a Reserve Study in WA State as the following:

(1) Any reserve study is supplemental to the association's operating and maintenance budget.

(2) A reserve study must include:

(a) A reserve component list, including any reserve component, the replacement cost of which exceeds one percent of the annual budget of the association, excluding contributions to the reserves for that reserve component. If one of these reserve components is not included in the reserve study, the study must explain the basis for its exclusion. The study must also include quantities and estimates for the useful life of each reserve component, the remaining useful life of each reserve component, and current major replacement costs for each reserve component;

(b) The date of the study and a disclosure as to whether the study meets the requirements of this section;

(c) The following level of reserve study performed:

(i) Level I: Full reserve study funding analysis and plan;

(ii) Level II: Update with visual site inspection; or

(iii) Level III: Update with no visual site inspection;

This reserve study meets the qualifications of WA State RCW 64.90.550

(d) The association's reserve account balance;

(e) The percentage of the fully funded balance to which the reserve account is funded;

(f) Special assessments already implemented or planned;

(g) Interest and inflation assumptions;

(h) Current reserve account contribution rates for a full funding plan and a baseline funding plan;

(i) A recommended reserve account contribution rate for a full funding plan to achieve one hundred percent fully funded reserves by the end of the thirty-year study period, a recommended reserve account contribution rate for a baseline funding plan to maintain the reserve account balance above zero throughout the thirty-year study period without special assessments, and a reserve account contribution rate recommended by the reserve study professional;

(j) A projected reserve account balance for thirty years based on each funding plan presented in the reserve study;

(k) A disclosure on whether the reserve study was prepared with the assistance of a reserve study professional, and whether the reserve study professional was independent; and

(l) A statement of the amount of any current deficit or surplus in reserve funding expressed on a dollars per unit basis. The amount is calculated by subtracting the association's reserve account balance as of the date of the study from the fully funded balance, and then multiplying the result by the fraction or percentage of the common expenses of the association allocable to each unit; except that if the fraction or percentage of the common expenses of the association allocable vary by unit, the association must calculate any current deficit or surplus in a manner that reflects the variation.

(3) A reserve study must also include the following disclosure:

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement."

2.3 SCOPE AND METHODOLOGY

Our Level 2 Reserve Study was finalized on October 6, 2024 at this property.

This report is an off-site update of that report based solely on the information provided to us by Peter Templin on March 21, 2024.

Financial Analysis: We performed an analysis on the financial needs and current status at the property. The financial analysis provides the following:

- Forecasts the anticipated Capital Reserves necessary at the property over the next 30 years.
- Projects future Capital Reserve balances and determines the appropriate funding levels necessary.
- Reviews the Association's current funding plan and current financial position.
- Provides our recommended annual contribution to the Reserve Fund to maintain Full Funding.

2.4 SOURCES OF INFORMATION

The following people provided us information for this study:

- Brian Blomquist
- Peter Templin

2.5 DEFINITIONS

Assumed Inflation - Our assumed inflation rate is our best guess of the long term average of the inflation rate over the next thirty years; it is not based on the current Consumer Price Index (CPI). Our number is much closer to the historical average of the CPI over the previous 25 years.

Capital Reserves Balance - Actual or projected funds as of a particular point in time that the Association has identified for use to defray the future repair or replacement of those major components which the Association is obligated to maintain. Also known as reserves, reserve accounts, cash reserves.

Component - An individual line item in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks of the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) predictable remaining useful life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

Component Inventory - The task of selecting and quantifying reserve components. This task is accomplished through onsite visual observations, review of Association design and organizational documents, and a review of established Association precedents.

Deficit - An actual (or projected) reserve balance less than the fully funded balance. The opposite would be a surplus.

Effective Age - The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computation.

Financial Analysis - The portion of a Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived. The financial analysis is one of the two parts of a Reserve Study.

Fully Funded - 100% funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB) - Total accrued depreciation. An indicator against which actual (or projected) reserve balance can be compared. In essence, it is the reserve balance that is proportional to the current Repair/replacement cost and the fraction of life "used up". This number is calculated for each component, them summed together for an Association total.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage.

Special Assessment - An assessment levied on the members of an Association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

2.6 FREQUENTLY ASKED QUESTIONS ABOUT RESERVE STUDIES

What is a reserve study?

Reserve studies are comprehensive reports that are used as budget planning tools that will assess the current financial health of the reserve fund as well as create a plan for future funding to offset anticipated major future common area expenditures.

According to *Community Association Institute's Best Practices, Reserve Studies/Management*: "There are two components of a reserve study—a physical analysis and a financial analysis. During the physical analysis, a reserve provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates. A financial analysis assesses only the association's reserve balance or fund status (measured in cash or as percent funded) to determine a recommendation for an appropriate reserve contribution rate (funding plan)."

What are the different types of reserve studies?

Reserve studies fit into one of three categories: Full; Update with Site Visit; and Update with No Site Visit. They are frequently called Level 1, Level 2, and Level 3 respectively (as defined by Washington State RCW 64.90.550).

> **Level 1: A full reserve study** – the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a fund status and a funding plan. They typically extend 30-years. A full reserve study must be in place before a Level 2 or Level 3 can take place.
>
> **Level 2: An update with site visit (on-site review)** -- the reserve study provider conducts a component inventory (verification only, not quantification), a condition assessment (based on on-site visual observations), and life and valuation estimates to determine both a fund status and a funding plan. A Level 2 update is performed every third year, with the first one scheduled 3 years after the Level 1 was completed.
>
> **Level 3: An update with no site visit (off-site review)** -- the reserve study provider conducts life and valuation estimates to determine a fund status and a funding plan. A Level 3 update is performed annually, except in years when a Level 1 or Level 2 has been conducted.

When should associations obtain reserve studies?

Most association experts would agree that an initial full 30-year reserve study should be conducted sooner rather than later if one is not already in place. They are typically updated annually after that to account for things such as inflation and any adjustments in funding levels, budgets, repairs or replacements.

If you follow Washington State RCW 64.90.555 (which we recommend), your reserve study schedule would look like this:

- Year 1: Level 1 full 30-year study
- Years 2, 3: Level 3 annual updates
- Year 4: Level 2 update with site visit
- Years 5, 6: Level 3 annual updates
- Year 7: Level 2 update with site visit

The cycle of Level 2 and Level 3 updates continues indefinitely. A Level 1 full study is not necessary after year 1.

What are the benefits of a Reserve Study?

Benefits of reserve studies, in short, include improved property maintenance (and therefore value) as well as complying with the law. In more detail:

Complying with Washington State law

View the rules regarding Reserve Studies and Reserve Accounts here:

http://app.leg.wa.gov/RCW/default.aspx?cite=64.90 - Sections 535, 540, 545, 550, 555, and 560

Fulfilling lender requirements (such as FHA)

Many lenders are requiring up-to-date reserve studies that indicate adequate financial health before they lend. Having a reserve study in place that shows a healthy funding plan before a homeowner finds a buyer could save significant time in the closing process.

Help maintain the property's value and appearance

A reserve study helps maintain the property's value and the property owner's investment. By identifying and budgeting for future repairs or replacement (anticipated capital expenditures), the property's common elements continue to look attractive and well-kept, adding to the community's overall quality of life. Many features, when properly maintained, can also benefit from an extended lifespan resulting in overall cost savings to the owners. Well maintained properties almost always have higher resale values than those that have been neglected.

Establishing sound financial planning and budget direction

A comprehensive reserve study lays out a schedule of anticipated major repairs or replacements to common property elements and applies cost estimates to them. It typically spans a 30-year period, and will serve as a financial planning tool for the association to use when determining homeowners dues and contributions to the reserve fund.

Reducing the need for special assessments

An association that has properly implemented their reserve study will strategically collect fees over time from homeowners (via monthly dues) rather than need large sums of cash unexpectedly (special assessments). Therefore, the need for special assessments should be minimalized because expenses have already been planned for and the funds exist when needed.

Fulfilling the board of directors' fiduciary responsibility

Board members of community associations have a fiduciary responsibility to their members. Directors are legally bound to use sound business judgment in guiding the association and cannot ignore major capital expenditures or eliminate them from the budget.

3.0 PHYSICAL ANALYSIS

3.1 COMPONENT ASSESSMENT AND VALUATION

The component assessment and valuation of the itemized capital expenses on this property was done by providing our opinion of Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components. Table 3.1A lists this component inventory, and is based on the information that we were provided and on onsite visual observations.

The remainder of "Section 3.0 Physical Analysis" details each of the items in Table 3.1A using narratives and photos. They are meant to be read together.

Table 3.1B is a summary of expenses, grouped according to their expense category. Chart 3.1B is a pie chart illustrating the same.

Table 3.1A Key:

Quantity - The total quantity of each component.

Units - SF = Square Feet SY = Square Yards LF = Lineal Feet

EA = Each LS = Lump Sum SQ = Roofing Square (10 ft X 10 ft)

Cost/Unit - The cost of a component. The unit cost is multiplied by the component's quantity to obtain the total estimated replacement cost for the component.

Remaining Life – An opinion of the probable remaining life, in years, that a reserve component can be expected to continue to serve its intended function. Replacements anticipated to occur in the initial or base year have "zero" Remaining Life.

Useful Life - Total Useful Life or Depreciable Life. An opinion of the total probable life, in years, that a reserve component can be expected to serve its intended function in its present condition.

Table 3.1A: Component Assessment and Valuation

Note: All numbers provided are the engineer's opinion of probable life and cost in 2024 dollars. Exact numbers may vary.

	Component	Quantity	Units	Cost/Unit	Remaining Life (Years)	Useful Life (Years)	Total Cost	Cost per Unit	Avg. Cost per Unit per Year
3.2	**SITE**								
	Replace w ood fencing	946	LF	$31.25	6	20	$29,563	$74	$3.71
	Replace beach 1 play structure	1	LS	$10,700	16	20	$10,700	$27	$1.34
	Replace beach 1 jungle gym	1	LS	$8,500	16	20	$8,500	$21	$1.07
	Replace beach 1 sw ing set	1	LS	$6,400	16	20	$6,400	$16	$0.80
	Replace beach 2 jungle gym	1	LS	$14,800	16	20	$14,800	$37	$1.86
	Replace beach 2 sw ing set	1	LS	$6,400	16	20	$6,400	$16	$0.80
	Replace play chips	1	LS	$2,150	1	5	$2,150	$5	$1.08
	Replace the slide gate and support at the dam	1	LS	$42,400	16	40	$42,400	$107	$2.66
	Slide gate inspection and underw ater inspection of all docks	1	LS	$3,424	5	5	$3,424	$9	$1.72
	Anode replacement, trash rack replacement, and bubbler replacement	1	LS	$7,500	0	10	$7,500	$19	$1.88
	Replace all four docks	1	LS	$170,000	28	50	$170,000	$427	$8.54
	All roads in this community are owned by King County								
	Picnic assets are maintained via the general operating budget								
	Landscaping maintained via the general operating budget								
	Annual milfoil mitigation should be budgeted for in th annual operating budget								
3.3	**STRUCTURES**								
	We believe that all structures should have a lifespan beyond the duration of this study if properly maintained								
3.4	**ROOFING**								
	Standing seam metal roof surfaces should have a lifespan beyond the duration of this study								
3.5	**EXTERIOR**								
	We understand that the exteriors of all buildings are maintained and painted by volunteers and supplies are paid for via the general operating budget								
3.6	**ELECTRICAL SYSTEMS**								
	No significant electrical expenditures anticipated								
3.7	**PLUMBING SYSTEMS**								
	No significant plumbing expenditures anticipated								

	Component	Quantity	Units	Cost/Unit	Remaining Life (Years)	Useful Life (Years)	Total Cost	Cost per Unit	Avg. Cost per Unit per Year
3.8	**HVAC SYSTEMS**								
	No significant common HVAC systems								
3.9	**ELEVATORS**								
	No elevators on property								
3.10	**FIRE DETECTION & SUPPRESSION**								
	No significant fire detection and suppression systems on property								
3.11	**COMMON INTERIOR FINISHES**								
	Office renovation	1	LS	$4,000	1	20	$4,000	$10	$0.50
3.12	**MISCELLANEOUS**								
	Office equipment, computers, and furniture are maintained entirely via the annual operating budget								
	Surveillance system is maintained and upgraded entirely via the annual operating budget								
3.13	**AMENITIES**								
	No amenities not mentioned in other areas of this table								
							Average Cost Per Unit Per Year		**$25.99**

3.20 SUMMARY OF ANNUAL ANTICIPATED EXPENSES

Using the conclusions described throughout "Section 3.0 Physical Analysis", the following Table 3.20 lists the annual anticipated capital expenses for each project in the year that we believe is most probable. All of these anticipated expenses already have inflation factored into them at the assumed level that is listed in "Section 4.3 Assumptions for Future Interest Rate and Inflation".

TABLE 3.20: ANNUAL CAPITAL EXPENSES

	Action Required	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
3.2	**SITE**																
	Replace wood fencing							$35,299									
	Replace beach 1 play structure																
	Replace beach 1 jungle gym																
	Replace beach 1 swing set																
	Replace beach 2 jungle gym																
	Replace beach 2 swing set																
	Replace play chips		$2,215					$2,567					$2,976				
	Replace the slide gate and support at the dam																
	Slide gate inspection and underwater inspection of all docks						$3,969					$4,602					$5,334
	Anode replacement, trash rack replacement, and bubbler replacement	$7,500										$10,079					
	Replace all four docks																
3.3	**STRUCTURES**																
	We believe that all structures should have a lifespan beyond the duration of this study if properly maintained																
3.4	**ROOFING**																
	Standing seam metal roof surfaces should have a lifespan beyond the duration of this study																
3.5	**EXTERIOR**																
	We understand that the exteriors of all buildings are maintained and painted by volunteers and supplies are paid for via the general operating budget																
3.6	**ELECTRICAL SYSTEMS**																
	No significant electrical expenditures anticipated																
3.7	**PLUMBING SYSTEMS**																
	No significant plumbing expenditures anticipated																
3.8	**HVAC SYSTEMS**																
	No significant common HVAC systems																
3.9	**ELEVATORS**																
	No elevators on property																
3.10	**FIRE DETECTION & SUPPRESSION**																
	No significant fire detection and suppression systems on property																
3.11	**COMMON INTERIOR FINISHES**																
	Office renovation		$4,120														
3.12	**MISCELLANEOUS**																
	Office equipment, computers, and furniture are maintained entirely via the annual operating budget																
	Surveillance system is maintained and upgraded entirely via the annual operating budget																
3.13	**AMENITIES**																
	No amenities not mentioned in other areas of this table																
	ANNUAL EXPENSES BY YEAR	**$7,500**	**$6,335**	**$0**	**$0**	**$0**	**$3,969**	**$37,866**	**$0**	**$0**	**$0**	**$14,681**	**$2,976**	**$0**	**$0**	**$0**	**$5,334**

TABLE 3.20: ANNUAL CAPITAL EXPENSES

	Action Required	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
3.2	**SITE**															
	Replace wood fencing											$63,754				
	Replace beach 1 play structure	$17,170														
	Replace beach 1 jungle gym	$13,640														
	Replace beach 1 swing set	$10,270														
	Replace beach 2 jungle gym	$23,750														
	Replace beach 2 swing set	$10,270														
	Replace play chips	$3,450					$4,000					$4,637				
	Replace the slide gate and support at the dam	$68,040														
	Slide gate inspection and underwater inspection of all docks					$6,184					$7,169					$8,311
	Anode replacement, trash rack replacement, and bubbler replacement					$13,546										$18,204
	Replace all four docks													$388,948		
3.3	**STRUCTURES**															
	We believe that all structures should have a lifespan beyond the duration of this study if properly maintained															
3.4	**ROOFING**															
	Standing seam metal roof surfaces should have a lifespan beyond the duration of this study															
3.5	**EXTERIOR**															
	We understand that the exteriors of all buildings are maintained and painted by volunteers and supplies are paid for via the general operating budget															
3.6	**ELECTRICAL SYSTEMS**															
	No significant electrical expenditures anticipated															
3.7	**PLUMBING SYSTEMS**															
	No significant plumbing expenditures anticipated															
3.8	**HVAC SYSTEMS**															
	No significant common HVAC systems															
3.9	**ELEVATORS**															
	No elevators on property															
3.10	**FIRE DETECTION & SUPPRESSION**															
	No significant fire detection and suppression systems on property															
3.11	**COMMON INTERIOR FINISHES**															
	Office renovation						$7,441									
3.12	**MISCELLANEOUS**															
	Office equipment, computers, and furniture are maintained entirely via the annual operating budget															
	Surveillance system is maintained and upgraded entirely via the annual operating budget															
3.13	**AMENITIES**															
	No amenities not mentioned in other areas of this table															
	ANNUAL EXPENSES BY YEAR	**$146,590**	**$0**	**$0**	**$0**	**$19,730**	**$11,441**	**$0**	**$0**	**$0**	**$7,169**	**$68,391**	**$0**	**$388,948**	**$0**	**$26,515**

4.0 FINANCIAL ANALYSIS

The financial analysis in this Reserve Study is a proprietary system that was developed by Samdal & Associates. We have provided the funding method that we believe will most adequately fund the reserves of this Association.

4.1 CURRENT FINANCIAL INFORMATION AND CURRENT FUNDING PLAN

The Association's Reserve Fund balance was $133,946 as of February 29, 2024 (Balance provided by Brian Blomquist). According to our calculations detailed in this report, the Reserve Fund balance required for "Full Funding" of this property at this time is $143,314. Therefore, the property is 93.5% funded.

The current annual contribution to the reserve fund is $8,642, which averages $1.81 per unit per month. For the purpose of comparison to our recommended funding plans, we have assumed that the Association will increase their current reserve fund contribution by 3% annually to account for inflation. This is shown in Table 4.5 "Reserve Fund Balance Sheet" (Section 4.5) and all subsequent figures.

This property is currently 93.5% funded.

This funding contribution is not adequate to obtain "Full Funding" of this property.

4.2 RECOMMENDED RESERVE FUNDING PLAN

Full Funding is the ideal position for any property and represents a strong financial position. We recommend that all properties be Fully Funded, as Full Funding allows Associations to maintain their properties adequately and minimizes their risk of unplanned special assessments.

Ideally, the Association should be Fully Funded immediately; however, we recognize that financial realities can sometimes make this difficult. Therefore, we have provided three different plans to get the Association Fully Funded within three different time frames: Immediately, Within Five Years, and Within Ten Years. It is to the Association's benefit to be Fully Funded as soon as possible.

Our funding recommendations are as follows:

Option One: Immediate Full Funding

If the Association desires to be Fully Funded immediately, then based on the anticipated expenditures the Association will need to immediately contribute a total of $9,367 to the Reserve Fund. This translates to an average of $23.54 per unit. Following this initial contribution, the funding plan necessary to maintain a Fully Funded Capital Reserve Fund for the duration of this study will be a total property contribution of $10,653 per year in the initial year, which translates to $2.17 per unit per month. This annual contribution will need to be increased 3% each subsequent year to maintain Full Funding and to account for inflation.

For a detailed look at the annual funding contribution necessary per year, see Table 4.5 "Reserve Fund Balance Sheet" (Section 4.5).

-OR-

Option One

Average Immediate Contribution Per Unit:

$23.54

Avg. Contribution Thereafter Per Unit Per Month:

2025 $2.17

(with 3% annual increase thereafter)

Option Two: Full Funding Within Five Years

There is currently a "full funding" deficiency of $9,367. This option makes up for this deficiency over the next five years. Starting in 2025 for five years through 2029, the Association will make up their Reserve Fund deficiency by contributing $12,639 annually (which includes $1,,986 in make-up funds and $10,653 in capital maintenance funds that will increase annually with inflation). This translates to an average of $2.65 per unit per month in the initial year.

If this plan is followed, the Association will be Fully Funded by the start of 2030. From this point on, the funding plan will be identical to the funding plan listed above in the "Immediate Full Funding" option to maintain Full Funding. This means that the Association will reduce their Reserve Fund contribution to $12,350 in 2030, which translates to $2.59 per unit per month. This 2030 annual contribution will need to be increased 3% each subsequent year (to account for inflation) for the duration of this 30-year study to maintain Full Funding and to account for inflation.

For a detailed look at the annual funding contribution necessary per year, see Table 4.5 "Reserve Fund Balance Sheet" (Section 4.5).

Option Two

Average Contributions Per Unit Per Month:

2025 $2.65

Increasing at 3% per year through:

2029 $2.93

At year end, full funding will be achieved. Then:

2030 $2.59

(with 3% annual increase thereafter)

-OR-

Option Three: Full Funding Within Ten Years

There is currently a "full funding" deficiency of $9,367. This option makes up for this deficiency over the next ten years. Starting in 2025 for ten years through 2034, the Association will make up their Reserve Fund deficiency by contributing $11,719 annually (which includes $1,066 in make-up funds and $10,653 in capital maintenance funds that will increase annually with inflation). This translates to an average of $2.45 per unit per month in the initial year.

If this plan is followed, the Association will be Fully Funded by the start of 2035. From this point on, the funding plan will be identical to the funding plan listed above in the "Immediate Full Funding" option to maintain Full Funding. This means that the Association will reduce their Reserve Fund contribution to $14,317 in 2035, which translates to $3.00 per unit per month. This 2035 annual contribution will need to be increased 3% each subsequent year for the duration of this 30-year study to maintain Full Funding and to account for inflation.

For a detailed look at the annual funding contribution necessary per year, see Table 4.5 "Reserve Fund Balance Sheet" (Section 4.5).

Option Three

Average Contributions Per Unit Per Month:

2025 $2.45

Increasing at 3% per year through:

2034 $3.13

At year end, full funding will be achieved. Then:

2035 $3.00

(plus 3% annual increase thereafter)

Other funding options are also possible. Section 4.6 details other common funding methods as well. It is up to the Association to decide which funding option is best for them.

4.3 OTHER REQUIRED FUNDING PLAN OPTIONS

Per Washington State RCW 64.90.550, our Reserve Study is required to provide the following funding plans:

- **30-Year Make up** - Funding Plan necessary for the Association Reserve Fund to reach a Full Funding Level in 30 years.
- **Baseline Funding** - Minimum level of funding required in order to maintain the Reserve Fund above zero while paying for all components listed in Table 3.1 - Component Assessment and Valuation Table.

Special Note: Because these are "bare minimum" funding options that increase an Association's risk for special assessments (and financial instability), we do not recommend either of these funding options. We recommend that the Association obtain a level of Full Funding as soon as possible to ensure that the Association has the resources necessary to adequately maintain its collective property and minimize the burden of special assessments.

These required options are as follows:

Option Four: Full Funding in 30 Years

There is currently a "full funding" deficiency of $9,367. This option makes up for this deficiency over the next thirty years. Starting in 2025 for thirty years through 2054, the Association will make up their Reserve Fund deficiency by contributing $11,117 annually (which includes $464 in make-up funds and $10,653 in capital maintenance funds that will increase annually with inflation). This translates to an average of $2.33 per unit per month in the initial year.

If this plan is followed, the Association will be Fully Funded by the start of 2054.

For a detailed look at the annual funding contribution necessary per year, see Table 4.5 "Reserve Fund Balance Sheet" (Section 4.5).

Option Four

Average Contributions Per Unit Per Month:

2025 $2.33

Increasing at 3% per year through:

2054 $5.35

-OR-

Option Five: Baseline Funding – Keeping Reserve Balance above Zero

The funding plan necessary to maintain the Reserve Fund above zero for the duration of this study will be an annual contribution of $8,669 per year in the initial year, which translates to $1.82 per unit per month. This annual contribution will need to be increased 3% each subsequent year to maintain the Reserve Fund above zero and to account for inflation.

For a detailed look at the annual funding contribution necessary per year, see Table 4.5 "Reserve Fund Balance Sheet" (Section 4.5).

Option Five

Average Contributions Per Unit Per Month:

$1.82

(with 3% annual increase thereafter)

4.4 ASSUMPTIONS FOR FUTURE INTEREST RATE AND INFLATION

For the purposes of this report, we have assumed that the inflation rate over the next 30 years will average 3%. This is based on historical averages over the last 25 years and our conservative best guess for the future. This percentage can vary greatly just as global economic conditions can vary, which is one reason why this Reserve Study should be updated annually per Washington RCW 64.90.550, which we provide complimentary over the next two years with this Reserve Study (see Appendix).

For the purpose of this study, we will assume that the Association manages their money in the Reserve Fund so that the average interest rate return on its money will be equal to that of inflation. This is a conservative estimate given that since 1965, the average yield between short term treasuries and inflation has been 1.04%, which means that these relatively conservative investments have been able to outpace inflation over the long term (according to Crestmont Research, www.crestmontresearch.com). Since we have assumed that the inflation rate over the duration of this study will average 3%, we have conservatively also assumed that the Reserve Fund average interest rate will equal 3%. Again, this does not reflect current averages but rather a best guess of the future assuming you have invested effectively.

A common strategy is to invest in multiple accounts. Funds that will be necessary in the shorter term must be kept in a relatively liquid account. Funds that are not allotted for near future planned expenditures can be deposited into longer term investments which frequently earn higher interest rates. Consult with a qualified financial advisor for the best solution for your Association.

4.5 ANNUAL FUND BALANCES; ANNUAL FUNDING TABLE AND FIGURES

The table and figures shown in this section are intended to give the Association a clearer view of the likely future financial position that the Association will be in, provided that the reserve funding plan is followed.

- Table 4.5: “Reserve Fund Balance Sheet”. This table lists annual revenue, expenses, and year end reserve fund balances. All Section 4.5 Figures are based on this data.

- Figure 4.5A-1: “Comparison of Funding Plans -- Reserve Fund Balances Through 2054”. This line graph depicts the funding balances of the proposed funding options vs. the current. Note the current plan, in dotted red, falls below zero in several places. This represents insufficient funding for repairs needed in these years.

- Figure 4.5A-2: “Comparison of Funding Plans -- Reserve Fund Balances Through 2034”. This line graph focuses on the next ten years, comparing the proposed plans to get the Association to a Full Funding status.

- Figure 4.5B: “Comparison of Funding Plans -- Association Contributions to Reserve Fund by Year”

- Figure 4.5C: “Comparison of Funding Plans – Percentage of Full Funding by Year”

TABLE 4.5: RESERVE FUND BALANCE SHEET

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
CURRENT FUNDING PLAN													
Beginning Reserve Balance	133,946	137,092	143,547	156,888	170,901	185,613	197,025	174,670	190,384	206,883	224,201	227,471	243,063
Planned Special Assessments													
Regular Reserve Fund Contribution	7,269	8,642	8,901	9,168	9,443	9,727	10,018	10,319	10,629	10,947	11,276	11,614	11,963
Annual Total Property Contribution to The Reserve Fund	7,269	8,642	8,901	9,168	9,443	9,727	10,018	10,319	10,629	10,947	11,276	11,614	11,963
Average Monthly Contribution to the Reserve Fund per Unit	1.81	1.81	1.86	1.92	1.98	2.04	2.10	2.16	2.23	2.29	2.36	2.43	2.50
Annual Capital Expenses	7,500	6,335	-	-	-	3,969	37,866	-	-	-	14,681	2,976	-
Interest Income	3,377	4,147	4,440	4,844	5,269	5,655	5,493	5,395	5,871	6,371	6,675	6,954	7,471
Ending Reserve Balance	***137,092***	***143,547***	***156,888***	***170,901***	***185,613***	***197,025***	***174,670***	***190,384***	***206,883***	***224,201***	***227,471***	***243,063***	***262,497***
Percentage of Full Funding	95.7%	92.2%	91.4%	90.8%	90.3%	89.6%	87.1%	86.7%	86.4%	86.1%	85.1%	84.7%	84.5%
Yellow Highlighted Cells Represent Make-Up Funds													
IMMEDIATE FULL FUNDING													
Beginning Reserve Balance	133,946	137,730	155,753	171,563	188,182	205,643	219,953	200,653	219,584	239,470	260,352	267,370	286,902
Full Funding Annual Maintenace Funding	7,269	10,653	10,973	11,302	11,641	11,990	12,350	12,720	13,102	13,495	13,900	14,317	14,747
Planned Special Assessments / Make up Funds		9,367											
Annual Total Property Contribution to The Reserve Fund	7,269	20,021	10,973	11,302	11,641	11,990	12,350	12,720	13,102	13,495	13,900	14,317	14,747
Average Monthly Contribution to the Reserve Fund per Unit		2.23	2.30	2.37	2.44	2.51	2.59	2.66	2.74	2.83	2.91	3.00	3.09
Annual Capital Expenses	7,500	6,335	-	-	-	3,969	37,866	-	-	-	14,681	2,976	-
Interest Income	4,015	4,337	4,837	5,316	5,820	6,290	6,216	6,210	6,784	7,387	7,799	8,191	8,828
Full Funding - Ending Reserve Balance	***137,730***	***155,753***	***171,563***	***188,182***	***205,643***	***219,953***	***200,653***	***219,584***	***239,470***	***260,352***	***267,370***	***286,902***	***310,476***
Percentage of Full Funding	96.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Blue Highlighted Cells are Prorated for Partial Year Contribution													
FULL FUNDING WITHIN 5 YEARS													
Beginning Reserve Balance	133,946	137,730	148,261	165,862	184,325	203,686	219,953	200,653	219,584	239,470	260,352	267,370	286,902
Full Funding Annual Maintenace Funding	7,269	10,653	10,973	11,302	11,641	11,990	12,350	12,720	13,102	13,495	13,900	14,317	14,747
Planned Special Assessments / Make up Funds		1,986	1,986	1,986	1,986	1,986							
Annual Total Property Contribution to The Reserve Fund	7,269	12,639	12,959	13,288	13,627	13,976	12,350	12,720	13,102	13,495	13,900	14,317	14,747
Average Monthly Contribution to the Reserve Fund per Unit		2.65	2.71	2.78	2.85	2.93	2.59	2.66	2.74	2.83	2.91	3.00	3.09
Annual Capital Expenses	7,500	6,335	-	-	-	3,969	37,866	-	-	-	14,681	2,976	-
Interest Income	4,015	4,226	4,642	5,175	5,734	6,261	6,216	6,210	6,784	7,387	7,799	8,191	8,828
Ending Reserve Balance	***137,730***	***148,261***	***165,862***	***184,325***	***203,686***	***219,953***	***200,653***	***219,584***	***239,470***	***260,352***	***267,370***	***286,902***	***310,476***
Percentage of Full Funding	96.1%	95.2%	96.7%	98.0%	99.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 4.5: RESERVE FUND BALANCE SHEET

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
FULL FUNDING WITHIN 10 YEARS													
Beginning Reserve Balance	133,946	137,730	147,328	163,967	181,440	199,781	214,997	196,630	216,523	237,399	259,301	267,370	286,902
Full Funding Annual Maintenace Funding	7,269	10,653	10,973	11,302	11,641	11,990	12,350	12,720	13,102	13,495	13,900	14,317	14,747
Planned Special Assessments / Make up Funds		1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066		
Annual Total Property Contribution to The Reserve Fund	7,269	11,719	12,039	12,368	12,707	13,056	13,416	13,787	14,168	14,561	14,966	14,317	14,747
Average Monthly Contribution to the Reserve Fund per Unit		2.45	2.52	2.59	2.66	2.73	2.81	2.89	2.97	3.05	3.13	3.00	3.09
Annual Capital Expenses	7,500	6,335	-	-	-	3,969	37,866	-	-	-	14,681	2,976	-
Interest Income	4,015	4,213	4,600	5,105	5,634	6,130	6,083	6,106	6,708	7,340	7,783	8,191	8,828
Ending Reserve Balance	***137,730***	***147,328***	***163,967***	***181,440***	***199,781***	***214,997***	***196,630***	***216,523***	***237,399***	***259,301***	***267,370***	***286,902***	***310,476***
Percentage of Full Funding	96.1%	94.6%	95.6%	96.4%	97.1%	97.7%	98.0%	98.6%	99.1%	99.6%	100.0%	100.0%	100.0%
Yellow Highlighted Cells Represent Make-Up Funds													
FULL FUNDING WITHIN 30 YEARS													
Beginning Reserve Balance	133,946	137,730	146,716	162,726	179,551	197,224	211,753	192,677	211,840	231,964	253,092	260,363	280,156
Full Funding Annual Maintenace Funding	7,269	10,653	10,973	11,302	11,641	11,990	12,350	12,720	13,102	13,495	13,900	14,317	14,747
Planned Special Assessments / Make up Funds		464	464	464	464	464	464	464	464	464	464	464	464
Annual Total Property Contribution to The Reserve Fund	7,269	11,117	11,437	11,766	12,105	12,454	12,814	13,184	13,566	13,959	14,364	14,781	15,211
Average Monthly Contribution to the Reserve Fund per Unit		2.33	2.39	2.46	2.53	2.61	2.68	2.76	2.84	2.92	3.01	3.09	3.18
Annual Capital Expenses	7,500	6,335	-	-	-	3,969	37,866	-	-	-	14,681	2,976	-
Interest Income	4,015	4,204	4,573	5,058	5,568	6,044	5,977	5,978	6,559	7,168	7,588	7,988	8,633
Ending Reserve Balance	***137,730***	***146,716***	***162,726***	***179,551***	***197,224***	***211,753***	***192,677***	***211,840***	***231,964***	***253,092***	***260,363***	***280,156***	***303,999***
Percentage of Full Funding	96.1%	94.2%	94.8%	95.4%	95.9%	96.3%	96.0%	96.5%	96.9%	97.2%	97.4%	97.6%	97.9%
Blue Highlighted Cells are Prorated for Partial Year Contribution													
BASELINE FUNDING													
Beginning Reserve Balance	133,946	137,730	144,231	157,621	171,685	186,450	197,918	175,622	191,397	207,961	225,346	228,686	244,351
Full Funding Annual Maintenace Funding	7,269	8,669	8,929	9,197	9,473	9,757	10,050	10,351	10,662	10,982	11,311	11,650	12,000
Planned Special Assessments / Make up Funds													
Annual Total Property Contribution to The Reserve Fund	7,269	8,669	8,929	9,197	9,473	9,757	10,050	10,351	10,662	10,982	11,311	11,650	12,000
Average Monthly Contribution to the Reserve Fund per Unit		1.82	1.87	1.93	1.98	2.04	2.10	2.17	2.23	2.30	2.37	2.44	2.51
Annual Capital Expenses	7,500	6,335	-	-	-	3,969	37,866	-	-	-	14,681	2,976	-
Interest Income	4,015	4,167	4,461	4,867	5,293	5,680	5,520	5,424	5,902	6,404	6,710	6,991	7,511
Ending Reserve Balance	***137,730***	***144,231***	***157,621***	***171,685***	***186,450***	***197,918***	***175,622***	***191,397***	***207,961***	***225,346***	***228,686***	***244,351***	***263,862***
Percentage of Full Funding	96.1%	92.6%	91.9%	91.2%	90.7%	90.0%	87.5%	87.2%	86.8%	86.6%	85.5%	85.2%	85.0%

TABLE 4.5: RESERVE FUND BALANCE SHEET

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
CURRENT FUNDING PLAN													
Beginning Reserve Balance	262,497	282,878	304,246	321,226	195,740	215,688	236,657	258,690	261,806	273,890	298,425	324,185	351,222
Planned Special Assessments													
Regular Reserve Fund Contribution	12,321	12,691	13,072	13,464	13,868	14,284	14,712	15,154	15,608	16,077	16,559	17,056	17,567
Annual Total Property Contribution to The Reserve Fund	12,321	12,691	13,072	13,464	13,868	14,284	14,712	15,154	15,608	16,077	16,559	17,056	17,567
Average Monthly Contribution to the Reserve Fund per Unit	2.58	2.66	2.74	2.82	2.90	2.99	3.08	3.17	3.27	3.37	3.47	3.57	3.68
Annual Capital Expenses	-	-	5,334	146,590	-	-	-	19,730	11,441	-	-	-	7,169
Interest Income	8,060	8,677	9,243	7,640	6,080	6,685	7,320	7,692	7,917	8,458	9,201	9,981	10,693
Ending Reserve Balance	***282,878***	***304,246***	***321,226***	***195,740***	***215,688***	***236,657***	***258,690***	***261,806***	***273,890***	***298,425***	***324,185***	***351,222***	***372,313***
Percentage of Full Funding	84.4%	84.2%	83.9%	74.6%	75.0%	75.3%	75.6%	74.5%	74.1%	74.4%	74.8%	75.1%	75.0%
Yellow Highlighted Cells Represent Make-Up Funds													
IMMEDIATE FULL FUNDING													
Beginning Reserve Balance	310,476	335,207	361,143	382,918	262,464	287,689	314,192	342,026	351,222	369,676	400,881	433,626	467,976
Full Funding Annual Maintenace Funding	15,189	15,645	16,114	16,597	17,095	17,608	18,136	18,680	19,241	19,818	20,413	21,025	21,656
Planned Special Assessments / Make up Funds													
Annual Total Property Contribution to The Reserve Fund	15,189	15,645	16,114	16,597	17,095	17,608	18,136	18,680	19,241	19,818	20,413	21,025	21,656
Average Monthly Contribution to the Reserve Fund per Unit	3.18	3.28	3.37	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27	4.40	4.53
Annual Capital Expenses	-	-	5,334	146,590	-	-	-	19,730	11,441	-	-	-	7,169
Interest Income	9,542	10,291	10,996	9,538	8,130	8,895	9,698	10,245	10,654	11,388	12,333	13,324	14,257
Full Funding - Ending Reserve Balance	***335,207***	***361,143***	***382,918***	***262,464***	***287,689***	***314,192***	***342,026***	***351,222***	***369,676***	***400,881***	***433,626***	***467,976***	***496,719***
Percentage of Full Funding	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Blue Highlighted Cells are Prorated for Partial Year Contribution													
FULL FUNDING WITHIN 5 YEARS													
Beginning Reserve Balance	310,476	335,207	361,143	382,918	262,464	287,689	314,192	342,026	351,222	369,676	400,881	433,626	467,976
Full Funding Annual Maintenace Funding	15,189	15,645	16,114	16,597	17,095	17,608	18,136	18,680	19,241	19,818	20,413	21,025	21,656
Planned Special Assessments / Make up Funds													
Annual Total Property Contribution to The Reserve Fund	15,189	15,645	16,114	16,597	17,095	17,608	18,136	18,680	19,241	19,818	20,413	21,025	21,656
Average Monthly Contribution to the Reserve Fund per Unit	3.18	3.28	3.37	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27	4.40	4.53
Annual Capital Expenses	-	-	5,334	146,590	-	-	-	19,730	11,441	-	-	-	7,169
Interest Income	9,542	10,291	10,996	9,538	8,130	8,895	9,698	10,245	10,654	11,388	12,333	13,324	14,257
Ending Reserve Balance	***335,207***	***361,143***	***382,918***	***262,464***	***287,689***	***314,192***	***342,026***	***351,222***	***369,676***	***400,881***	***433,626***	***467,976***	***496,719***
Percentage of Full Funding	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 4.5: RESERVE FUND BALANCE SHEET

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
FULL FUNDING WITHIN 10 YEARS													
Beginning Reserve Balance	310,476	335,207	361,143	382,918	262,464	287,689	314,192	342,026	351,222	369,676	400,881	433,626	467,976
Full Funding Annual Maintenace Funding	15,189	15,645	16,114	16,597	17,095	17,608	18,136	18,680	19,241	19,818	20,413	21,025	21,656
Planned Special Assessments / Make up Funds													
Annual Total Property Contribution to The Reserve Fund	15,189	15,645	16,114	16,597	17,095	17,608	18,136	18,680	19,241	19,818	20,413	21,025	21,656
Average Monthly Contribution to the Reserve Fund per Unit	3.18	3.28	3.37	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27	4.40	4.53
Annual Capital Expenses	-	-	5,334	146,590	-	-	-	19,730	11,441	-	-	-	7,169
Interest Income	9,542	10,291	10,996	9,538	8,130	8,895	9,698	10,245	10,654	11,388	12,333	13,324	14,257
Ending Reserve Balance	***335,207***	***361,143***	***382,918***	***262,464***	***287,689***	***314,192***	***342,026***	***351,222***	***369,676***	***400,881***	***433,626***	***467,976***	***496,719***
Percentage of Full Funding	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Yellow Highlighted Cells Represent Make-Up Funds													
FULL FUNDING WITHIN 30 YEARS													
Beginning Reserve Balance	303,999	329,007	355,227	377,296	257,144	282,681	309,504	337,669	347,204	366,009	397,575	430,692	465,424
Full Funding Annual Maintenace Funding	15,189	15,645	16,114	16,597	17,095	17,608	18,136	18,680	19,241	19,818	20,413	21,025	21,656
Planned Special Assessments / Make up Funds	464	464	464	464	464	464	464	464	464	464	464	464	464
Annual Total Property Contribution to The Reserve Fund	15,653	16,109	16,578	17,061	17,559	18,072	18,600	19,144	19,705	20,282	20,877	21,489	22,120
Average Monthly Contribution to the Reserve Fund per Unit	3.28	3.37	3.47	3.57	3.68	3.78	3.89	4.01	4.13	4.25	4.37	4.50	4.63
Annual Capital Expenses	-	-	5,334	146,590	-	-	-	19,730	11,441	-	-	-	7,169
Interest Income	9,355	10,112	10,825	9,376	7,978	8,751	9,564	10,121	10,540	11,284	12,240	13,243	14,187
Ending Reserve Balance	***329,007***	***355,227***	***377,296***	***257,144***	***282,681***	***309,504***	***337,669***	***347,204***	***366,009***	***397,575***	***430,692***	***465,424***	***494,562***
Percentage of Full Funding	98.2%	98.4%	98.5%	98.0%	98.3%	98.5%	98.7%	98.9%	99.0%	99.2%	99.3%	99.5%	99.6%
Blue Highlighted Cells are Prorated for Partial Year Contribution													
BASELINE FUNDING													
Beginning Reserve Balance	263,862	284,323	305,774	322,842	197,447	217,490	238,559	260,695	263,919	276,116	300,769	326,652	353,817
Full Funding Annual Maintenace Funding	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622
Planned Special Assessments / Make up Funds													
Annual Total Property Contribution to The Reserve Fund	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622
Average Monthly Contribution to the Reserve Fund per Unit	2.59	2.67	2.75	2.83	2.91	3.00	3.09	3.18	3.28	3.38	3.48	3.58	3.69
Annual Capital Expenses	-	-	5,334	146,590	-	-	-	19,730	11,441	-	-	-	7,169
Interest Income	8,101	8,721	9,290	7,689	6,132	6,740	7,378	7,753	7,981	8,525	9,272	10,056	10,771
Ending Reserve Balance	***284,323***	***305,774***	***322,842***	***197,447***	***217,490***	***238,559***	***260,695***	***263,919***	***276,116***	***300,769***	***326,652***	***353,817***	***375,041***
Percentage of Full Funding	84.8%	84.7%	84.3%	75.2%	75.6%	75.9%	76.2%	75.1%	74.7%	75.0%	75.3%	75.6%	75.5%

TABLE 4.5: RESERVE FUND BALANCE SHEET

	2050	2051	2052	2053	2054
CURRENT FUNDING PLAN					
Beginning Reserve Balance	372,313	332,431	361,321	(3,137)	16,838
Planned Special Assessments					
Regular Reserve Fund Contribution	18,094	18,637	19,196	19,772	20,365
Annual Total Property Contribution to The Reserve Fund	18,094	18,637	19,196	19,772	20,365
Average Monthly Contribution to the Reserve Fund per Unit	3.79	3.90	4.02	4.14	4.26
Annual Capital Expenses	68,391	-	388,948	-	26,515
Interest Income	10,415	10,252	5,293	202	413
Ending Reserve Balance	***332,431***	***361,321***	***(3,137)***	***16,838***	***11,101***
Percentage of Full Funding	71.5%	72.0%	-2.1%	9.6%	6.2%
Yellow Highlighted Cells Represent Make-Up Funds					
IMMEDIATE FULL FUNDING					
Beginning Reserve Balance	496,719	464,844	502,108	146,409	175,540
Full Funding Annual Maintenace Funding	22,305	22,975	23,664	24,374	25,105
Planned Special Assessments / Make up Funds					
Annual Total Property Contribution to The Reserve Fund	22,305	22,975	23,664	24,374	25,105
Average Monthly Contribution to the Reserve Fund per Unit	4.67	4.81	4.95	5.10	5.26
Annual Capital Expenses	68,391	-	388,948	-	26,515
Interest Income	14,210	14,290	9,584	4,758	5,245
Full Funding - Ending Reserve Balance	***464,844***	***502,108***	***146,409***	***175,540***	***179,375***
Percentage of Full Funding	100.0%	100.0%	100.0%	100.0%	100.0%
Blue Highlighted Cells are Prorated for Partial Year Contribution					
FULL FUNDING WITHIN 5 YEARS					
Beginning Reserve Balance	496,719	464,844	502,108	146,409	175,540
Full Funding Annual Maintenace Funding	22,305	22,975	23,664	24,374	25,105
Planned Special Assessments / Make up Funds					
Annual Total Property Contribution to The Reserve Fund	22,305	22,975	23,664	24,374	25,105
Average Monthly Contribution to the Reserve Fund per Unit	4.67	4.81	4.95	5.10	5.26
Annual Capital Expenses	68,391	-	388,948	-	26,515
Interest Income	14,210	14,290	9,584	4,758	5,245
Ending Reserve Balance	***464,844***	***502,108***	***146,409***	***175,540***	***179,375***
Percentage of Full Funding	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 4.5: RESERVE FUND BALANCE SHEET

	2050	2051	2052	2053	2054
FULL FUNDING WITHIN 10 YEARS					
Beginning Reserve Balance	496,719	464,844	502,108	146,409	175,540
Full Funding Annual Maintenace Funding	22,305	22,975	23,664	24,374	25,105
Planned Special Assessments / Make up Funds					
Annual Total Property Contribution to The Reserve Fund	22,305	22,975	23,664	24,374	25,105
Average Monthly Contribution to the Reserve Fund per Unit	4.67	4.81	4.95	5.10	5.26
Annual Capital Expenses	68,391	-	388,948	-	26,515
Interest Income	14,210	14,290	9,584	4,758	5,245
Ending Reserve Balance	***464,844***	***502,108***	***146,409***	***175,540***	***179,375***
Percentage of Full Funding	100.0%	100.0%	100.0%	100.0%	100.0%
Yellow Highlighted Cells Represent Make-Up Funds					
FULL FUNDING WITHIN 30 YEARS					
Beginning Reserve Balance	494,562	463,093	500,776	145,507	175,083
Full Funding Annual Maintenace Funding	22,305	22,975	23,664	24,374	25,105
Planned Special Assessments / Make up Funds	464	464	464	464	464
Annual Total Property Contribution to The Reserve Fund	22,769	23,439	24,128	24,838	25,569
Average Monthly Contribution to the Reserve Fund per Unit	4.77	4.91	5.05	5.20	5.35
Annual Capital Expenses	68,391	-	388,948	-	26,515
Interest Income	14,153	14,244	9,551	4,738	5,238
Ending Reserve Balance	***463,093***	***500,776***	***145,507***	***175,083***	***179,375***
Percentage of Full Funding	99.6%	99.7%	99.4%	99.7%	100.0%
Blue Highlighted Cells are Prorated for Partial Year Contribution					
BASELINE FUNDING					
Beginning Reserve Balance	375,041	335,299	364,334	27	20,160
Full Funding Annual Maintenace Funding	18,151	18,695	19,256	19,834	20,429
Planned Special Assessments / Make up Funds					
Annual Total Property Contribution to The Reserve Fund	18,151	18,695	19,256	19,834	20,429
Average Monthly Contribution to the Reserve Fund per Unit	3.80	3.91	4.03	4.15	4.28
Annual Capital Expenses	68,391	-	388,948	-	26,515
Interest Income	10,498	10,339	5,385	298	513
Ending Reserve Balance	***335,299***	***364,334***	***27***	***20,160***	***14,587***
Percentage of Full Funding	72.1%	72.6%	0.0%	11.5%	8.1%

Figure 4.5A-1 Comparison of Funding Plans – Reserve Fund Balances Through 2054

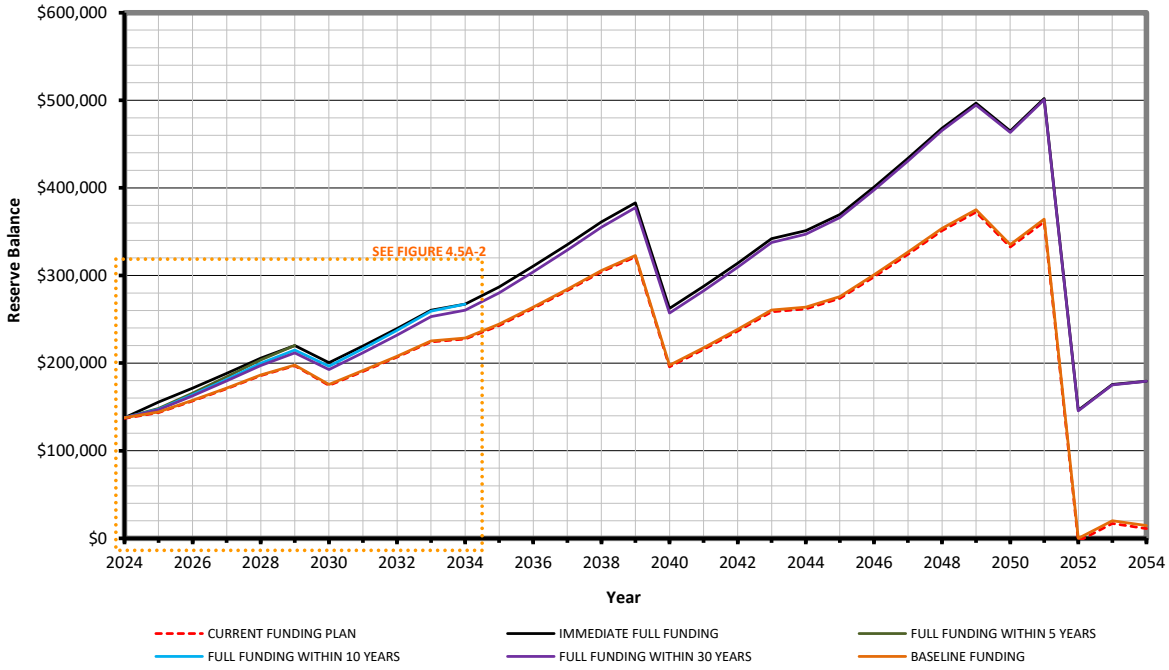


Figure 4.5A-2 Comparison of Funding Plans – Reserve Fund Balances Through 2034

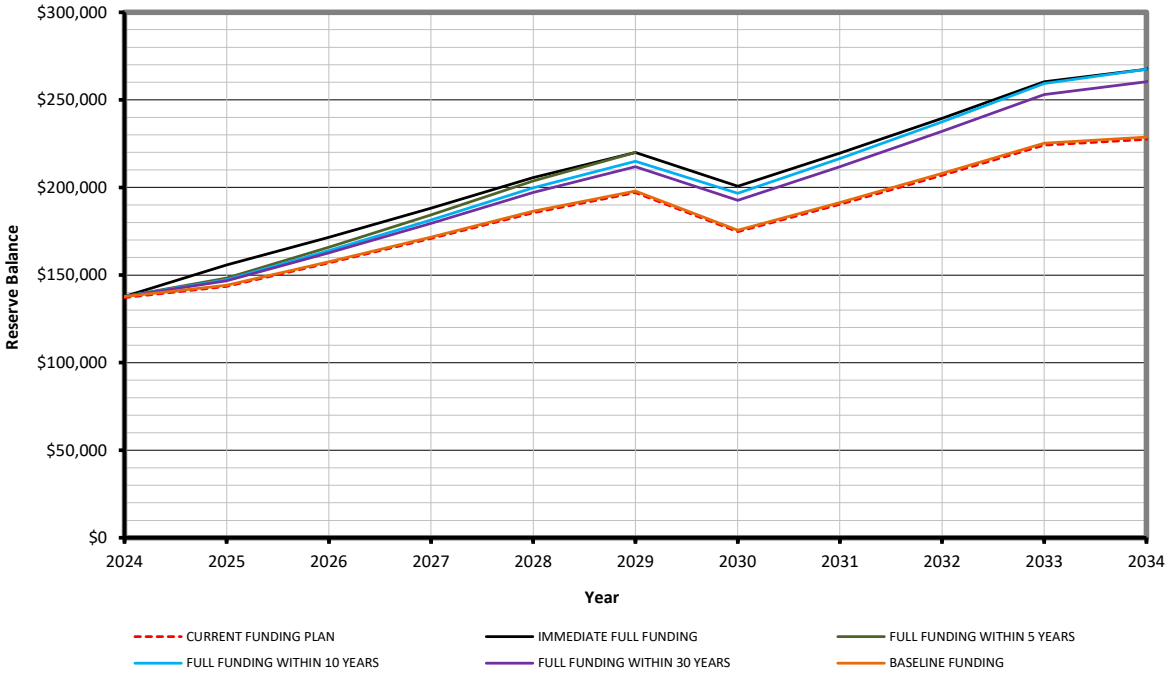


Figure 4.5B Comparison of Funding Plans -- Association Contributions to Reserve Fund by Year

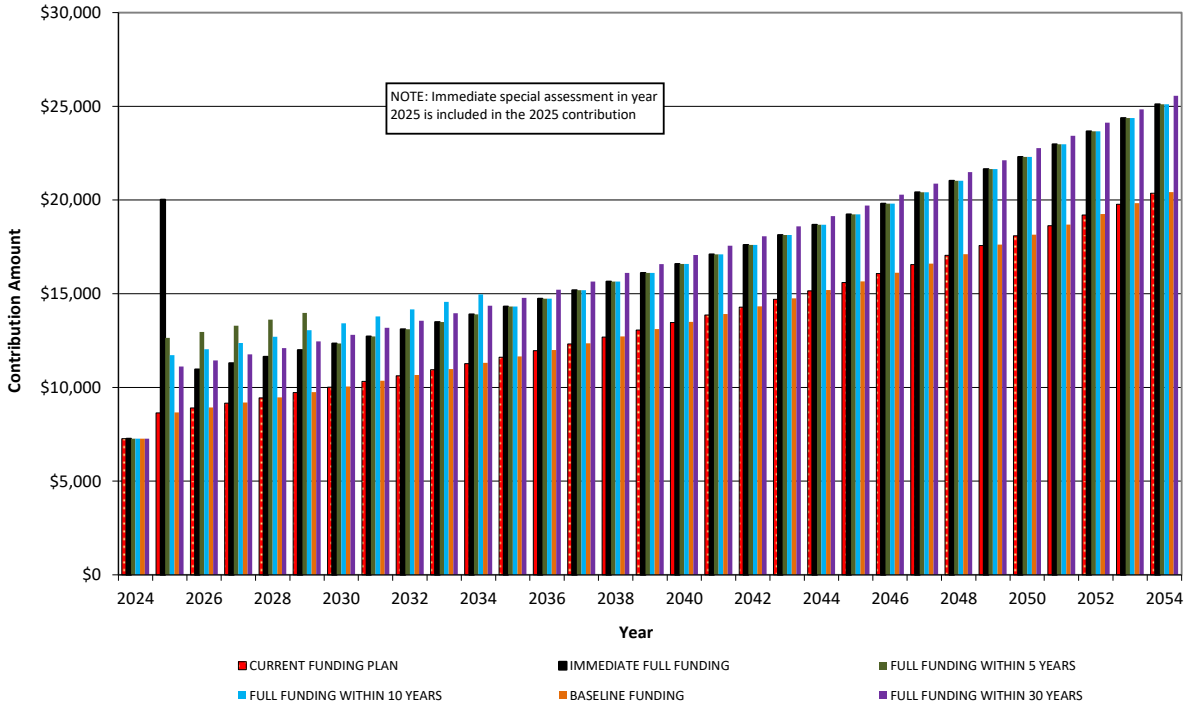
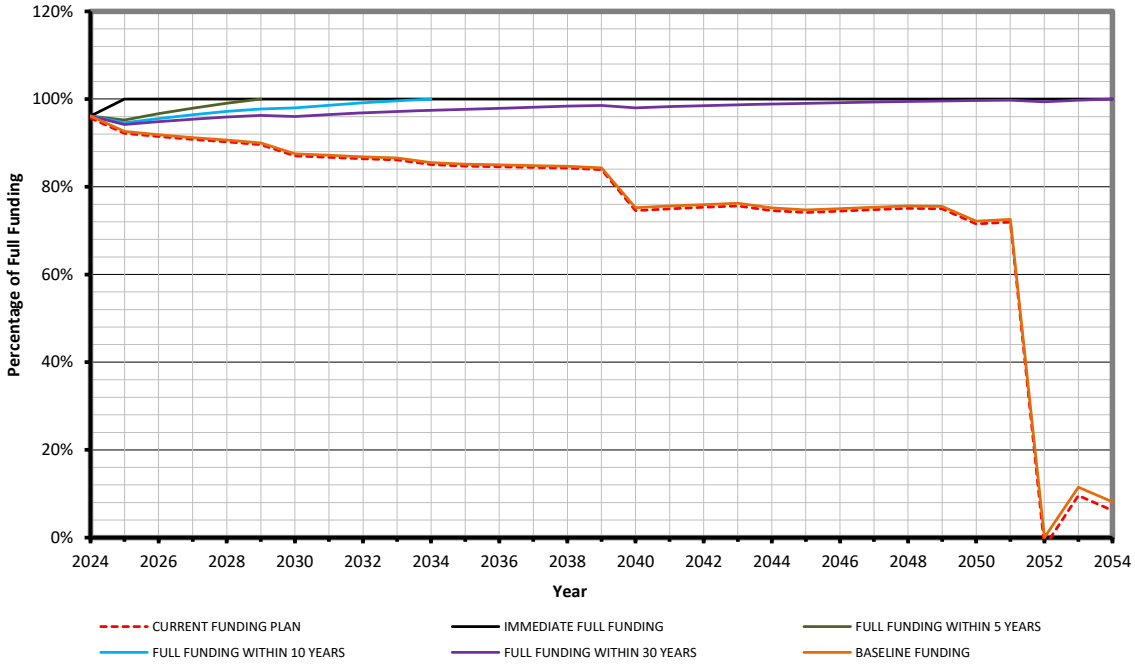


Figure 4.5C Comparison of Funding Plans – Percentage of Full Funding by Year



4.6 OTHER COMMON FUNDING METHODS

The following methods are methods that are sometimes implemented. We believe that many of these funding methods that keep the reserve fund at less than "Fully Funded" represent a weaker position for the Association. As the Fully Funded percentage decreases, the likelihood of unplanned special assessments increases.

Cash Flow Method

A method of calculating Reserve contributions where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

Component Method

A method of calculating Reserve contributions where the total reserve contribution is based on the sum of contributions for individual components.

Baseline Funding

Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding

Setting a Reserve funding goal of attaining and maintaining the Reserve Fund at or near 100% funded. *Recommended by Samdal & Associates*

Statutory Funding

Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding

Establishing a Reserve funding goal of keeping the Reserve Balance above a specified dollar or Percent Funded amount. Depending on the threshold this may be more or less conservative than "Fully Funded."

5.0 LIMITATIONS

This report has been prepared for the exclusive use of Lake Marcel Community Club and their property management company. We do not intend for any other party to rely on this report for any reason without our expressed written consent. If another individual or party relies on this study, they shall indemnify and hold Samdal & Associates harmless for any damages, losses, or expenses they may incur as a result of its use.

The Level 3 Reserve Study is a reflection of the information provided to us. This report has been prepared for Lake Marcel Community Club's use, not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records. Our inspection report is not an exhaustive technical inspection of the property; we merely comment on the items that we believe that our clients would benefit from knowing. During a typical inspection, no invasive inspection is performed, no furnishings are moved, and no finishes are removed.

This report is a snap shot in time of the condition of the property at the time of inspection. The remaining life values that we list are based on our opinion of the remaining useful life and are by no means a guarantee. Our opinions are based on what we believe one could reasonably expect and are not based on worst case scenarios. These opinions are based upon our experience with other buildings of similar age and construction type. Opinions will vary and you may encounter contractors and/or consultants with differing opinions from ours. Ratings of various building components are most often determined by comparison to other buildings of similar age and construction type. The quality of materials originally impacts our judgment of their current state.

The life expectancy estimates that we prepare are based on National Association of Home Builders (NAHB) averages, Building Owners and Managers (BOMA) averages, product defined expected life averages, and our own assessment of typical life expectancy based on our experience with similar components in our area.

This report will tell you a great deal about the overall condition of this property. However, this report does not constitute a warranty, an insurance policy, or a guarantee of any kind. Owning any property involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see.

Our inspection and report do not include building code compliance or municipal regulatory compliance. Nor do they include mold investigations, hazardous materials investigations, or indoor air quality analysis.

The purpose of this report is not intended to be a statement of insurability of this property as insurance companies have particular standards for insurability of certain building types and certain building materials.

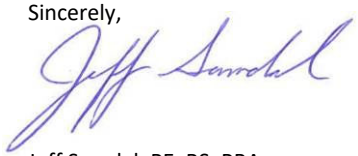
While we may comment that certain components have been recalled that we are aware of, we are not aware of all recalls. It is beyond the scope of this inspection to determine all systems or components that are currently or will be part of any recall in the future. You may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component. If a problem is encountered on your property, we cannot be responsible for any corrective action that you take, unless we have the opportunity to review the conditions, before repairs are made.

Please ensure that you have read and understand the entire proposal to perform this Level 3 Reserve Study that was signed prior to our inspection. If you have any questions regarding this document, please contact us.

We appreciate the opportunity to be of assistance and we hope that we have provided you a clear understanding of your financial situation and given you a better overall understanding of the property. This report supersedes any opinion or discussion that occurred during the inspection and should be considered our complete opinion of the condition of this property.

Please contact us if you have any questions regarding this report. We will be happy to be of assistance.

Sincerely,



Jeff Samdal, PE, RS, PRA

APPENDIX

Resume of Engineer Performing Study

Jeff Samdal, P.E., Principal

Professional Qualifications and Experience

Areas of Expertise

Mr. Samdal is the owner of Samdal & Associates, Inc., a corporation that specializes in building inspections, engineering, project management, and related services. He is a double-licensed Professional Engineer (Mechanical and Civil) in Washington State. He is also an accredited Building Inspection Engineer (BIE) and Reserve Specialist (RS), and Professional Reserve Analyst (PRA). He has performed thousands of building inspections as well as numerous additional services such as building envelope investigations, construction management, and general consulting for property owners pertaining to building maintenance and long-term budgeting. Mr. Samdal consistently earns repeat and referral business because of his attention to detail, practical approach, knowledge of the industry, and genuine appreciation for clients' concerns for their real estate investments.

Capabilities

Mr. Samdal is experienced at performing residential (single- and multi-family), commercial, and industrial inspections in Washington State and beyond. Mr. Samdal's experience includes the following:

- Property Condition Assessments (PCAs)
- Capital Needs Assessments (CNAs)
- Reserve Studies for Condominiums and Homeowner's Association
- Building Envelope Studies

Relevant Work History

Mr. Samdal has been owner and operator of Samdal & Associates since 2005, performing or managing all aspects of this business. Additionally, Mr. Samdal has been the co-owner and president of True North Construction Management since 2017, which is informative in obtaining current construction costs and keeping up to date with modern construction methods and construction products.

Prior to concentrating on building inspections, Mr. Samdal worked for Washington Group International's (WGI) Hydropower and Water Resources Group. While working for WGI, Mr. Samdal was involved in rebuilding and rehabilitating hydro facilities. He served as the on-site powerhouse and switchyard inspector during construction. His duties included design, drawing and specification preparation, cost estimating, scheduling, and construction management. Prior to working for WGI, Mr. Samdal worked for Duke Energy in a similar role.

Education

BS in Mechanical Engineering, University of Washington

Licenses and Certifications

- *Licensed Professional Engineer* (PE), Mechanical Engineering, State of Washington, #40985
- *Licensed Professional Engineer* (PE), Civil Engineering, State of Washington, #40985
- *Reserve Specialist* (RS), Community Associations Institute (CAI), #173
- *Professional Reserve Analyst (PRA),* Association of Professional Reserve Analysts
- *Building Inspection Engineer* (BIE), National Association of Building Inspection Engineers
- *Structural Pest Inspector*, State of Washington, #70763

Professional Affiliation

American Society of Mechanical Engineers, 2002 – present

Community Involvement

Mr. Samdal lives in Woodinville with his wife and 2 children and has been involved with many of their activities as a Little League coach, a scout leader, a personal fitness coach, among other activities.