



Marita's Vineyard Estates HOA

Report #: 43858-3

Chelan, WA

of Units: 21

Level of Service: Update "With-Site-Visit"

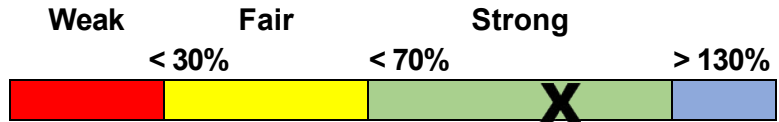
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$45,921
Current Fully Funded Reserve Balance	\$42,225
Percent Funded	108.8 %
Average Reserve (Deficit) or Surplus Per Unit	(\$176)
Recommended 2025 100% Annual "Full Funding" Contributions	\$14,350
Recommended 2025 70% Annual "Threshold Funding" Contributions	\$13,600
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$12,450
Most Recent Budgeted Contribution Rate	\$13,102

Reserve Fund Strength: 108.8%



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 108.8 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. 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 \$12,272 - 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
Site & Grounds			
120 Road – Resurface	30	26	\$101,950
121 Road – Rpr/Sealcoat/Stripe	5	1	\$14,350
135 Gates, Metal - Repair/Replace	30	27	\$16,350
136 Gate Operators - Repair/Replace	15	12	\$12,000
137 Gate Access Pad - Replace	15	12	\$1,500
144 Stormpond Fence - Repair/Replace	40	36	\$24,200
175 Irrigation Pumps - Repair/Replace	5	2	\$5,460
176 Irrigation Controls - Replace	10	7	\$5,460
182 Stormwater Drains - Maintain	2	1	\$2,010
185 Stormwater Pond-Maintain/Refurbish	10	6	\$5,460
200 Community Sign - Repair/Replace	20	17	\$3,300
201 CMU Walls - Repair/Replace	10	7	\$3,300
202 Entry Lighting - Repair/Replace	20	17	\$1,575
205 Mailboxes – Repair/Replace	20	17	\$3,815

14 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.