

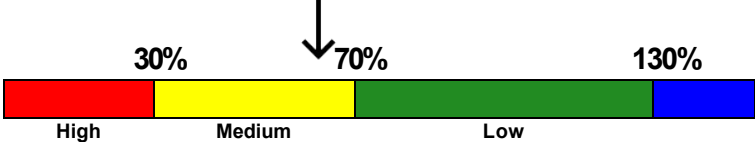
3- Minute Executive Summary

Association: Markland Woods **Assoc. #: 14419-12**
Location: Mountlake Terrace, WA **# of Units: 157**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Starting Reserve Balance	\$1,409,744
Current Fully Funded Reserve Balance	\$2,191,834
Percent Funded	64.3 %
Average Reserve (Deficit) or Surplus Per Unit	(\$4,981)
Recommended 2021 100% Monthly "Full Funding" Contributions	\$22,000
2021 70% Monthly "Threshold Funding" Contributions	\$19,675
2021 "Alternate / Baseline Funding" minimum to keep Reserves above \$0	\$15,775
Most Recent Budgeted Contribution Rate	\$21,965

Reserves % Funded: 64.3%



Special Assessment Risk:

Economic Assumptions:

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

- This is a Update "No-Site-Visit" Reserve Study, meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 64.3 % 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.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget monthly Reserve Contributions of \$22,000 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. "Alternate Funding" in this report is synonymous with Baseline Funding, 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 are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site / Grounds			
103 Concrete/Curb - Repair/Replace	4	0	\$7,000
120 Asphalt (A) - Resurface	30	24	\$153,500
121 Asphalt (B) - Resurface	30	1	\$153,500
122 Asphalt - Seal/Repair	5	0	\$48,650
147 Garbage Enclosures - Replace	21	4	\$29,500
155 Chain Link Fence - Replace	35	18	\$20,800
160 Metal Fence - Replace	40	9	\$27,900
170 Landscape - Partial Refurbish	1	0	\$30,950
175 Irrigation System - Repair/Replace	5	1	\$5,800
180 Pole Lights - Replace	35	4	\$49,150
181 LED Lighting - Update	20	17	\$17,000
184 Catch Basin - Clean/Pump Out	5	1	\$5,750
186 Trees - Remove/Trim	5	3	\$11,200
190 Swales, (8) - Maintenance / Repair	10	2	\$24,000
205 Mailboxes/Structure - Replace	28	18	\$15,250
Pool / Cabana / Recreation			
300 Pool Deck - Resurface	35	4	\$29,550
302 Pool - Resurface	12	1	\$20,600
304 Pool - Retile/Recupe	20	9	\$9,450
305 Spa/Tile - Renovate	15	4	\$8,050
308 Pool/Spa Heaters - Replace	10	6	\$9,000
320 Sport Court - Repair/Resurface	10	8	\$5,700
340 Play Equipment - Replace	15	3	\$26,800
430 Cabana Carpet - Replace	12	10	\$5,150
434 Cabana Interior - Repaint	12	10	\$9,400
436 Cabana Kitchen - Refurbish	20	5	\$11,250
440 Cabana Bathrooms - Refurbish	20	5	\$13,050
454 Cabana Furniture - Replace	12	0	\$8,450
458 Cabana Rooms - Remodel	12	0	\$8,450
460 Sauna Room - Refurbish	20	5	\$7,000
464 Exercise Equipment-Partial Replace	5	0	\$8,950
Building exterior			
500 Roof: Comp Shingle - Replace	25	6	\$737,500
510 Gutters/Downspouts - Replace	25	6	\$110,100
514 Chimney Caps/Covers - Replace	35	6	\$92,200
525 Exterior Surfaces-Clean/Paint/Seal	7	5	\$154,500
526 Shutters - Partial Replace	20	18	\$43,750
530 Siding: Vinyl - Replace	50	19	\$1,057,500
540 Unit Decks - Seal/Repair	5	3	\$63,650
540 Walkway Decks - Seal/Repair	5	1	\$65,550
550 Rail: Wood - Partial Replace	7	0	\$8,950
555 Stairs - Repair/Replace	7	0	\$8,950
560 Exterior Lights - Replace	25	5	\$23,450
564 Building/Unit Signage - Replace	25	5	\$11,550
608 Carport Posts - Partial Replace	3	1	\$14,850

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Systems / Equipment / Other			
965 Fire Alarm Panels - Replace	20	10	\$52,450
985 Utility Vehicle - Replace	12	0	\$20,300
990 Trash Compactor - Replace	15	2	\$47,000
992 Trash Containers - Replace	9	5	\$14,200
47 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.