



Lipoma Firs North - Phase 1 -
Puyallup, WA
Level of Service: "Full"

Report #: 48519-0
of Units: 292

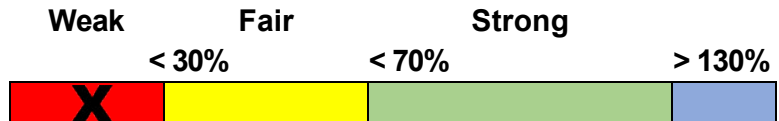
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$131,004
Current Fully Funded Reserve Balance	\$872,355
Percent Funded	15.0 %
Average Reserve (Deficit) or Surplus Per Unit	(\$2,539)
Recommended 2025 100% Monthly "Full Funding" Contributions	\$8,100
Recommended 2025 70% Monthly "Threshold Funding" Contributions	\$7,160
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$6,900
Recommended 2025 Special Assessment	\$650,000
Most Recent Budgeted Contribution Rate	\$1,388

Reserve Fund Strength: 15.0%



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 "Full", 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 15.0 % 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 \$83,481 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to between the 70% and 100% ranges as noted above and levy a preliminary Special Assessment of \$650,000 in 2025 for the fence replacement project. This amount is preliminary and should be adjusted once professional inspection, scope of work, competitive bidding is pursued. The 70% and 100% "Full" 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 contribution 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			
106 Gravel Areas - Refurbish	10	5	\$4,500
140 Wood Fence - Repair/Replace	15	0	\$734,500
142 Wood Fence - Clean & Stain	5	2	\$128,800
170 Landscape - Maintain/Refurbish	10	8	\$4,500
195 Mailboxes - Group "A" Repair/Replace	20	6	\$27,000
197 Mailboxes - Group "B" - Repair/Replace	20	18	\$18,000
340 Play Equipment - Repair/Replace	15	10	\$40,000
341 Play Chips - Replenish	3	1	\$4,000
346 Site Furniture - Repair/Replace	20	10	\$8,750
Open Space Tract			
110 Site Railing - Repair/Replace	20	15	\$4,000
111 Site Stairs - Repair/Replace	20	0	\$6,000
144 Baseball Backstop - Repair/Replace	30	9	\$9,500
165 Stair Lights - Repair/Replace	20	18	\$2,000
347 Site Furniture - Repair/Replace	20	10	\$5,000
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.