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Level III No Site Visit Reserve Study Report

For Fiscal Year Beginning January 1, 2026

Yodelin POA - Water System

Leavenworth, WA

October 8, 2025

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CAI-RS
355
DESIGNATION
RESERVE SPECIALIST

Reserve Study Summary for Yodelin POA - Water System

46 Units
For Fiscal Year Beginning January 1, 2026

Overview	
Starting Reserve Balance	$113,064
Fully Funded Balance	$763,215
Percent Funded	15%
Reserve Fund Strength (Weak, Fair or Strong)	Weak
Total Surplus or (Deficit) of Reserve Funding	$(650,151)
Surplus or (Deficit) on a Per Unit Average Basis***	$(14,134)
Current Reserve Contribution Based on Last Approved Budget	
Current Reserve Contribution Rate, Annually	$0
Current Special Assessment For Reserves, Annually	n/a
Is the Current Contribution Rate Within Range Provided by Study Below?	No
Reserve Study Funding Plan Options Beginning January 1, 2026	
100% Full Funding Contribution Rate, Annually	$47,250
Baseline Funding Contribution Rate, Annually	$45,175
Recommended Annual Special Assessment	n/a

Study Description & Assumptions

This is a Level III No-Site-Visit reserve study. No site visit was performed as part of this report. This report assumes a 3% annual inflation rate and 1% interest rate. Taxes on interest income and other outside factors are not included.

Property Description

Yodelin POA - Water System consists of 46 water usage lots located in Leavenworth, WA. It was constructed in or around 1968.

Recommended Funding Plan

We recommend that the association budget for annual reserve contributions of $47,250 per year in 2026.

Recommended Special Assessment(s)

No special assessments are recommended at this time.

Other Notes

None.

***Current surplus or deficit is calculated on an average per unit. If the association calculates its assessments based on a fraction or percentage that varies by unit, it should calculate the current deficit or surplus based on that schedule. To do so, subtract the association's starting reserve balance above from the fully funded balance, and multiply the resulting number by the fraction or percentage allocable to each unit.

Yodelin POA - Water System
Component List

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Equipment & Mechanical					
5000	Electrical System - Repair/Replace	Unfunded			
Water System					
7000	Well Casing - Replace	75		55	$100,000
7005	Submersible Well Pump - Replace	12		6	$1,350
7010	Chlorination System - Replace	Unfunded			
7015	Treatment System - Replace	30		10	$6,300
7020	Water Mains - Replace	75		17	$883,000
7030	Booster Pumps - Replace	20		14	$5,200
7035	Water Tank - Replace	60		40	$103,000
7040	Expansion Tanks - Replace	Unfunded			
7045	Generator - Replace	15	8	3	$1,250
7050	Telemetry/Control System - Replace	20		0	$5,200
7055	Fire Hydrant - Replace	Unfunded			
7060	Pump/Well House Exteriors - Refurbish	30		10	$6,000
7065	Pump House Wood Bridge - Replace	30		10	$3,960

An Introduction to Your Reserve Study

The Purpose of Your Reserve Study

The purpose of your reserve study is to develop a budgetary model to assist the association with preparing for the maintenance, repair and replacement of the assets which are under the association's responsibility. The report provides both estimated timeframes in which these projects are expected to occur as well as a cost allowance for the project. A reserve study consists of two parts; the physical analysis and the financial analysis. The physical analysis includes the component inventory and associated information including useful life, remaining useful life and cost allowances. The financial analysis includes the association's current reserve fund status (the percent funded) and funding recommendations.

Reserve Study Standards

This report is prepared in accordance with the National Reserve Study Standards (NRSS) by Community Associations Institute (CAI). First published in 1998, the NRSS provides guidelines related to the preparation of reserve studies including what information is included and how calculations are prepared. The full NRSS can be viewed at National Reserve Study Standards and an explanation of the NRSS is available at NRSS Explanation.

Types of Reserve Studies

There are four types of reserve studies under National Reserve Study Standards:

- ***Level I Full*** – This is the initial report prepared by the association. This report includes a site visit in which a non-intrusive basic visual review is conducted and association assets are counted, measured and/or quantified. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly. A Full study is typically only prepared once as the quantities and other data can be used in future reports.
- ***Level II With-Site-Visit*** – This report includes a site visit in which a non-intrusive basic visual review is conducted. No assets are quantified as this process was previously completed during the Full study process. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated accordingly. After the initial full study, most associations perform a with-site-visit report every third year; this cycle is required for Washington State associations with significant assets.
- ***Level III No-Site-Visit*** – This report does not include a site visit. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated. The No-Site-Visit update is primarily based on the current reserve account balance, projects completed since the last report, current industry costs, and any proposals the association may have received for upcoming projects.
- ***Level IV Preliminary, Community Not Yet Constructed*** – This report is prepared for communities that are in the development phase and have not yet been constructed. The component list is typically developed using building and site plans along with details provided by the developer. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly.

What Components are Included

National Reserve Study Standards provide for a three-part test to determine which items are funded within a reserve study. First, the component needs to be an item that the association is responsible to maintain, repair and replace. It cannot be an item that an owner or other party is responsible for. Next, the item must be "predictable" in that it has a predictable useful life (i.e. we need to be able to determine how long, on average, the item will last), and a remaining useful life (i.e. we need to be able to determine how much longer until that item requires replacement). Lastly, the cost to maintain, repair and replace the component must be above a minimum cost which is typically defined as 1% or more of the annual operating budget, however some associations may opt to define a different funding threshold. Using 1% of the annual operating budget, an association with a $100,000 annual budget would have a $1,000 reserve funding

threshold.

One consideration that is not included within the NRSS three-part test are significant expenses which occur annually. Some associations opt to include annual expenses that exceed the 1% funding threshold in their study, however it is our opinion that these expenses are best handled through the operating budget. From an administrative and practical standpoint it is most advantageous to budget and pay for those expenses through the operating account, particularly in states such as Washington State which feature statutory limitations regarding reserve fund disbursements.

The intent of funding for reserve components is to maintain, repair or replace those exact components in the future. Capital improvements are not included within a reserve study and reserve funds should not be used accordingly. A capital improvement is the addition of an item that does not previously exist, such as installing a swimming pool when one was not previously present. Repurposing an existing item into something new is also considered a capital improvement; an example would be converting a janitorial closet in the clubhouse into an additional restroom. Replacing an existing item with an upgraded but like-kind product is not considered a capital improvement and reserve funds may be used in this instance; an example would be replacement of a wood deck with a composite (Trex®) material.

How Are Costs Determined

The cost allowances within a reserve study are determined in a number of ways. First, the association's prior cost history or recent vendor proposals are generally the best predictor of future costs as they are specific to your community. When a cost history is unavailable, a number of methods to determine costs may be used by the reserve study provider including, but not limited to research with vendors (including the association's vendors) and/or industry average costs. When industry average costs are used, they are adjusted based on the geographical location and current economical market of each client.

Fully Funded Balance Calculation

One of the most common questions related to a reserve study is how the fully funded balance is calculated. Contrary to popular belief, the fully funded balance is *not* the cost to replace all the association's assets today. Rather, it is the total accumulated deterioration of the association's assets. Let's take the example of a roof. If the roof lasts 30 years and costs $30,000 to replace, the association would save $1,000 per year so that it would have the $30,000 it needs to replace the roof by the 30th year. If the roof is two years old, the association would need $2,000 on hand to be 100% funded, meaning that it had the exact amount of cash on hand that the roof had deteriorated to date. If the association only saved $1,000 by the second year, it would then be 50% funded instead. The reserve study calculates the deterioration of each of the association's assets through the date of the study, taking into consideration their age and replacement cost allowances, and the cumulative total of those numbers is the association's fully funded balance.

Reserve Fund Strength, Also Known As Percent Funded

The association's percent funded is calculated by comparing the association's current reserve balance against the fully funded balance, which we defined above. Generally speaking, an association that is less than 30% funded is considered to have a weak reserve account balance and thus a high risk of requiring a special assessment. Associations which are between 30% and 69% funded are considered to have a moderate funding position and therefore a medium risk of a special assessment. Association's which are 70% or more funded have a strong funding position and a low risk of requiring a special assessment. One of the many goals of your reserve study is to help the association achieve, and keep, a strong funding position with a low risk of a special assessment.

How to Pay for Reserve Projects

The question of reserve expenses is not if they will occur, but when they will occur. The best and most cost-effective way to ensure that funds are available for these expenses is to save for future projects through regular contributions to the reserve fund. This not only ensures that funds are available as projects arise, thus reducing the chances of deferred

maintenance, but it is also the most equitable to ownership groups over time. If a person owns a unit for one year, they contribute toward one year of reserves. The same goes for a person who owns their unit for five years, or for 30 years. If the association does not fund the reserve account through regular contributions and instead assesses a special assessment or takes out a loan for the project, the current ownership group is unfairly burdened with paying the full project cost even though previous owners enjoyed the use of those assets.

Properly reserving for anticipated maintenance, repair and replacement projects also results in lower overall costs to the association. Inadequate reserve funds often result in deferred maintenance, which can cause higher project costs and risk potential damage to association assets. For example, deferring an exterior paint project may result in increased future costs due to the additional prep work required to address peeling paint, repairs to exposed wood which has started to decay, etc. There are also administrative expenses associated with levying a special assessment and interest expenses associated with taking out a loan, both of which are avoided when adequate reserve funds are available.

Preventive Maintenance Manual

Preventive maintenance is a critical aspect of properly maintaining association assets and achieving their longest useful life. National Reserve Study Standards (NRSS) recommends that a preventive maintenance manual be prepared by each community and updated regularly. Preparation of such manual is beyond the scope of standard reserve study services and should be prepared independently by the association. Additional resources are available within Community Associations Institute's Best Practices: Community Association Maintenance at www.condosafety.com. The preventive maintenance manual should incorporate maintenance of all common elements, not just those included within the reserve study. Some preventive maintenance projects, such as asphalt sealcoating for example, may be funded within the association's reserve study. Other projects, such as gutter cleaning, are most commonly funded through the annual operating budget. Additional preventive maintenance projects identified by the maintenance manual may be added to the reserve study as needed provided they are significant in cost and do not occur annually, as annual expenditures are generally best handled through the annual operating budget. Any preventive maintenance contracts reported by client are notated on the appropriate components within the component detail inventory toward the rear of this report; common contracts include the maintenance of pool equipment, elevators, fire alarm/sprinkler equipment and HVAC equipment.

Report Sections

This report was designed to provide clear, distinct chapters for the different funding plan options so the association can easily compare and select a funding plan to follow. Your report includes separate sections detailing the Full Funding plan, 70% Funding plan, Baseline Funding plan, as well as data illustrating the reserve funding projections based on the association's current contribution rate. The different funding options are also summarized in the Report Summary at the beginning of this study. In rare instances, associations with unique funding scenarios may not have a 70% Funding option available; in those cases the 70% Funding chapter has been omitted.

Annual Expenditure Charts

The data within this section represents the association's projected expenses over the 30 year scope of this report. These expenses are projected to occur independent of which funding plan the association chooses to follow (Full, 70% or Baseline), and the charts are particularly helpful to the association in planning near term projects (i.e. within the next 1-5 years).

This section also includes a deterioration summary, which shows the total deterioration of the association's assets on an annual basis. It is important that the association consider this data when selecting an annual reserve contribution, as contributing significantly less than the annual deterioration rate means that the association's assets are deteriorating at a faster rate than the association is reserving.

Yodelin POA - Water System
Leavenworth, WA
Year By Year Spread Sheet

ID	Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	*Unfunded*									
Water System											
7000	Well Casing - Replace										
7005	Submersible Well Pump - Replace							1,612			
7010	Chlorination System - Replace	*Unfunded*									
7015	Treatment System - Replace										
7020	Water Mains - Replace										
7030	Booster Pumps - Replace										
7035	Water Tank - Replace										
7040	Expansion Tanks - Replace	*Unfunded*									
7045	Generator - Replace				1,366						
7050	Telemetry/Control System - Replace	5,200									
7055	Fire Hydrant - Replace	*Unfunded*									
7060	Pump/Well House Exteriors - Refurbish										
7065	Pump House Wood Bridge - Replace										
Water System Total:		**5,200**			**1,366**			**1,612**			
Year Total:		**5,200**			**1,366**			**1,612**			

Yodelin POA - Water System
Leavenworth, WA
Year By Year Spread Sheet

ID	Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	*Unfunded*									
Water System											
7000	Well Casing - Replace										
7005	Submersible Well Pump - Replace									2,298	
7010	Chlorination System - Replace	*Unfunded*									
7015	Treatment System - Replace	8,467									
7020	Water Mains - Replace								1,459,464		
7030	Booster Pumps - Replace					7,865					
7035	Water Tank - Replace										
7040	Expansion Tanks - Replace	*Unfunded*									
7045	Generator - Replace									2,128	
7050	Telemetry/Control System - Replace										
7055	Fire Hydrant - Replace	*Unfunded*									
7060	Pump/Well House Exteriors - Refurbish	8,063									
7065	Pump House Wood Bridge - Replace	5,322									
Water System Total:		**21,852**				**7,865**			**1,459,464**	**4,426**	
Year Total:		**21,852**				**7,865**			**1,459,464**	**4,426**	

Yodelin POA - Water System
Leavenworth, WA
Year By Year Spread Sheet

ID	Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	*Unfunded*									
Water System											
7000	Well Casing - Replace										
7005	Submersible Well Pump - Replace										
7010	Chlorination System - Replace	*Unfunded*									
7015	Treatment System - Replace										
7020	Water Mains - Replace										
7030	Booster Pumps - Replace										
7035	Water Tank - Replace										
7040	Expansion Tanks - Replace	*Unfunded*									
7045	Generator - Replace										
7050	Telemetry/Control System - Replace	9,392									
7055	Fire Hydrant - Replace	*Unfunded*									
7060	Pump/Well House Exteriors - Refurbish										
7065	Pump House Wood Bridge - Replace										
Water System Total:		**9,392**									
Year Total:		**9,392**									

Yodelin POA - Water System
Leavenworth, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026	
Telemetry/Control System - Replace	5,200
Total for 2026	**$5,200**
No Replacement in 2027	
No Replacement in 2028	
Replacement Year 2029	
Generator - Replace	1,366
Total for 2029	**$1,366**
No Replacement in 2030	
No Replacement in 2031	
Replacement Year 2032	
Submersible Well Pump - Replace	1,612
Total for 2032	**$1,612**
No Replacement in 2033	
No Replacement in 2034	
No Replacement in 2035	
Replacement Year 2036	
Pump House Wood Bridge - Replace	5,322
Pump/Well House Exteriors - Refurbish	8,063
Treatment System - Replace	8,467
Total for 2036	**$21,852**
No Replacement in 2037	
No Replacement in 2038	
No Replacement in 2039	
Replacement Year 2040	
Booster Pumps - Replace	7,865
Total for 2040	**$7,865**

Yodelin POA - Water System
Leavenworth, WA
Annual Expenditure Detail

Description	Expenditures
No Replacement in 2041	
No Replacement in 2042	
Replacement Year 2043	
Water Mains - Replace	1,459,464
Total for 2043	**$1,459,464**
Replacement Year 2044	
Submersible Well Pump - Replace	2,298
Generator - Replace	2,128
Total for 2044	**$4,426**
No Replacement in 2045	
Replacement Year 2046	
Telemetry/Control System - Replace	9,392
Total for 2046	**$9,392**
No Replacement in 2047	
No Replacement in 2048	
No Replacement in 2049	
No Replacement in 2050	
No Replacement in 2051	
No Replacement in 2052	
No Replacement in 2053	
No Replacement in 2054	
No Replacement in 2055	

Yodelin POA - Water System
Deterioration Summary

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
5000	Electrical System - Repair/Replace	Unfunded		
7000	Well Casing - Replace	75	$100,000	$1,333
7005	Submersible Well Pump - Replace	12	$1,350	$113
7010	Chlorination System - Replace	Unfunded		
7015	Treatment System - Replace	30	$6,300	$210
7020	Water Mains - Replace	75	$883,000	$11,773
7030	Booster Pumps - Replace	20	$5,200	$260
7035	Water Tank - Replace	60	$103,000	$1,717
7040	Expansion Tanks - Replace	Unfunded		
7045	Generator - Replace	15	$1,250	$83
7050	Telemetry/Control System - Replace	20	$5,200	$260
7055	Fire Hydrant - Replace	Unfunded		
7060	Pump/Well House Exteriors - Refurbish	30	$6,000	$200
7065	Pump House Wood Bridge - Replace	30	$3,960	$132
Total Annual Deterioration of Association Assets				$16,081

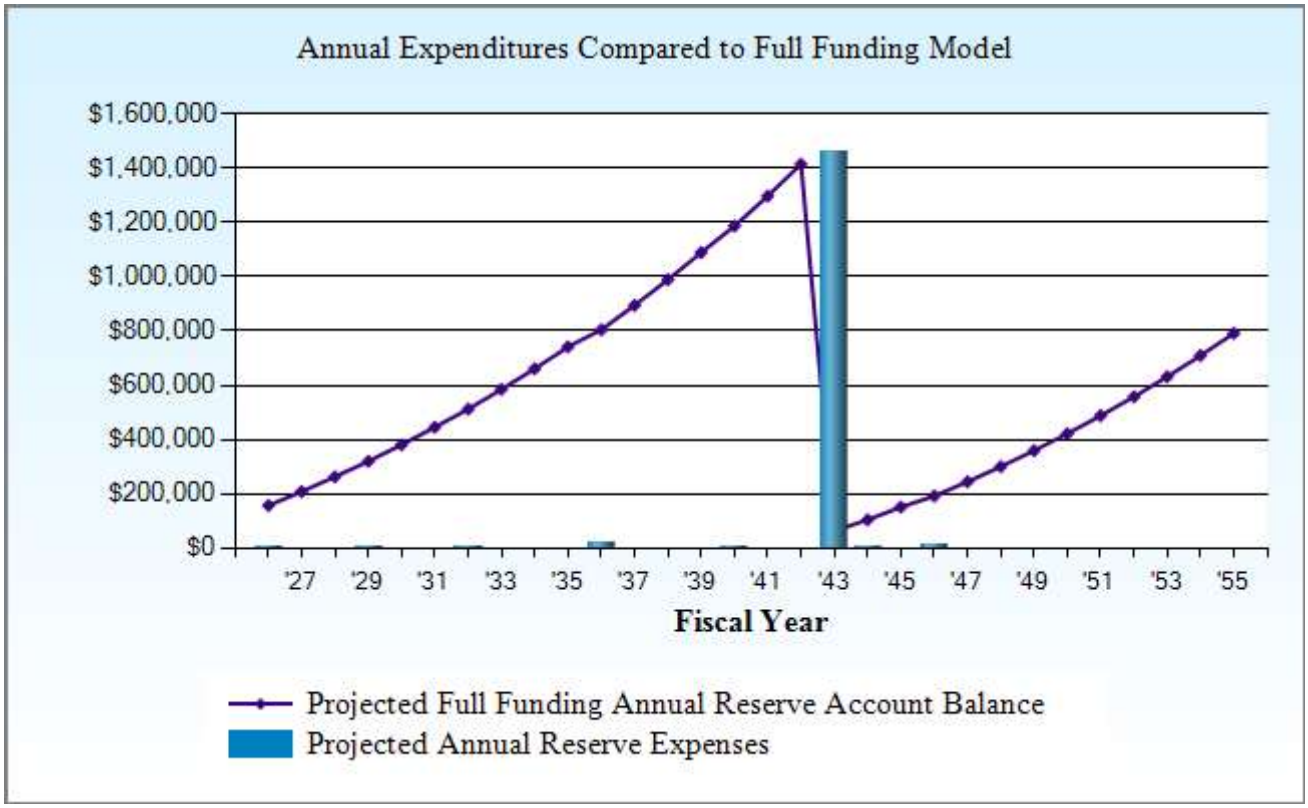
Full Funding Model

The data within this section represents the 100% full funding model. In this model the association works to fund the reserve account to a level in which the reserve account balance equals the fully funded balance, thus achieving 100% funding. This is accomplished over the 30 year scope of the report. Following this funding model is recommended, as it puts the association at the lowest risk of requiring a special assessment should a project occur earlier than projected or cost more than anticipated.

Yodelin POA - Water System
Full Funding Model Projection

Beginning Balance: $113,064

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	1,115,260	47,250	1,551	5,200	156,665	797,289	20%
2027	1,148,718	49,612	2,063		208,340	838,238	25%
2028	1,183,179	52,093	2,604		263,038	880,926	30%
2029	1,218,675	54,698	3,164	1,366	319,533	924,046	35%
2030	1,255,235	57,433	3,770		380,736	970,410	39%
2031	1,292,892	60,304	4,410		445,450	1,018,724	44%
2032	1,331,679	63,320	5,072	1,612	512,230	1,067,403	48%
2033	1,371,629	66,485	5,787		584,502	1,119,796	52%
2034	1,412,778	69,810	6,543		660,855	1,174,373	56%
2035	1,455,161	73,300	7,342		741,497	1,231,216	60%
2036	1,498,816	76,965	7,966	21,852	804,576	1,267,904	63%
2037	1,543,781	80,814	8,854		894,244	1,328,870	67%
2038	1,590,094	84,854	9,791		988,889	1,392,351	71%
2039	1,637,797	89,097	10,780		1,088,766	1,458,446	75%
2040	1,686,931	93,552	11,745	7,865	1,186,196	1,519,152	78%
2041	1,737,539	98,229	12,844		1,297,270	1,590,532	82%
2042	1,789,665	103,141	14,004		1,414,415	1,664,828	85%
2043	1,843,355	108,298	632	1,459,464	63,881	238,901	27%
2044	1,898,655	43,500	1,030	4,426	103,984	269,708	39%
2045	1,955,615	45,675	1,497		151,156	306,843	49%
2046	2,014,284	47,959	1,897	9,392	191,620	336,291	57%
2047	2,074,712	50,357	2,420		244,396	377,193	65%
2048	2,136,953	52,875	2,973		300,244	420,246	71%
2049	2,201,062	55,518	3,558		359,319	465,543	77%
2050	2,267,094	58,294	4,176		421,790	513,180	82%
2051	2,335,107	61,209	4,830		487,829	563,256	87%
2052	2,405,160	64,269	5,521		557,619	615,874	91%
2053	2,477,315	67,483	6,251		631,353	671,143	94%
2054	2,551,634	70,857	7,022		709,232	729,174	97%
2055	2,628,183	74,400	7,836		791,468	790,082	100%



This chart compares the projected yearly reserve balance within the full funding plan against the cumulative expenses anticipated within that year.

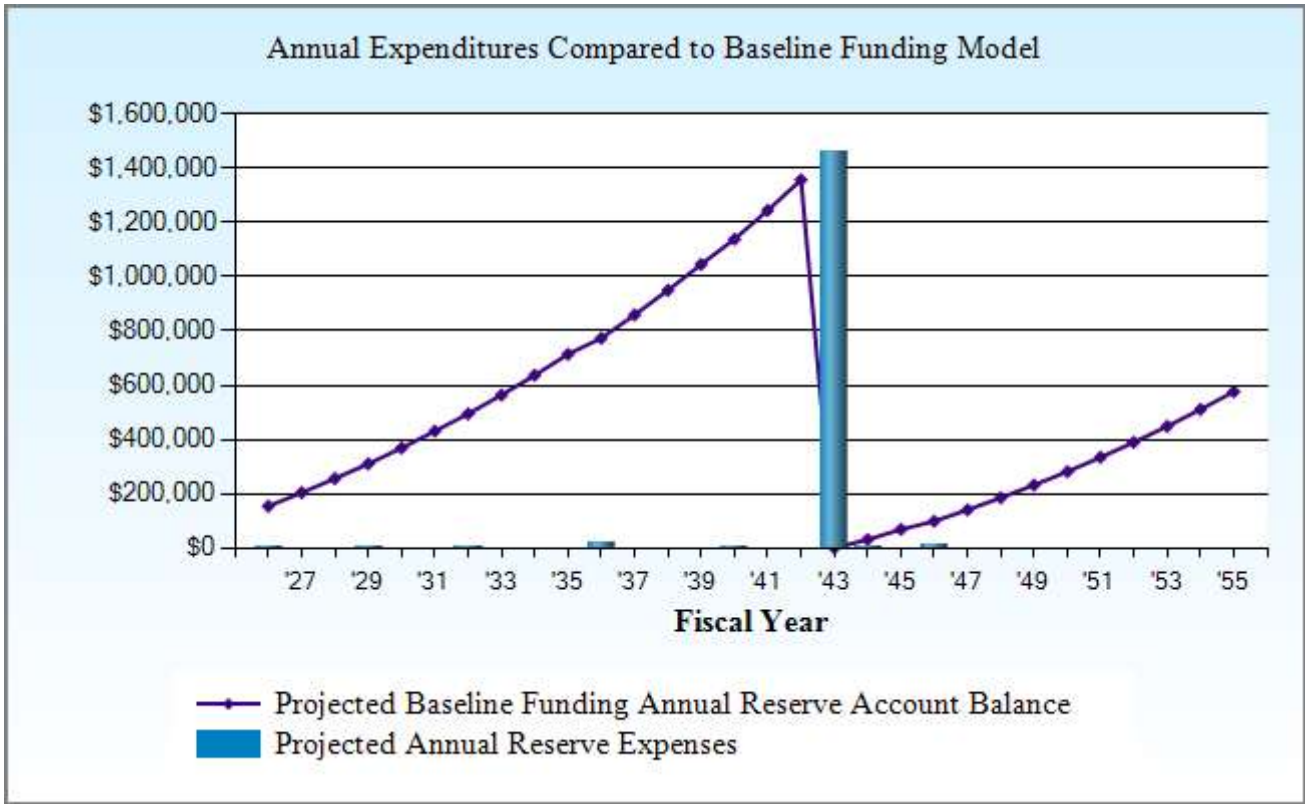
Baseline Funding Model

The data within this section represents the baseline funding model. In this model, the association funds reserves at a level in which the reserve balance is not projected to drop below zero over the 30 year scope of this report. Baseline funding has the highest risk of a special assessment. Under this model, if a project comes in just slightly over budget, or occurs earlier than anticipated, the association has a high risk of requiring a special assessment.

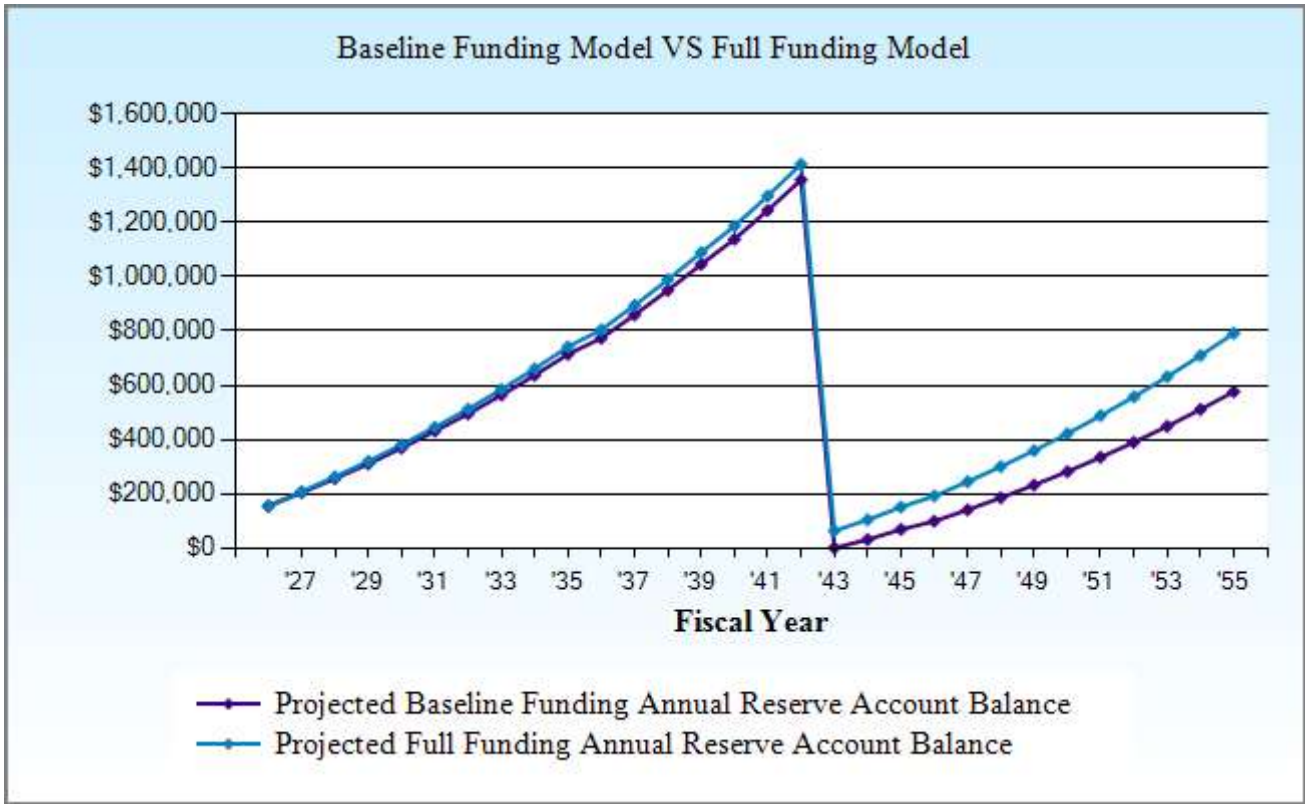
Yodelin POA - Water System
Baseline Funding Model Projection

Beginning Balance: $113,064

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	1,115,260	45,175	1,530	5,200	154,569	797,289	19%
2027	1,148,718	47,434	2,020		204,023	838,238	24%
2028	1,183,179	49,805	2,538		256,367	880,926	29%
2029	1,218,675	52,296	3,073	1,366	310,370	924,046	34%
2030	1,255,235	54,910	3,653		368,933	970,410	38%
2031	1,292,892	57,656	4,266		430,855	1,018,724	42%
2032	1,331,679	60,539	4,898	1,612	494,680	1,067,403	46%
2033	1,371,629	63,566	5,582		563,828	1,119,796	50%
2034	1,412,778	66,744	6,306		636,878	1,174,373	54%
2035	1,455,161	70,081	7,070		714,028	1,231,216	58%
2036	1,498,816	73,585	7,658	21,852	773,419	1,267,904	61%
2037	1,543,781	77,265	8,507		859,191	1,328,870	65%
2038	1,590,094	81,128	9,403		949,722	1,392,351	68%
2039	1,637,797	85,184	10,349		1,045,255	1,458,446	72%
2040	1,686,931	89,443	11,268	7,865	1,138,101	1,519,152	75%
2041	1,737,539	93,916	12,320		1,244,337	1,590,532	78%
2042	1,789,665	98,611	13,429		1,356,378	1,664,828	81%
2043	1,843,355	103,542	5	1,459,464	460	238,901	0%
2044	1,898,655	35,000	310	4,426	31,344	269,708	12%
2045	1,955,615	36,750	681		68,775	306,843	22%
2046	2,014,284	38,587	980	9,392	98,950	336,291	29%
2047	2,074,712	40,517	1,395		140,862	377,193	37%
2048	2,136,953	42,543	1,834		185,238	420,246	44%
2049	2,201,062	44,670	2,299		232,207	465,543	50%
2050	2,267,094	46,903	2,791		281,902	513,180	55%
2051	2,335,107	49,249	3,312		334,462	563,256	59%
2052	2,405,160	51,711	3,862		390,035	615,874	63%
2053	2,477,315	54,296	4,443		448,774	671,143	67%
2054	2,551,634	57,011	5,058		510,843	729,174	70%
2055	2,628,183	59,862	5,707		576,412	790,082	73%



This chart compares the projected yearly reserve balance within the Baseline Funding model against the cumulative expenses anticipated within that year.



This chart compares the projected annual reserve account balances between the Baseline Funding model and the Full Funding model.

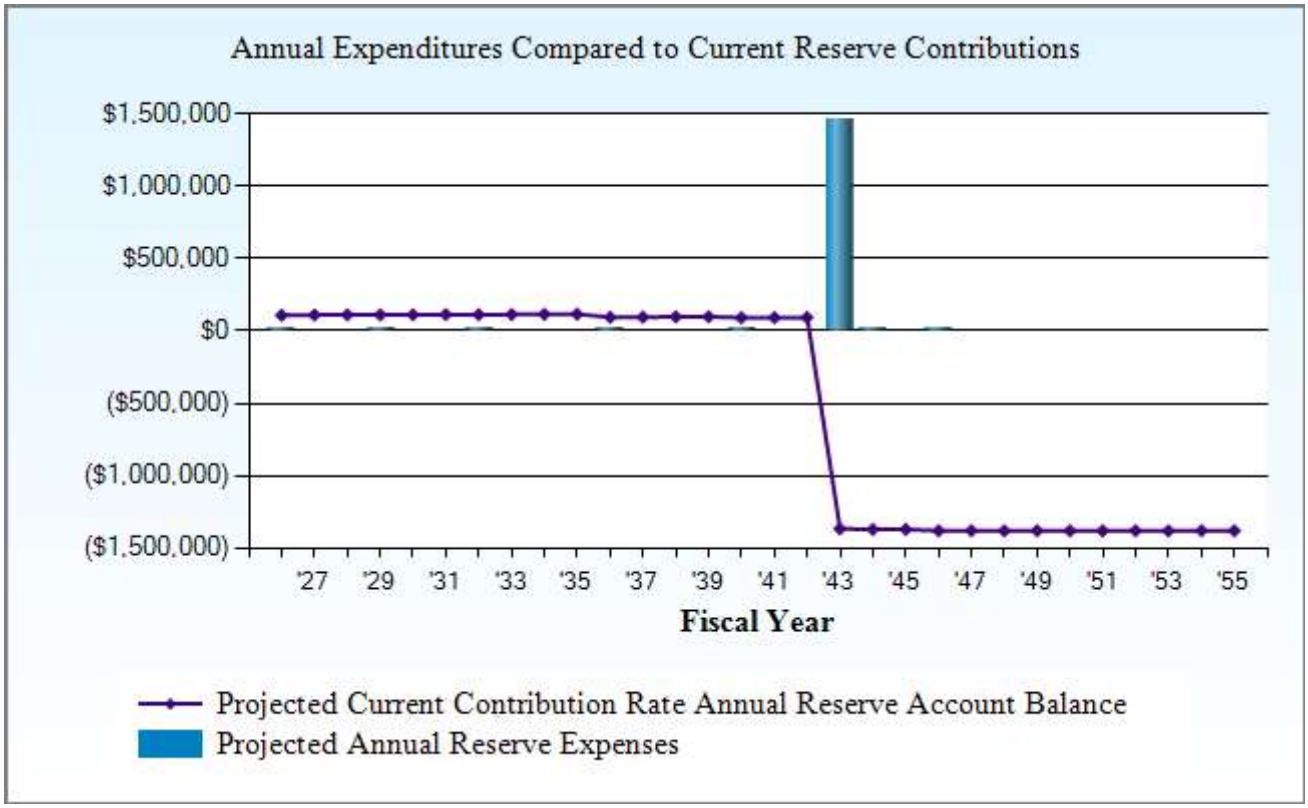
Current Funding Model

The data within this section represents the association's current funding model, based on the most recent annual budget. This data is helpful in determining whether current contribution rates are sufficient to meet the association's funding goals over time.

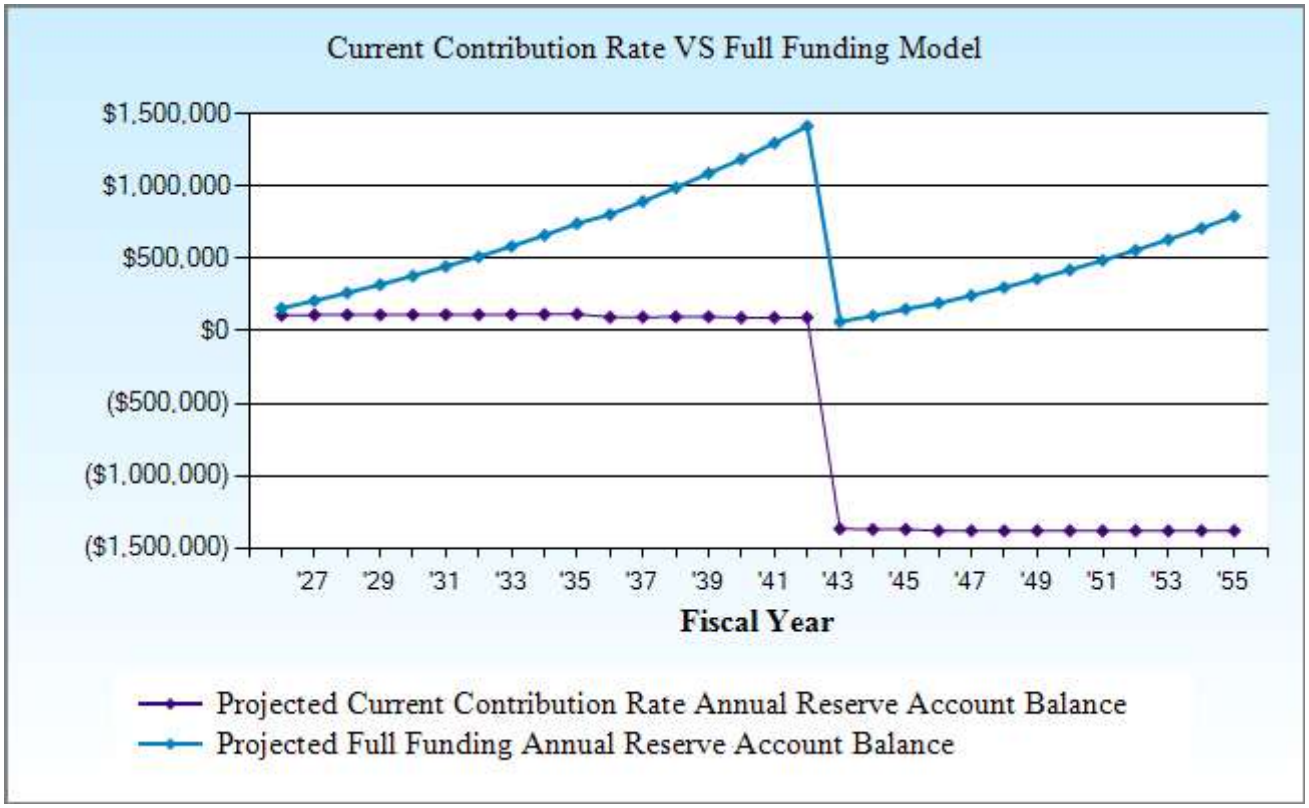
Yodelin POA - Water System
Current Funding Model Projection

Beginning Balance: $113,064

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	1,115,260		1,079	5,200	108,943	797,289	14%
2027	1,148,718		1,089		110,032	838,238	13%
2028	1,183,179		1,100		111,132	880,926	13%
2029	1,218,675		1,098	1,366	110,864	924,046	12%
2030	1,255,235		1,109		111,973	970,410	12%
2031	1,292,892		1,120		113,093	1,018,724	11%
2032	1,331,679		1,115	1,612	112,595	1,067,403	11%
2033	1,371,629		1,126		113,721	1,119,796	10%
2034	1,412,778		1,137		114,859	1,174,373	10%
2035	1,455,161		1,149		116,007	1,231,216	9%
2036	1,498,816		942	21,852	95,097	1,267,904	8%
2037	1,543,781		951		96,048	1,328,870	7%
2038	1,590,094		960		97,008	1,392,351	7%
2039	1,637,797		970		97,978	1,458,446	7%
2040	1,686,931		901	7,865	91,014	1,519,152	6%
2041	1,737,539		910		91,924	1,590,532	6%
2042	1,789,665		919		92,843	1,664,828	6%
2043	1,843,355			1,459,464	-1,366,621	238,901	
2044	1,898,655			4,426	-1,371,048	269,708	
2045	1,955,615				-1,371,048	306,843	
2046	2,014,284			9,392	-1,380,439	336,291	
2047	2,074,712				-1,380,439	377,193	
2048	2,136,953				-1,380,439	420,246	
2049	2,201,062				-1,380,439	465,543	
2050	2,267,094				-1,380,439	513,180	
2051	2,335,107				-1,380,439	563,256	
2052	2,405,160				-1,380,439	615,874	
2053	2,477,315				-1,380,439	671,143	
2054	2,551,634				-1,380,439	729,174	
2055	2,628,183				-1,380,439	790,082	



This chart compares the projected yearly reserve balance at the association's current contribution rate against the cumulative expenses anticipated within that year.

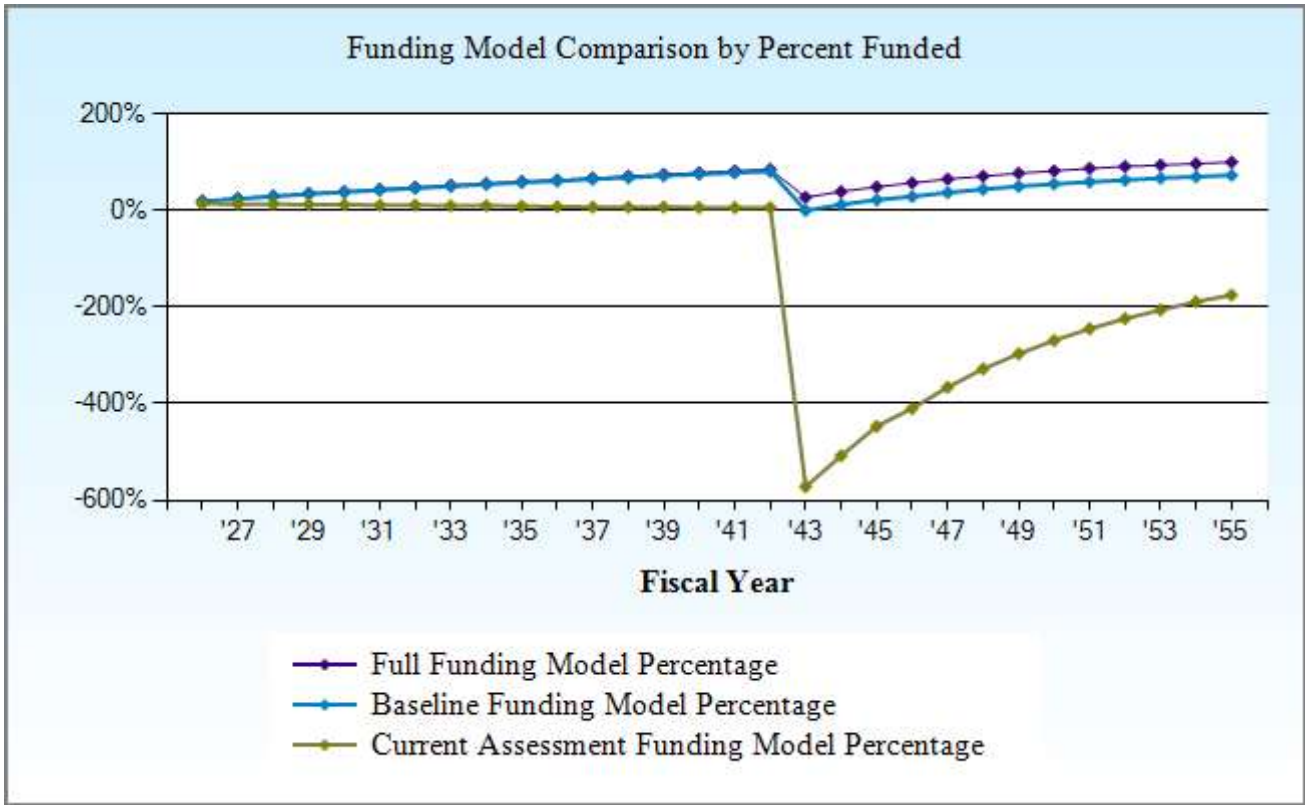


This chart compares the projected annual reserve account balances between the association's current contribution rate and the Full Funding model.

Comparison Charts

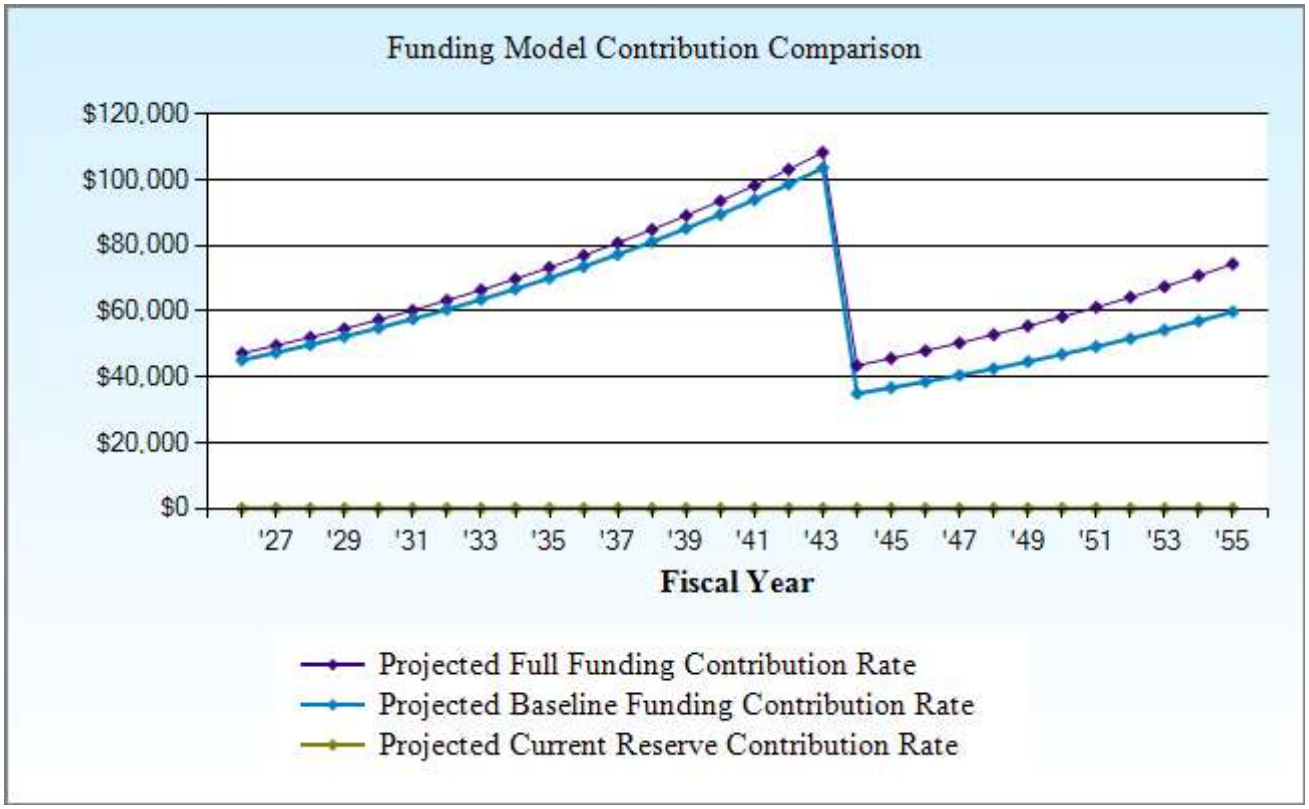
The charts within this section represent a visual comparison of the funding models included within this report. Each chart features a descriptive title indicating the data which is being compared and are extremely helpful for the association in comparing its current funding plan to the plans included within the study.

Yodelin POA - Water System
Funding Model Comparison by Percent Funded



This chart compares the association's projected percent funded on an annual basis between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.

Yodelin POA - Water System
Funding Model Assessment Comparison Chart



This chart compares the projected contribution rate between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.

Component Detail Report

The following section features a detailed breakdown of each of the association's reserve components. This section details component history, quantities, useful life, remaining useful life and cost breakdowns, among other important data. For Level I Full and Level II With-Site-Visit reports, this section also features maintenance recommendations and photographs of the components.

Yodelin POA - Water System
Index of Funded Components

Total Funded Assets	10
Total Unfunded Assets	4
Total Assets	14

Electrical System - Repair/Replace

		1	Allowance
Asset ID	5000	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	January 2006		
No Useful Life			

Location: At water system pump houses

Component History: No history reported, presumed to have been installed at time of 2006 water system upgrade

Generally, if installed without defect, there is no predictable basis to expect complete replacement of electrical system within the scope of this report therefore no reserve funding included.

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Well Casing - Replace - 2081

		1 Each	@ $100,000.00
Asset ID	7000	Asset Actual Cost	$100,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$508,214.85
Placed in Service	January 2006		
Useful Life	75		
Replacement Year	2081		
Remaining Life	55		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

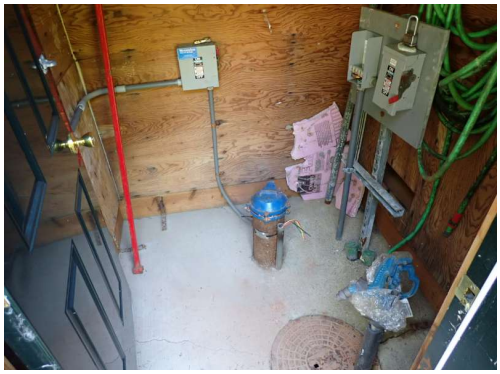
Location: Within well house at Stevens Road water system site

Component History: Reportedly drilled 2006

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Submersible Well Pump - Replace - 2032

Asset ID	7005	1 Each	@ $1,350.00
		Asset Actual Cost	$1,350.00
		Percent Replacement	100%
Category	Water System	Future Cost	$1,611.97
Placed in Service	January 2020		
Useful Life	12		
Replacement Year	2032		
Remaining Life	6		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Estimate previously provided by client, adjusted for inflation

Location: Within well house at Stevens Road water system site

Component History: 2006 at drilling of well, replaced 2020

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Chlorination System - Replace

		1 System	
Asset ID	7010	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	January 2006		
No Useful Life			

Location: Within pump house off Stevens Road

Component History: Presumed original to ~ 2006 water system upgrades

Cost to replace system components generally falls below the reserve funding threshold therefore replace as needed through annual operating budget.

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Treatment System - Replace - 2036

		3 Each	@ $2,100.00
Asset ID	7015	Asset Actual Cost	$6,300.00
		Percent Replacement	100%
Category	Water System	Future Cost	$8,466.67
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	2036		
Remaining Life	10		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and system selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within pump house off Stevens Road

Component History: Presumed original to ~ 2006 water system upgrades, iron filter reportedly no longer in use

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Water Mains - Replace - 2043

		1 Allowance	@ $883,000.00
Asset ID	7020	Asset Actual Cost	$883,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$1,459,464.46
Placed in Service	January 1968		
Useful Life	75		
Replacement Year	2043		
Remaining Life	17		

4250 - LF water mains at asphalt road	@	$130.00	$552,500.00
3305 - LF water mains at gravel road	@	$100.00	$330,500.00
		Total =	$883,000.00

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Under roadways throughout association

Component History: No history reported

Booster Pumps - Replace - 2040

		2 Each	@ $2,600.00
Asset ID	7030	Asset Actual Cost	$5,200.00
		Percent Replacement	100%
Category	Water System	Future Cost	$7,865.47
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	2040		
Remaining Life	14		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within pump house

Component History: Reportedly installed at time of ~ 2006 water system upgrade, replaced 2020

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Water Tank - Replace - 2066

		1 Each	@ $103,000.00
Asset ID	7035	Asset Actual Cost	$103,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$335,989.89
Placed in Service	January 2006		
Useful Life	60		
Replacement Year	2066		
Remaining Life	40		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: At water system site off Stevens Road

Component History: Reportedly installed during 2006 water system upgrades, inspected 2023

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Expansion Tanks - Replace

		3 Each	
Asset ID	7040	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	January 2006		
No Useful Life			

Location: Within lower floor of pump house

Component History: Reportedly installed during 2006 water system upgrades

Cost to replace pressure tanks typically falls below the reserve funding threshold therefore replace as needed through annual operating budget.

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Generator - Replace - 2029

		1 Each	@ $1,250.00
Asset ID	7045	Asset Actual Cost	$1,250.00
		Percent Replacement	100%
Category	Water System	Future Cost	$1,365.91
Placed in Service	January 2006		
Useful Life	15		
Adjustment	8		
Replacement Year	2029		
Remaining Life	3		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Upper floor of pump house

Component History: Reportedly original to 2006 water system upgrades, carburator repair 2025 $200

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Telemetry/Control System - Replace - 2026

		1 Each	@ $5,200.00
Asset ID	7050	Asset Actual Cost	$5,200.00
		Percent Replacement	100%
Category	Water System	Future Cost	$5,200.00
Placed in Service	January 2006		
Useful Life	20		
Replacement Year	2026		
Remaining Life	0		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Lower floor of pump house

Component History: Reportedly installed during ~ 2006 water system upgrade

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Fire Hydrant - Replace

		1 Each	
Asset ID	7055	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	January 2006		
No Useful Life			

Location: Adjacent to water storage tank

Component History: Presumed to have been installed at time of ~ 2006 water system upgrades

When properly installed without any known defects, there is no predictable basis to anticipate complete replacement of commercial grade fire hydrant within the scope of this report, therefore no reserve funding included.

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Pump/Well House Exteriors - Refurbish - 2036

		1 Allowance	@ $6,000.00
Asset ID	7060	Asset Actual Cost	$6,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$8,063.50
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	2036		
Remaining Life	10		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: At water system site off Stevens Road

Component History: Presumed to have been constructed during ~ 2006 water system upgrades

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Pump House Wood Bridge - Replace - 2036

		110 GSF	@ $36.00
Asset ID	7065	Asset Actual Cost	$3,960.00
		Percent Replacement	100%
Category	Water System	Future Cost	$5,321.91
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	2036		
Remaining Life	10		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: At pump house along Stevens Road

Component History: Presumed original to ~ 2006 water system upgrades

Note: Photo is from site visit performed for the association's 2025 reserve study and may no longer be representative of current condition.

Common Terms & Definitions

A portion of this information is from the National Reserve Study Standards (NRSS) published by Community Associations Institute, dated 07/2023. A link to the full National Reserve Study Standards document can be found here: National Reserve Study Standards

ADEQUATE RESERVES — A replacement reserve fund and equitable multi-year funding plan which together provide for the reliable and timely execution of major repair and replacement projects as defined within National Reserve Study Standards without reliance on additional supplemental funding.

ALLOWANCE (QUANTITY) — When used in reference to quantity, the term allowance means that the component could not be reasonably quantified to assign a unit cost and therefore a flat cost allowance has been used.

ALLOWANCE (COST) — When used in reference to cost, the term allowance refers to the cost range assigned to that component. For example, the cost allowance for replacement of a roof may be $4.00 per square foot to $6.00 per square foot.

CAPITAL IMPROVEMENT — Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD — A method of developing a reserve funding plan 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.

COMMON AREA — Areas identified within the association's governing documents that the association is obligated to maintain, repair or replace.

COMPONENT — The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. predictable in nature, and 3. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.

COMPONENT INVENTORY — The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

COMPONENT METHOD — A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components.

CONDITION ASSESSMENT — The task of evaluating the current condition of the component based on

observed or reported characteristics.

CY Cubic yards.

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 computations.

FINANCIAL ANALYSIS The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

FULLY FUNDED 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

FULLY FUNDED BALANCE (FFB) An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

Example: For a component with a $10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be $4,000.

FUND STATUS The status of the reserve fund reported in terms of cash or percent funded.

FUNDING GOALS Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

- **Baseline Funding:** Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.

- **Threshold Funding:** Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "Fully Funded" with respective higher risk or less risk of cash problems.

- **Full Funding:** Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.

It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

FUNDING PLAN An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.

FUNDING PRINCIPLES The reserve study must provide a funding plan addressing these principles:

- Sufficient funds when required.
- Stable contribution rate over the years.
- Equitable contribution rate over the years.
- Fiscally responsible.

GSF Gross square feet.

GSY Gross square yards.

INITIAL YEAR The first fiscal year of the financial analysis or funding plan.

LIFE ESTIMATES The task of estimating the useful life and remaining useful life of the reserve components.

LF Lineal feet.

MAINTENACE Maintenance is the process of maintaining or preserving an item, or the state of being maintained. Maintenance is often defined in three ways, preventive maintenance, corrective maintenance and deferred maintenance.

PERCENT FUNDED The ratio, at a particular point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan in light of the association's risk tolerance.

PERIODIC STRUCTURAL INSPECTION Structural system inspections aimed at identifying issues when they become evident. This inspection is outside of the scope of a reserve study and is to be conducted by client independently, with the results of such inspection incorporated in the reserve study as applicable.

PHYSICAL ANALYSIS The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

REMAINING USEFUL LIFE (RUL) Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.

REPLACEMENT COST The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including

but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

RESERVE BALANCE Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.

RESERVE PROVIDER An individual who prepares reserve studies. In many instances the reserve provider will possess a specialized designation such as the Reserve Specialist (RS) designation provided by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards.

RESERVE STUDY A budget planning tool which identifies the components that the association is responsible to maintain, repair or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study is conducted for budget and cash flow purposes only and tasks outside the scope of a reserve study include, but are not limited to, construction evaluation, intrusive or destructive testing, preventive maintenance plans and structural or safety evaluations.

SPECIAL ASSESSMENT A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

USEFUL LIFE (UL) The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

VALUATION ESTIMATES The task of estimating the current cost for the reserve components.

Disclosures

The report was prepared by, or with the oversight of, Karen McDonald, CMCA, AMS, PCAM, RS, Reserve Study Specialist (RS) # 355 through Community Associations Institute, on behalf of Accurate Reserve Professionals, LLC ("ARP") and is subject to all terms, conditions, limitations and disclaimers of any contracts between client and ARP regarding this report and the services provided by ARP for client in connection with this report.

As of the date of this report, there are no known conflicts of interest involving ARP and the client for which this report was prepared. ARP has no familial or marital relationship with client, no ownership interest in client, and no ongoing business relationship with client.

Any site visit work performed in the process of preparing this report included a limited non-invasive visual walk through of areas identified by client, and reliance by ARP upon client's representations that such areas constituted a representative sampling of the organization's common areas. No destructive testing was performed. Unless otherwise noted, and in addition to any information provided directly by client, the component list and quantities for Level IV Preliminary Community Not Yet Constructed reports are developed using plans and drawings. Level I Full report component lists are developed using field measurements, other technology available (satellite imagery, etc.) and data provided by client. All quantities are an approximate estimate and may not be exact. Any site visit is not considered a site inspection, project audit or quality inspection of any areas or projects. Structural integrity evaluations are beyond the scope of a reserve study and were not performed as part of this report. ARP lacks information to incorporate necessary corrective maintenance costs and timing for structural work, if any, unless provided by client.

If this report is an update of a prior reserve study, it is reliant on the validity of the prior study(s) and ARP cannot guarantee the accuracy of this report.

This report attempts to include all reserve components identified by client, including best efforts to note any unfunded components within the inventory appendix.

Any information provided by client regarding financial information, physical conditions, quantities, historical issues, components, designs, and current and prior reserve projects, is relied upon by ARP as accurate, true and correct, in preparing this report (the "**Provided Information**"). ARP can only be aware of preventive maintenance plans or programs that have been disclosed by the client. This report is for the client's sole use and shall not be used by or relied upon by third parties for any purpose. Use of the Provided Information by ARP is not intended to validate the accuracy of such information and this report is not an audit, quality/forensics analysis or a background check of the client's historical records, preventive maintenance plan(s) or the Provided Information.

The actual or projected starting balance within this Reserve Study is based upon information provided by client and was not audited or verified in any way. To the best of ARP's knowledge and based upon the information provided to ARP by client, at the time of generating this report there are no known material issues excluded from this report which would affect the data provided.

For Level II With-Site-Visit and Level III No-Site-Visit reports, the client is considered to have deemed the previously developed component quantities as accurate and reliable. This data is not audited or verified in any way for these reports.

The report is for client's internal use and based on the Provided information and may not be relied upon by third parties for any reason. Visual inspections are to verify existence and appearance of assets. ARP does not

guarantee the accuracy of the information in the reports, and Client may not fully rely on the final figures in the report, due to a variety of factors outside of ARP's control and knowledge, including but not limited to reliance on information provided by Client and other third parties that may be inaccurate, incomplete, or inadequate, hidden damages, latent defects, economic factors, labor and material costs, environmental factors, deferred maintenance, and other such factors.

Washington State Client Disclosures

This reserve study report meets the requirements of RCW 64.34.382, 64.38.070 and 64.90.550.

Washington State Client Disclosure for Clients Under RCW 64.34.682 and 64.38.070

“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 you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.”

Washington State Client Disclosure for Clients Under RCW 64.90.550

"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."