Reserve Study Executive Summary — No-Site-Visit

Spinnaker Ridge
Gig Harbor, WA
Level of Service: **Update "No-Site-Visit"**

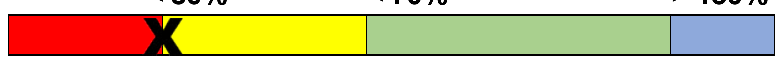
Report #: **24113-13**
# of Units: 58
January 1, 2027 through **December 31, 2027**

Findings & Recommendations — as of January 1, 2027

Starting Reserve Balance	**$285,174**
Current Fully Funded Reserve Balance	**$950,047**
Percent Funded	**30.0 %**
Average Reserve (Deficit) or Surplus Per Unit	**($11,463)**
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	**$11,000**
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	**$10,420**
2027 "Baseline Funding" minimum to keep Reserves above $0	**$9,800**
Recommended 2027 Special Assessment	**$149,200**
Most Recent Budgeted Reserve Transfer Rate	**$7,083**

Reserve Fund Strength: 30.0% — **Weak** **Fair** **Strong**

< 30% **< 70%** **> 130%**



Risk of Special Assessment: — **High** **Medium** **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**3.50 %**
Annual Inflation Rate	**3.00 %**

• This is a Update "No-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 30.0 % 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. The current annual deterioration of your reserve components is $116,280 - 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 and levy a Special Assessment in the amount of $149,200 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.

***This Special Assessment is preliminary in nature and is considered a placeholder amount until vendor estimates are gathered. This Special Assessment is recommended to cover various expenses outlined for 2027.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Grounds/Site			
102	Concrete/Curb - Repair/Replace	5	3	$6,300
104	Asphalt - Resurface	50	1	$328,000
106	Asphalt - Seal/Repair	5	2	$59,100
111	Drainage, 2017 - Maintain/Refurbish	25	15	$30,600
112	Drainage, 2022 - Maintain/Refurbish	25	20	$13,600
120	Landscape - Refurbish	10	6	$4,300
140	Mailboxes - Replace	25	4	$19,200
176	Fence: Metal - Replace	50	9	$26,800
179	Gates - Repair	30	28	$3,100
180	Emergency Gates Operators - Replace	15	8	$13,400
190	Arbors - Maintain/Replace	20	5	$12,500
	Pool			
101	Pool Deck: Westcoat - Replace	12	10	$40,100
300	Pool Deck: Westcoat - Maintenance Recoat	4	2	$6,200
302	Pool - Resurface	20	18	$64,600
304	Pool - Retile	30	28	$9,200
314	Pool Fence - Replace	45	39	$51,500
920	Pool Heater: Hayward 400 - Replace	15	11	$9,100
	Clubhouse Exterior			
540	Clubhouse Exterior - Paint/Caulk	10	6	$10,800
542	CH Siding/WRB - Replace	40	36	$56,000
544	Clubhouse Windows - Replace	50	9	$24,700
600	Clubhouse Roof - Replace	25	22	$18,200
	Clubhouse Interior			
700	Clubhouse Interior - Repaint	12	8	$10,700
701	Clubhouse Flooring - Replace	12	8	$16,200
710	Clubhouse Furniture/Decor - Replace	24	20	$20,500
714	Clubhouse Kitchen - Refurbish	24	20	$20,500
716	Clubhouse Bathrooms - Refurbish	24	19	$17,100
930	Water Heater: GE gas - Replace	10	8	$2,600
940	Furnace: American Standard - Replace	20	16	$11,400
	Unit Exteriors			
800	Unit Exterior, 2019 - Prep/Paint	8	0	$135,000
802	Unit Exterior, 2020 - Prep/Paint	8	1	$38,700
804	Unit Exterior, 2021- Prep/Paint	8	2	$184,000
806	Unit Exterior, 2022 - Prep/Paint	8	3	$135,000
807	Unit Exterior, 2023 - Prep/Paint	8	4	$67,800
	Equipment/Systems			

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
890	Plumbing - Systems Evaluation	15	0	$5,700
920	Electrical - System Evaluation	5	0	$8,500

35 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.

2027

#	Component	Quantity	Unit of Measure	Expenses
	Unit Exteriors			
800	Unit Exterior, 2019 - Prep/Paint	14	houses	$135,000
	Chapter Cost			**$135,000**
	Equipment/Systems			
890	Plumbing - Systems Evaluation	1	Supply, drains, etc.	$5,700
920	Electrical - System Evaluation	1	Evaluation	$8,500
	Chapter Cost			**$14,200**

Annual Total: **$149,200**

2028

#	Component	Quantity	Unit of Measure	Expenses
	Grounds/Site			
104	Asphalt - Resurface	79600	SF	$337,840
	Chapter Cost			**$337,840**
	Unit Exteriors			
802	Unit Exterior, 2020 - Prep/Paint	4	houses	$39,861
	Chapter Cost			**$39,861**

Annual Total: **$377,701**

2029

#	Component	Quantity	Unit of Measure	Expenses
	Grounds/Site			
106	Asphalt - Seal/Repair	79600	SF	$62,699
	Chapter Cost			**$62,699**
	Pool			
300	Pool Deck: Westcoat - Maintenance Recoat	3400	SF	$6,578
	Chapter Cost			**$6,578**
	Unit Exteriors			
804	Unit Exterior, 2021- Prep/Paint	19	houses	$195,206
	Chapter Cost			**$195,206**

Annual Total: **$264,483**

2030

#	Component	Quantity	Unit of Measure	Expenses
	Grounds/Site			
102	Concrete/Curb - Repair/Replace	1	Allowance	$6,884
	Chapter Cost			**$6,884**
	Unit Exteriors			
806	Unit Exterior, 2022 - Prep/Paint	14	houses	$147,518
	Chapter Cost			**$147,518**

Annual Total:				**$154,402**

2031

#	Component	Quantity	Unit of Measure	Expenses
	Grounds/Site			
140	Mailboxes - Replace	6	clusters metal	$21,610
	Chapter Cost			**$21,610**
	Unit Exteriors			
807	Unit Exterior, 2023 - Prep/Paint	7	houses	$76,309
	Chapter Cost			**$76,309**

Annual Total:	**$97,919**
Grand Total:	**$1,043,705**