Reserve Study Executive Summary — No-Site-Visit

Chiwawa Communities Association
Leavenworth, WA
Level of Service: **Update "No-Site-Visit"**

Report #: **48696-0**
# of Units: 368
January 1, 2026 through **December 31, 2026**

Findings & Recommendations — as of January 1, 2026

Starting Reserve Balance	**$399,380**
Current Fully Funded Reserve Balance	**$7,861,802**
Percent Funded	**5.1 %**
Average Reserve (Deficit) or Surplus Per Unit	**($20,278)**
Recommended 2026 100% Annual "Full Funding" Reserve Transfers	**$530,000**
2026 "Baseline Funding" minimum to keep Reserves above $0	**$520,100**
Most Recent Budgeted Reserve Transfer Rate	**$130,255**

Reserve Fund Strength: 5.1%

	Weak	Fair	Strong
	< 30%	< 70%	> 130%
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 "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 5.1 % 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 $173,034 - 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.

• The Client reports the Association has been informed the county will be replacing the bridge which will force replacement of the Association water lines which are attached to the structure. The actual project date and costs are not yet known and at this point the timing for this project in the reserve study is showing as the typical useful and remaining useful life cycle.

Executive Summary Table

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No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Inventory Appendix			
1048	Gravel Areas - Replenish	5	0	$3,610
1160	Drainage System - Maintain	4	1	$2,370
5020	Surveillance System - Replace	7	0	$10,400
5050	Box Truck - Replace	15	0	$79,600
7000	Well Casings - Replace S01-S05	75	48	$515,000
7001	Well Casings - Replace S07-S08	75	70	$206,000
7005	Submersible Well Pumps - Replace	12	7	$21,600
7006	Submersible Well Pumps - Replace (S07)	12	10	$5,410
7015	Water Mains - Replace (8" PVC)	75	41	$1,452,500
7016	Water Mains - Replace (4" & 6" A/C)	80	16	$7,418,750
7017	Water Mains - Replace (2", 4" & 6" PVC)	75	59	$590,000
7018	Water Mains - Replace (C900)	75	26	$706,250
7019	Water Mains Bridge - Rplc (Ductile Iron)	75	44	$122,500
7025	Booster Pumps - Replace	10	5	$7,420
7030	VFD & Surge Suppressors S07/08- Replace	15	14	$12,500
7040	Water Meters - Replace	20	9	$115,500
7045	Water Tank - Replace	60	26	$265,000
7050	Water Tank - Inspect & Clean	5	4	$5,250
7055	Generator - Replace (Cottonwood)	25	20	$73,200
7056	Generator - Replace (Chiwawa)	25	11	$63,900
7057	Generator - Replace (Water Tank)	25	2	$8,240
7060	Telemetry System - Replace	15	8	$26,500
7065	Cottonwood Bldg. Exterior - Refurbish	40	14	$30,900
7070	Water Tank Bldg. Exterior - Refurbish	40	12	$5,150
7075	Water Tank Shed - Replace	30	17	$7,730
7080	Chiwawa Bldg. Exterior - Refurb (Upper)	40	21	$13,400
7085	Chiwawa Bldg. Exterior - Refurb (Lower)	40	21	$6,180
27	**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.