Reserve Study Executive Summary — Full

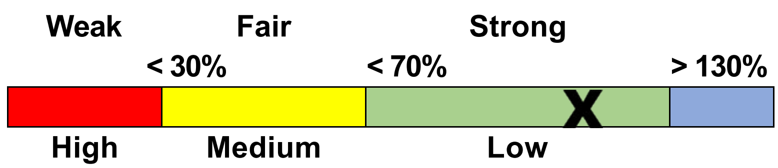
Cimarron HOA -
Vancouver, WA
Level of Service: **"Full"**

Report #: **32403-0**
# of Units: 159
January 1, 2027 through **December 31, 2027**

Findings & Recommendations — as of January 1, 2027

Starting Reserve Balance	**$149,402**
Current Fully Funded Reserve Balance	**$131,230**
Percent Funded	**113.8 %**
Average Reserve (Surplus) Per Unit	**($114)**
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	**$1,380**
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	**$1,250**
2027 "Baseline Funding" minimum to keep Reserves above $0	**$1,140**
Most Recent Budgeted Reserve Transfer Rate	**$1,025**

Reserve Fund Strength: 113.8%



Risk of Special Assessment:

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 113.8 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. 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 $16,137 - 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.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site & Grounds			
101	Concrete - Repair/Replace	10	7	$14,250
140	Wood Fence - Repair/Replace	15	9	$29,988
142	Wood Fence - Clean & Stain	5	3	$857
157	Plaster/CMU Walls - Maintain/Repair	10	0	$48,750
170	Landscape - Maintain/Refurbish	10	0	$10,000
171	Trees - Remediation	25	0	$30,000
171	Trees - Trim/Remove & Replace	5	5	$10,000
190	Community Sign - Repair/Replace	30	5	$8,000
195	Mailboxes - Repair/Replace	25	19	$80,000
9	**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
	Site & Grounds			
157	Plaster/CMU Walls - Maintain/Repair	2600	LF CMU/Plaster	$48,750
170	Landscape - Maintain/Refurbish	1	allowance	$10,000
171	Trees - Remediation	1	project	$30,000
	Chapter Cost			**$88,750**

Annual Total: **$88,750**

2028

(No Projected Reserve Expenses)

2029

(No Projected Reserve Expenses)

2030

#	Component	Quantity	Unit of Measure	Expenses
	Site & Grounds			
142	Wood Fence - Clean & Stain	476	SF	$936
	Chapter Cost			**$936**

Annual Total: **$936**

2031

(No Projected Reserve Expenses)

Grand Total: **$89,686**