Assessment and Reserve Funding Disclosure Summary

Twin Lakes Homeowner's Association, Inc., Federal Way

For Fiscal Year Beginning: 1/1/2027 # of units: 1363

1) Budgeted Amounts:

	Total	Average Per Unit*	
Reserve Transfers:	$3,475.00	$2.55	
Total Assessment Income:	$57,246.00	$42.00	per: Month

Recommended Amounts:	Total	Average Per Unit*	
Reserve Transfers:	$3,475.00	$2.55	per: Month
Funding Plan Objective:	Full Funding		

2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Year	Total Amount	Total Amount Per Unit*	Purpose
	Total: $0.00	Total: $0.00	

3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes**

4) If the answer to #3 is no, what additional assessments or other transfers/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Total Amount	Average Total Amount Per Unit*
	Total: $0.00	Total: $0.00

5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6)

All computations/disclosures are based on the fiscal year start date of:	1/1/2027
Fully Funded Balance based on RCW definitions:	$385,361
Projected Reserve Fund Balance:	$232,273
Percent Funded:	60.3 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	$112

From the 5/23/2026 Reserve Study by Association Reserves and any minor changes since that date.
The Reserve Study meets the requirements of RCW 64.90.550
* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Rodlyn Mendoza **Date: 7/30/2026**

The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.

30-Year Reserve Projections as Recommended in Reserve Study 11162-7

Fiscal Year Start: 1/1/2027	Net After Tax Interest: 2.25 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$232,273	$385,361	60.3 %	Medium	0.00 %	$41,700	$0	$5,699	$4,900
2028	$274,772	$425,869	64.5 %	Medium	3.00 %	$42,951	$0	$6,662	$6,365
2029	$318,020	$467,103	68.1 %	Medium	3.00 %	$44,240	$0	$7,326	$35,731
2030	$333,855	$480,378	69.5 %	Medium	3.00 %	$45,567	$0	$8,108	$0
2031	$387,529	$531,936	72.9 %	Low	3.00 %	$46,934	$0	$9,066	$24,412
2032	$419,116	$562,558	74.5 %	Low	3.00 %	$48,342	$0	$9,430	$56,924
2033	$419,965	$561,806	74.8 %	Low	3.00 %	$49,792	$0	$9,496	$54,305
2034	$424,947	$564,958	75.2 %	Low	3.00 %	$51,286	$0	$10,197	$4,059
2035	$482,371	$621,227	77.6 %	Low	3.00 %	$52,824	$0	$11,087	$42,209
2036	$504,074	$641,193	78.6 %	Low	3.00 %	$54,409	$0	$8,511	$313,772
2037	$253,222	$383,393	66.0 %	Medium	3.00 %	$56,041	$0	$6,319	$6,585
2038	$308,997	$435,646	70.9 %	Low	3.00 %	$57,723	$0	$7,583	$8,555
2039	$365,748	$488,863	74.8 %	Low	3.00 %	$59,454	$0	$8,162	$72,901
2040	$360,464	$478,870	75.3 %	Low	3.00 %	$61,238	$0	$8,891	$0
2041	$430,592	$545,177	79.0 %	Low	3.00 %	$63,075	$0	$9,459	$92,071
2042	$411,055	$520,198	79.0 %	Low	3.00 %	$64,967	$0	$9,214	$76,501
2043	$408,735	$512,113	79.8 %	Low	3.00 %	$66,916	$0	$9,223	$72,982
2044	$411,893	$509,062	80.9 %	Low	3.00 %	$68,924	$0	$10,008	$12,264
2045	$478,560	$570,162	83.9 %	Low	3.00 %	$70,991	$0	$11,557	$11,406
2046	$549,702	$635,733	86.5 %	Low	3.00 %	$73,121	$0	$13,328	$0
2047	$636,151	$716,825	88.7 %	Low	3.00 %	$75,315	$0	$15,217	$8,850
2048	$717,833	$793,096	90.5 %	Low	3.00 %	$77,574	$0	$17,070	$11,497
2049	$800,981	$870,845	92.0 %	Low	3.00 %	$79,902	$0	$17,443	$147,310
2050	$751,015	$813,012	92.4 %	Low	3.00 %	$82,299	$0	$17,020	$86,956
2051	$763,378	$817,642	93.4 %	Low	3.00 %	$84,768	$0	$15,332	$262,678
2052	$600,800	$643,512	93.4 %	Low	3.00 %	$87,311	$0	$13,482	$102,811
2053	$598,781	$630,978	94.9 %	Low	3.00 %	$89,930	$0	$13,520	$98,082
2054	$604,149	$625,160	96.6 %	Low	3.00 %	$92,628	$0	$14,598	$16,640
2055	$694,735	$705,342	98.5 %	Low	3.00 %	$95,407	$0	$16,704	$15,329
2056	$791,517	$791,636	100.0 %	Low	3.00 %	$98,269	$0	$19,111	$0

30-Year Reserve Projections at Board of Directors Budgeted Rate 11162-7

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