Assessment and Reserve Funding Disclosure Summary

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

For Fiscal Year Beginning: 1/1/2026 # 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 Per Unit*	Purpose

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	Average Total Amount Per Unit*

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:	1/1/2026
Fully Funded Balance based on RCW definitions:	$350,942
Projected Reserve Fund Balance:	$250,000
Percent Funded:	71.2 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	$74

From the 6/25/2025 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: Rich Dubuque **Date: 8/7/2025**

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 11162-6

Fiscal Year Start: 1/1/2026	Net After Tax Interest: 1.00 %	Avg 30-Yr Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	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
2026	$250,000	$350,942	71.2 %	Low	7.95 %	$41,700	$0	$2,721	$0
2027	$294,421	$393,124	74.9 %	Low	3.00 %	$42,951	$0	$3,173	$0
2028	$340,545	$437,521	77.8 %	Low	3.00 %	$44,240	$0	$3,611	$6,365
2029	$382,031	$477,672	80.0 %	Low	3.00 %	$45,567	$0	$3,887	$35,732
2030	$395,753	$489,787	80.8 %	Low	3.00 %	$46,934	$0	$4,211	$0
2031	$446,898	$540,107	82.7 %	Low	3.00 %	$48,342	$0	$4,609	$24,461
2032	$475,388	$569,357	83.5 %	Low	3.00 %	$49,792	$0	$4,768	$51,285
2033	$478,664	$573,003	83.5 %	Low	3.00 %	$51,286	$0	$4,793	$54,360
2034	$480,383	$574,772	83.6 %	Low	3.00 %	$52,824	$0	$5,071	$4,054
2035	$534,224	$629,628	84.8 %	Low	3.00 %	$54,409	$0	$5,255	$76,590
2036	$517,298	$612,670	84.4 %	Low	3.00 %	$56,041	$0	$3,927	$308,832
2037	$268,435	$357,286	75.1 %	Low	3.00 %	$57,723	$0	$2,987	$0
2038	$329,144	$413,666	79.6 %	Low	3.00 %	$59,454	$0	$3,562	$8,555
2039	$383,606	$464,297	82.6 %	Low	3.00 %	$61,238	$0	$3,795	$72,949
2040	$375,689	$451,532	83.2 %	Low	3.00 %	$63,075	$0	$4,091	$0
2041	$442,855	$514,974	86.0 %	Low	3.00 %	$64,967	$0	$4,335	$87,714
2042	$424,443	$491,472	86.4 %	Low	3.00 %	$66,916	$0	$4,254	$68,922
2043	$426,691	$488,161	87.4 %	Low	3.00 %	$68,924	$0	$4,266	$73,056
2044	$426,825	$482,082	88.5 %	Low	3.00 %	$70,991	$0	$4,583	$12,258
2045	$490,142	$540,078	90.8 %	Low	3.00 %	$73,121	$0	$5,234	$11,398
2046	$557,099	$602,384	92.5 %	Low	3.00 %	$75,315	$0	$5,975	$0
2047	$638,389	$680,035	93.9 %	Low	3.00 %	$77,574	$0	$6,803	$0
2048	$722,766	$761,802	94.9 %	Low	3.00 %	$79,902	$0	$7,604	$11,497
2049	$798,775	$836,022	95.5 %	Low	3.00 %	$82,299	$0	$7,899	$107,363
2050	$781,610	$815,623	95.8 %	Low	3.00 %	$84,768	$0	$7,883	$78,669
2051	$795,591	$826,119	96.3 %	Low	3.00 %	$87,311	$0	$7,173	$250,416
2052	$639,658	$662,043	96.6 %	Low	3.00 %	$89,930	$0	$6,412	$92,626
2053	$643,375	$657,640	97.8 %	Low	3.00 %	$92,628	$0	$6,435	$98,181
2054	$644,257	$649,518	99.2 %	Low	3.00 %	$95,407	$0	$6,868	$16,645
2055	$729,887	$727,332	100.4 %	Low	3.00 %	$98,269	$0	$7,749	$15,318

30-Year Reserve Projections at Board of Directors Budgeted Rate 11162-6

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2045	$490,142	$540,078	90.8 %	Low	3.00 %	$73,121	$0	$5,234	$11,398
2046	$557,099	$602,384	92.5 %	Low	3.00 %	$75,315	$0	$5,975	$0
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2055	$729,887	$727,332	100.4 %	Low	3.00 %	$98,269	$0	$7,749	$15,318