

RESALE CERTIFICATE

Cascade Ridge Condominium Association

Resale Certificate

RCW 64.34.425

Subject Unit: 204B

Owner: Sarah Chen

Compliance Profile: WA Condominium Act

Data As-Of: 2026-03-01

Reference: RC-SAMPLE-2026-CRC-001

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This Resale Certificate has been prepared in accordance with RCW 64.34.425. All data represents a point-in-time snapshot from the association's books and records as maintained

CONFIDENTIAL — PREPARED FOR RESALE DISCLOSURE

COMMUNITYPAY

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Cascade Ridge Condominium Association

Resale Certificate — RCW 64.34.425

COMPLIANCE SUMMARY

Unit 204B · As of 2026-03-01

COMPLIANCE PROFILE WA Condominium Act	STATUTE RCW 64.34.425
REQUIRED ITEMS 20	ITEMS AVAILABLE 17
ITEMS PARTIAL 0	ITEMS UNKNOWN 3
DELIVERY DEADLINE 10 days	BUYER REVIEW PERIOD 5 days

Maximum Preparation Fee	\$275
Maximum Update Fee	\$100

Compliance Check — Required Items

REF	REQUIRED DISCLOSURE ITEM	STATUS
(a)	Alienability Restraints	✓ Available
(b)	Financial Status / Assessments Due	✓ Available
(c)	Association Past Due Obligations	✓ Available
(d)	Association Obligations	✓ Available
(e)	Other Fees	✓ Available
(f)	Anticipated Repairs (>5% budget)	✓ Available
(g)	Reserve Fund Status	✓ Available
(h)	Annual Financial Statement	✓ Available
(i)	Balance Sheet	

REF	REQUIRED DISCLOSURE ITEM	STATUS
		✓ Available
(j)	Operating Budget	✓ Available
(k)	Pending Litigation	— Unknown
(l)	Insurance Coverage	✓ Available
(m)	Unit Violations	✓ Available
(n)	Declarant Units	✓ Available
(o)	Code Violations	— Unknown
(p)	Leasehold	✓ Available
(q)	Governing Documents	✓ Available
(r)	Warranty	— Unknown
(s)	EV Charging	✓ Available
(t)	Reserve Study Absence	✓ Available

Cascade Ridge Condominium Association

Resale Certificate — RCW 64.34.425

STATUTE-REQUIRED DISCLOSURES

Items required by RCW 64.34.425, in statutory order

Alienability Restraints — RCW 64.34.425 (a)

Transfer of units requires notification to the Association within 30 days of closing. No right of first refusal applies. No board approval is required for sale or transfer.

Assessments Due — RCW 64.34.425 (b)

Monthly Assessment	\$425.00
Current Balance Due	\$0.00
Past Due Balance	\$0.00
Delinquent	No

Association Assessments Past Due — RCW 64.34.425 (c)

Total Assessments Past Due (>30 days)	\$2,125.00
Units with Past Due Balances	3

As of March 01, 2026

Association Obligations Past Due — RCW 64.34.425 (d)

Total Obligations Past Due (>30 days)	\$0.00
Count of Past Due Obligations	0

As of March 01, 2026

Other Fees — RCW 64.34.425 (e)

DESCRIPTION	AMOUNT	FREQUENCY
Move-In/Move-Out Fee	\$150.00	Per occurrence
Storage Unit Rental	\$50.00	Monthly
Parking (covered)	\$75.00	Monthly

Anticipated Repairs (>5% of Budget) — RCW 64.34.425 (f)

Annual Budget Total Expenses	\$306,000.00
5% Threshold	\$15,300.00

COMPONENT	ESTIMATED COST	YEARS REMAINING
Roof Replacement — Bldg A	\$185,000.00	4
Elevator Modernization	\$95,000.00	6
Siding & Paint	\$62,000.00	3

Cascade Ridge Condominium Association

Resale Certificate — RCW 64.34.425

STATUTE-REQUIRED DISCLOSURES (CONTINUED)

Reserve Fund Status — RCW 64.34.425 (g)

Reserve Fund Balance	\$185,000.00
Funding Target	\$257,000.00
Percent Funded	72%
Reserve Study on File	Yes
Study Date	2025-09-15
Study Type	Full (with site inspection)
Funding Plan	Threshold Funding
Appraiser	Association Reserves, Inc.
Next Study Due	2028-09-15
Total Reserve Components	24
Total Replacement Cost	\$1,240,000.00
Annual Contribution Needed	\$48,600.00

Annual Financial Statement — RCW 64.34.425 (h)

Fiscal Year	2025
Total Income	\$306,000.00
Total Expenses	\$278,400.00
Net Income	\$27,600.00
Audit Report Available	Yes

Balance Sheet — RCW 64.34.425 (i)

As of Date	2026-03-01
Basis	Accrual
Total Assets	\$412,500.00
Total Liabilities	\$18,200.00
Total Equity	\$394,300.00
Balanced	Yes

Operating Budget — RCW 64.34.425 (j)

Budget Name	FY 2026 Operating Budget
Fiscal Year	2026
Period	January 2026 - December 2026
Total Income	\$318,000.00
Total Expenses	\$289,600.00
Net Budget	\$28,400.00
Status	Board-Approved

Cascade Ridge Condominium Association

Resale Certificate — RCW 64.34.425

STATUTE-REQUIRED DISCLOSURES (CONTINUED)

Unsatisfied Judgments & Pending Litigation — RCW 64.34.425 (k)

DATA NOT AVAILABLE

The Association does not currently maintain litigation status records in this system. Prospective buyers should contact the Association or its legal counsel for current litigation status.

Insurance Coverage — RCW 64.34.425 (l)

- ✓ Directors & Officers (D&O) Liability
- ✓ General Liability
- ✓ Property Insurance

TYPE	CARRIER	LIMIT	DEDUCTIBLE	EFFECTIVE	EXPIRATION
Directors & Officers	Travelers Insurance	\$2,000,000.00	\$5,000.00	2026-01-01	2027-01-01
General Liability	Travelers Insurance	\$3,000,000.00	\$2,500.00	2026-01-01	2027-01-01
Property / Hazard	State Farm	\$8,500,000.00	\$10,000.00	2026-01-01	2027-01-01

Unit Violations — RCW 64.34.425 (m)

No current violations on file for this unit.

Declarant-Owned Units — RCW 64.34.425 (n)

The declarant period has ended. No units are retained by the declarant or developer. The Association is fully owner-controlled.

Health or Building Code Violations — RCW 64.34.425 (o)

DATA NOT AVAILABLE

The Association does not currently maintain code violation records in this system. Contact the Association for any outstanding government code enforcement actions.

Leasehold Estate — RCW 64.34.425 (p)

This is a fee simple condominium. No leasehold interests apply.

Governing Documents — RCW 64.34.425 (q)

- ✓ Declaration of Condominium (CC&Rs)
- ✓ Bylaws
- ✓ Articles of Incorporation
- ✓ Rules & Regulations
- ✓ Most Recent Budget
- ✓ Most Recent Financial Statement
- ✓ Reserve Study
- ✓ Meeting Minutes (last 12 months)
- ✓ Insurance Summary

Warranty Coverage — RCW 64.34.425 (r)

DATA NOT AVAILABLE

The Association does not currently maintain warranty records in this system. Contact the Association for information regarding any applicable warranties or defect claims.

Electric Vehicle Charging — RCW 64.34.425 (s)

The Association permits installation of electric vehicle charging stations in designated parking spaces per RCW 64.90.510. Two Level 2 shared stations are installed in the parking garage.

✓ **Association has a reserve study on file (dated 2025-09-15).**

Cascade Ridge Condominium Association

Resale Certificate — RCW 64.34.425

SPECIAL ASSESSMENTS

Active and Historical Assessments

No active special assessments.

Historical Special Assessments

NAME	TOTAL AMOUNT	STATUS
Parking Garage Waterproofing	\$42,000.00	Completed

Cascade Ridge Condominium Association

Resale Certificate — RCW 64.34.425

GOVERNANCE SUMMARY

Board Composition and Attestation Status

Board Seats Filled

5 of 5

NAME	TITLE	TERM START
Michael Torres	President	2024-03-01
Jennifer Park	Vice President	2025-03-01
David Nguyen	Treasurer	2024-03-01
Lisa Martinez	Secretary	2025-03-01
Robert Kim	Member at Large	2025-03-01

Governance Attestation

Reference

GCA-2026-Q1-CRC

Status

CERTIFIED

Generated

2026-02-15T10:00:00

Cascade Ridge Condominium Association

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RISK SUMMARY

Machine-Identified Risk Indicators

MEDIUM

COMPLIANCE_GAPS

3 of 20 required disclosure items have unknown data status.

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MANDATORY DISCLOSURES

Required by RCW 64.34.425

BUYER CANCELLATION RIGHT (RCW 64.34.410)

A buyer may cancel a purchase agreement within five (5) days after receipt of this resale certificate or the date of mutual acceptance of the purchase agreement, whichever is later.

DELIVERY DEADLINE

Under RCW 64.34.425, the Association must furnish this resale certificate within ten (10) days of the request. The preparation fee may not exceed \$275. An update fee may not exceed \$100.

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CERTIFICATION & VERIFICATION

CERTIFICATION STATEMENT

This resale certificate has been prepared from the financial records and governance data maintained by the Association through the CommunityPay platform. All financial figures are derived from the live general ledger as of the date indicated above. This certificate is provided in accordance with the requirements of RCW 64.34.425.

Prepared By:	CommunityPay System
Preparation Date:	2026-03-01
Statute:	RCW 64.34.425
Maximum Prep Fee:	\$275.00
Delivery Deadline:	10 days from request

VERIFICATION

Hash Algorithm:	SHA-256
Hash Scope:	Canonical JSON evidence snapshot (sorted keys, compact separators)
Content Hash:	sha256:0d8431cb8a8335bb0388625806b63569d7ecd162d0b bb1a55dc806631150d7ef
Reference Number:	RC-SAMPLE-2026-CRC-001
Generator Version:	rc_engine_v1.0.0
Generated:	2026-03-01T14:30:00
Online Verification:	http://localhost:8000/verify/sample-demo-token-cascade-ridge-204b/

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