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Lakeview Condominium
Vancouver, WA



Report #: 36897-2
Beginning: January 1, 2023
Expires: December 31, 2023

RESERVE STUDY
Update "No-Site-Visit"

December 20, 2022

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Lakeview Condominium

Vancouver, WA

Level of Service: Update "No-Site-Visit"

Report #: 36897-2

of Units: 20

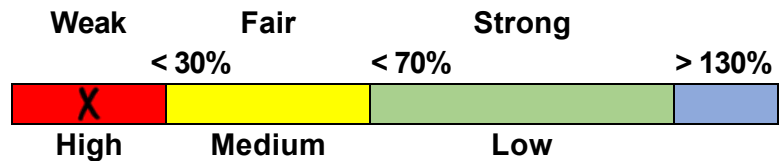
January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Starting Reserve Balance	\$53,935
Current Fully Funded Reserve Balance	\$360,021
Percent Funded	15.0 %
Average Reserve (Deficit) or Surplus Per Unit	(\$15,304)
Recommended 2023 100% Monthly "Full Funding" Contributions	\$4,130
Recommended 2023 70% Monthly "Threshold Funding" Contributions	\$3,800
2023 "Baseline Funding" minimum to keep Reserves above \$0	\$3,250
Recommended 2023 Special Assessment	\$50,000
Most Recent Budgeted Contribution Rate	\$3,010

Reserve Fund Strength: 15.0%



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 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 15.0 % 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 \$56,034 - see Component Significance table.
 - Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range and levy a Special Assessment in the amount of \$50,000 as noted above. The 100% "Full" and 70% contribution 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 contribution 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.
- ***This Special Assessment is preliminary in nature and is considered a placeholder amount until vendor estimates are gathered. This Special Assessment recommended to bolster reserves for painting of buildings 1 & 2 as outlined in component # 533.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds			
100 Concrete - Repair/Replace	5	0	\$11,100
110 Stairs - Repair/Replace	5	3	\$4,150
112 Site Rail:Wood - Repair/Replace	20	8	\$1,900
121 Asphalt - Resurface	30	29	\$43,500
122 Asphalt - Seal Coat/Repr/Strip	5	2	\$7,500
171 Bark/Mulch - Replenish	3	0	\$3,500
200 Entry Monument - Maintain	30	0	\$2,950
205 Mailboxes - Replace	15	11	\$1,950
Building Interior			
710 Interior Walls & Ceilings - Paint	10	0	\$10,200
Building Exterior			
503 Metal Roof - Repair/Replace	50	37	\$29,350
505 Roof: Low Slope: Bldg 1 - Replace	20	5	\$35,000
506 Roof: Low Slope: Bldg 2 & 3 - Rplce	20	19	\$81,000
515 Gutters/Downpsouts: Bldg 1-Rpr/Rplc	30	1	\$2,650
516 Gutters/Downpouts:Bldg 2&3-Rpr/Rplc	30	14	\$2,150
517 Gutters/Downspouts:Carports-Rpr/Rpl	25	12	\$1,550
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	50	13	\$143,500
524 Siding: Fiber Cement: Bldg 3 - Rplc	50	28	\$48,450
533 Building 3 - Paint/Caulk	7	6	\$10,950
533 Buildings 1 & 2 - Paint/Caulk	7	0	\$50,000
535 Windows, Sliders - Repair/Replace	30	13	\$74,150
542 Wood Decks - Stain	5	0	\$2,650
545 Trex Decks - Repair/Replace	20	19	\$52,000
545 Wood Decks - Repair/Replace	20	0	\$22,500
555 Deck Rail - Repair/Replace	20	19	\$21,000
560 Exterior Lights - Replace	20	2	\$11,850
Systems			
900 Plumbing - Systems Evaluation	1	0	\$20,000

26 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.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

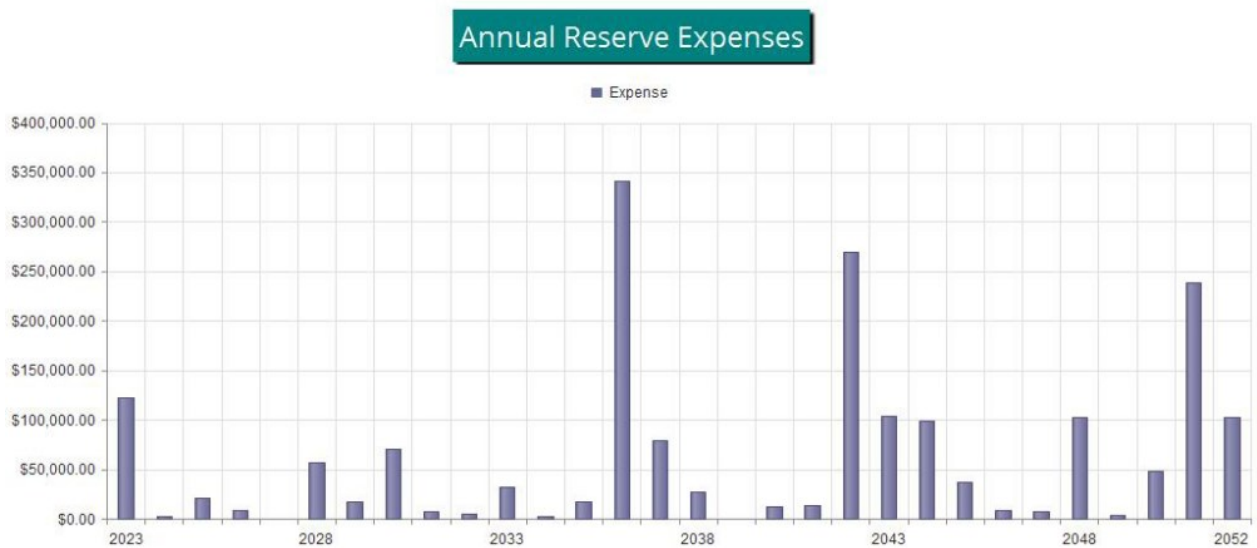


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$53,935 as-of the start of your Fiscal Year on 1/1/2023. As of that date, your Fully Funded Balance is computed to be \$360,021 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$4,130 per month in addition to a Special Assessment in the amount of \$50,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

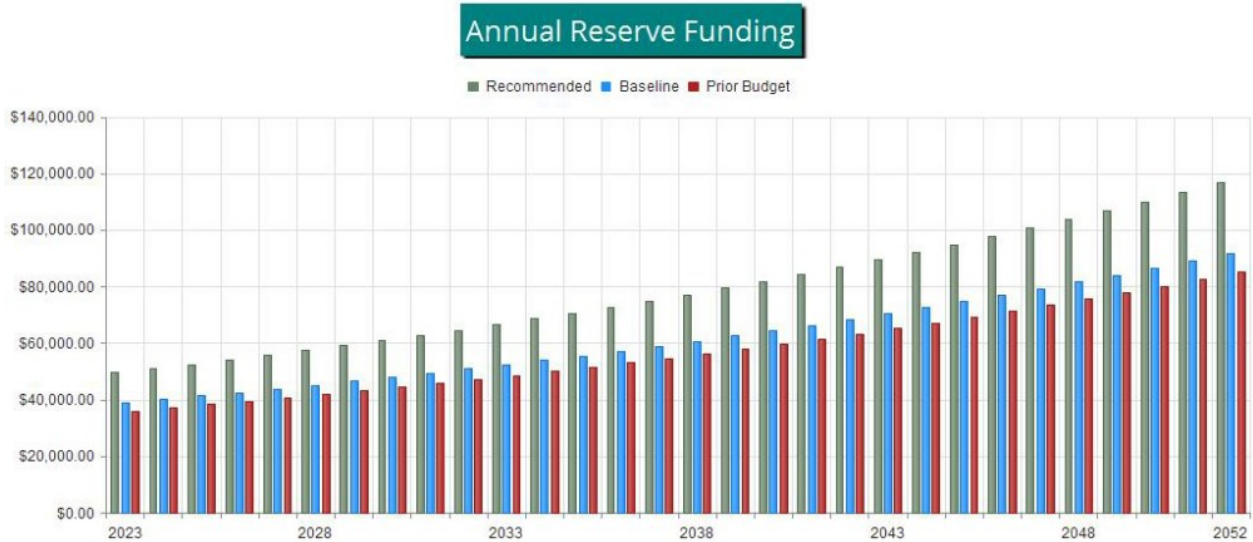


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

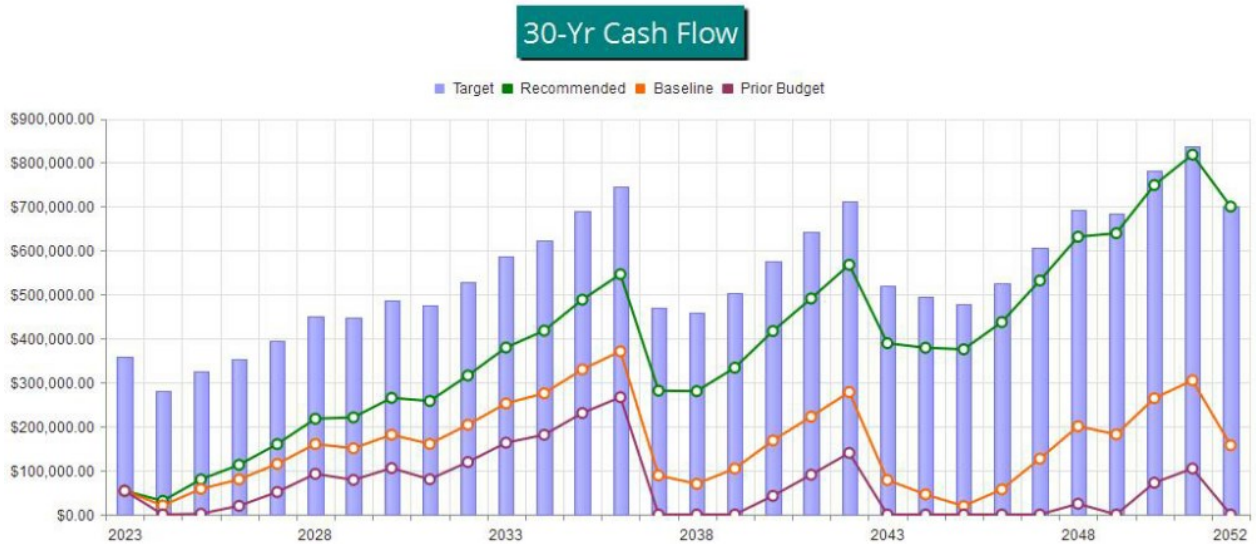


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

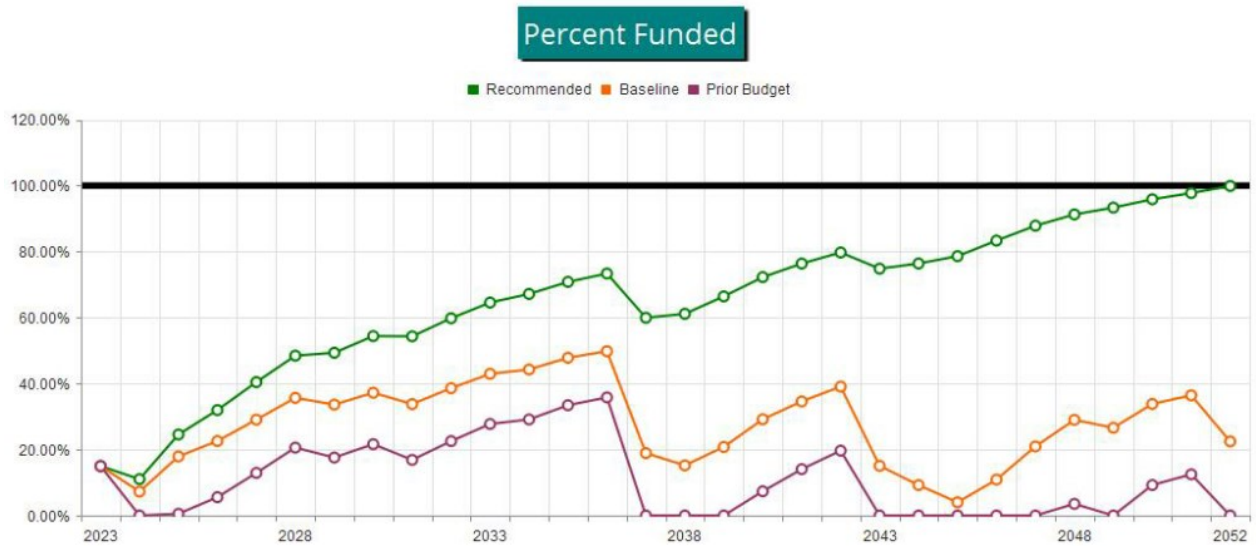


Figure 4



Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Site/Grounds						
100	Concrete - Repair/Replace	~9,000 GSF	5	0	\$8,800	\$13,400
110	Stairs - Repair/Replace	Moderate quantity	5	3	\$3,100	\$5,200
112	Site Rail:Wood - Repair/Replace	~70 LF, Wood	20	8	\$1,600	\$2,200
121	Asphalt - Resurface	~22,400 GSF	30	29	\$39,000	\$48,000
122	Asphalt - Seal Coat/Repr/Strip	~22,400 GSF	5	2	\$6,500	\$8,500
171	Bark/Mulch - Replenish	Limited area	3	0	\$3,000	\$4,000
200	Entry Monument - Maintain	(1) Monument	30	0	\$2,400	\$3,500
205	Mailboxes - Replace	(20) Mailboxes	15	11	\$1,700	\$2,200
Building Interior						
710	Interior Walls & Ceilings - Paint	~2,400 SF	10	0	\$8,400	\$12,000
Building Exterior						
503	Metal Roof - Repair/Replace	~2,800 GSF metal	50	37	\$23,700	\$35,000
505	Roof: Low Slope: Bldg 1 - Replace	~1,900 GSF, BUR Membrane	20	5	\$28,800	\$41,200
506	Roof: Low Slope: Bldg 2 & 3 - Rplc	~9,750 GSF, TPO	20	19	\$73,000	\$89,000
515	Gutters/Downspouts: Bldg 1-Rpr/Rplc	~105 LF	30	1	\$2,100	\$3,200
516	Gutters/Downspouts:Bldg 2&3-Rpr/Rplc	~180 LF	30	14	\$1,900	\$2,400
517	Gutters/Downspouts:Carports-Rpr/Rpl	~150 LF	25	12	\$1,400	\$1,700
523	Siding: Cedar Lap: Bldg 1 & 2 - Rpl	~7,440 GSF	50	13	\$118,000	\$169,000
524	Siding: Fiber Cement: Bldg 3 - Rplc	~2,600 GSF	50	28	\$40,200	\$56,700
533	Building 3 - Paint/Caulk	~2,600 GSF	7	6	\$9,400	\$12,500
533	Buildings 1 & 2 - Paint/Caulk	~11,900 GSF	7	0	\$43,000	\$57,000
535	Windows, Sliders - Repair/Replace	(5) Sliders, (64) Windows	30	13	\$58,700	\$89,600
542	Wood Decks - Stain	~500 GSF	5	0	\$2,000	\$3,300
545	Trex Decks - Repair/Replace	~1,000 SF	20	19	\$47,000	\$57,000
545	Wood Decks - Repair/Replace	~500 SF	20	0	\$17,500	\$27,500
555	Deck Rail - Repair/Replace	210 linear feet	20	19	\$19,000	\$23,000
560	Exterior Lights - Replace	(53) Fixtures	20	2	\$11,300	\$12,400
Systems						
900	Plumbing - Systems Evaluation	Supply & drain lines	1	0	\$18,500	\$21,500
26 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
100	Concrete - Repair/Replace	\$11,100	X	5	/	5	=	\$11,100
110	Stairs - Repair/Replace	\$4,150	X	2	/	5	=	\$1,660
112	Site Rail:Wood - Repair/Replace	\$1,900	X	12	/	20	=	\$1,140
121	Asphalt - Resurface	\$43,500	X	1	/	30	=	\$1,450
122	Asphalt - Seal Coat/Repr/Strip	\$7,500	X	3	/	5	=	\$4,500
171	Bark/Mulch - Replenish	\$3,500	X	3	/	3	=	\$3,500
200	Entry Monument - Maintain	\$2,950	X	30	/	30	=	\$2,950
205	Mailboxes - Replace	\$1,950	X	4	/	15	=	\$520
Building Interior								
710	Interior Walls & Ceilings - Paint	\$10,200	X	10	/	10	=	\$10,200
Building Exterior								
503	Metal Roof - Repair/Replace	\$29,350	X	13	/	50	=	\$7,631
505	Roof: Low Slope: Bldg 1 - Replace	\$35,000	X	15	/	20	=	\$26,250
506	Roof: Low Slope: Bldg 2 & 3 - Rplc	\$81,000	X	1	/	20	=	\$4,050
515	Gutters/Downspouts: Bldg 1-Rpr/Rplc	\$2,650	X	29	/	30	=	\$2,562
516	Gutters/Downpouts:Bldg 2&3-Rpr/Rplc	\$2,150	X	16	/	30	=	\$1,147
517	Gutters/Downspouts:Carports-Rpr/Rpl	\$1,550	X	13	/	25	=	\$806
523	Siding: Cedar Lap: Bldg 1 & 2 - Rpl	\$143,500	X	37	/	50	=	\$106,190
524	Siding: Fiber Cement: Bldg 3 - Rplc	\$48,450	X	22	/	50	=	\$21,318
533	Building 3 - Paint/Caulk	\$10,950	X	1	/	7	=	\$1,564
533	Buildings 1 & 2 - Paint/Caulk	\$50,000	X	7	/	7	=	\$50,000
535	Windows, Sliders - Repair/Replace	\$74,150	X	17	/	30	=	\$42,018
542	Wood Decks - Stain	\$2,650	X	5	/	5	=	\$2,650
545	Trex Decks - Repair/Replace	\$52,000	X	1	/	20	=	\$2,600
545	Wood Decks - Repair/Replace	\$22,500	X	20	/	20	=	\$22,500
555	Deck Rail - Repair/Replace	\$21,000	X	1	/	20	=	\$1,050
560	Exterior Lights - Replace	\$11,850	X	18	/	20	=	\$10,665
Systems								
900	Plumbing - Systems Evaluation	\$20,000	X	1	/	1	=	\$20,000
								\$360,021

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds				
100 Concrete - Repair/Replace	5	\$11,100	\$2,220	3.96 %
110 Stairs - Repair/Replace	5	\$4,150	\$830	1.48 %
112 Site Rail:Wood - Repair/Replace	20	\$1,900	\$95	0.17 %
121 Asphalt - Resurface	30	\$43,500	\$1,450	2.59 %
122 Asphalt - Seal Coat/Repr/Strip	5	\$7,500	\$1,500	2.68 %
171 Bark/Mulch - Replenish	3	\$3,500	\$1,167	2.08 %
200 Entry Monument - Maintain	30	\$2,950	\$98	0.18 %
205 Mailboxes - Replace	15	\$1,950	\$130	0.23 %
Building Interior				
710 Interior Walls & Ceilings - Paint	10	\$10,200	\$1,020	1.82 %
Building Exterior				
503 Metal Roof - Repair/Replace	50	\$29,350	\$587	1.05 %
505 Roof: Low Slope: Bldg 1 - Replace	20	\$35,000	\$1,750	3.12 %
506 Roof: Low Slope: Bldg 2 & 3 - Rplce	20	\$81,000	\$4,050	7.23 %
515 Gutters/Downspouts: Bldg 1-Rpr/Rplc	30	\$2,650	\$88	0.16 %
516 Gutters/Downpouts:Bldg 2&3-Rpr/Rplc	30	\$2,150	\$72	0.13 %
517 Gutters/Downspouts:Carports-Rpr/Rpl	25	\$1,550	\$62	0.11 %
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	50	\$143,500	\$2,870	5.12 %
524 Siding: Fiber Cement: Bldg 3 - Rplc	50	\$48,450	\$969	1.73 %
533 Building 3 - Paint/Caulk	7	\$10,950	\$1,564	2.79 %
533 Buildings 1 & 2 - Paint/Caulk	7	\$50,000	\$7,143	12.75 %
535 Windows, Sliders - Repair/Replace	30	\$74,150	\$2,472	4.41 %
542 Wood Decks - Stain	5	\$2,650	\$530	0.95 %
545 Trex Decks - Repair/Replace	20	\$52,000	\$2,600	4.64 %
545 Wood Decks - Repair/Replace	20	\$22,500	\$1,125	2.01 %
555 Deck Rail - Repair/Replace	20	\$21,000	\$1,050	1.87 %
560 Exterior Lights - Replace	20	\$11,850	\$593	1.06 %
Systems				
900 Plumbing - Systems Evaluation	1	\$20,000	\$20,000	35.69 %
26 Total Funded Components			\$56,034	100.00 %

30-Year Reserve Plan Summary

Report # 36897-2
No-Site-Visit

Fiscal Year Start: 2023

Interest:

1.00 %

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		Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual	Reserve					
2023	\$53,935	\$360,021	15.0 %	High	37.21 %	\$49,560	\$49,560	\$50,000	\$425	\$122,900	
2024	\$31,019	\$281,350	11.0 %	High	3.00 %	\$51,047	\$51,047	\$0	\$554	\$2,730	
2025	\$79,891	\$325,208	24.6 %	High	3.00 %	\$52,578	\$52,578	\$0	\$964	\$20,528	
2026	\$112,904	\$353,195	32.0 %	Medium	3.00 %	\$54,156	\$54,156	\$0	\$1,364	\$8,359	
2027	\$160,065	\$395,738	40.4 %	Medium	3.00 %	\$55,780	\$55,780	\$0	\$1,888	\$0	
2028	\$217,733	\$449,384	48.5 %	Medium	3.00 %	\$57,454	\$57,454	\$0	\$2,192	\$56,515	
2029	\$220,864	\$447,682	49.3 %	Medium	3.00 %	\$59,177	\$59,177	\$0	\$2,429	\$17,254	
2030	\$265,217	\$487,659	54.4 %	Medium	3.00 %	\$60,953	\$60,953	\$0	\$2,615	\$70,718	
2031	\$258,067	\$475,096	54.3 %	Medium	3.00 %	\$62,781	\$62,781	\$0	\$2,869	\$7,664	
2032	\$316,054	\$528,472	59.8 %	Medium	3.00 %	\$64,665	\$64,665	\$0	\$3,477	\$4,567	
2033	\$379,628	\$588,049	64.6 %	Medium	3.00 %	\$66,604	\$66,604	\$0	\$3,987	\$32,187	
2034	\$418,033	\$622,418	67.2 %	Medium	3.00 %	\$68,603	\$68,603	\$0	\$4,531	\$2,699	
2035	\$488,467	\$689,687	70.8 %	Low	3.00 %	\$70,661	\$70,661	\$0	\$5,172	\$17,893	
2036	\$546,406	\$744,865	73.4 %	Low	3.00 %	\$72,781	\$72,781	\$0	\$4,138	\$341,801	
2037	\$281,523	\$469,661	59.9 %	Medium	3.00 %	\$74,964	\$74,964	\$0	\$2,808	\$78,882	
2038	\$280,414	\$458,643	61.1 %	Medium	3.00 %	\$77,213	\$77,213	\$0	\$3,070	\$26,875	
2039	\$333,822	\$502,546	66.4 %	Medium	3.00 %	\$79,529	\$79,529	\$0	\$3,753	\$0	
2040	\$417,104	\$577,181	72.3 %	Low	3.00 %	\$81,915	\$81,915	\$0	\$4,539	\$12,396	
2041	\$491,163	\$643,075	76.4 %	Low	3.00 %	\$84,373	\$84,373	\$0	\$5,293	\$13,024	
2042	\$567,804	\$712,139	79.7 %	Low	3.00 %	\$86,904	\$86,904	\$0	\$4,784	\$270,040	
2043	\$389,452	\$520,444	74.8 %	Low	3.00 %	\$89,511	\$89,511	\$0	\$3,841	\$103,671	
2044	\$379,134	\$496,311	76.4 %	Low	3.00 %	\$92,196	\$92,196	\$0	\$3,772	\$99,526	
2045	\$375,576	\$477,734	78.6 %	Low	3.00 %	\$94,962	\$94,962	\$0	\$4,064	\$37,077	
2046	\$437,525	\$524,994	83.3 %	Low	3.00 %	\$97,811	\$97,811	\$0	\$4,846	\$8,190	
2047	\$531,991	\$605,558	87.9 %	Low	3.00 %	\$100,745	\$100,745	\$0	\$5,815	\$7,115	
2048	\$631,436	\$691,844	91.3 %	Low	3.00 %	\$103,768	\$103,768	\$0	\$6,352	\$102,072	
2049	\$639,484	\$685,177	93.3 %	Low	3.00 %	\$106,881	\$106,881	\$0	\$6,940	\$4,205	
2050	\$749,100	\$781,444	95.9 %	Low	3.00 %	\$110,087	\$110,087	\$0	\$7,833	\$48,757	
2051	\$818,263	\$837,111	97.7 %	Low	3.00 %	\$113,390	\$113,390	\$0	\$7,589	\$239,088	
2052	\$700,153	\$700,880	99.9 %	Low	3.00 %	\$116,791	\$116,791	\$0	\$7,105	\$102,511	

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 36897-2
No-Site-Visit

Fiscal Year Start: 2023

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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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
2023	\$53,935	\$360,021	15.0 %	High	7.97 %	\$39,000	\$50,000	\$372	\$122,900
2024	\$20,406	\$281,350	7.3 %	High	3.00 %	\$40,170	\$0	\$393	\$2,730
2025	\$58,240	\$325,208	17.9 %	High	3.00 %	\$41,375	\$0	\$690	\$20,528
2026	\$79,776	\$353,195	22.6 %	High	3.00 %	\$42,616	\$0	\$974	\$8,359
2027	\$115,007	\$395,738	29.1 %	High	3.00 %	\$43,895	\$0	\$1,376	\$0
2028	\$160,278	\$449,384	35.7 %	Medium	3.00 %	\$45,212	\$0	\$1,553	\$56,515
2029	\$150,528	\$447,682	33.6 %	Medium	3.00 %	\$46,568	\$0	\$1,659	\$17,254
2030	\$181,501	\$487,659	37.2 %	Medium	3.00 %	\$47,965	\$0	\$1,709	\$70,718
2031	\$160,458	\$475,096	33.8 %	Medium	3.00 %	\$49,404	\$0	\$1,822	\$7,664
2032	\$204,020	\$528,472	38.6 %	Medium	3.00 %	\$50,886	\$0	\$2,282	\$4,567
2033	\$252,621	\$588,049	43.0 %	Medium	3.00 %	\$52,413	\$0	\$2,639	\$32,187
2034	\$275,487	\$622,418	44.3 %	Medium	3.00 %	\$53,985	\$0	\$3,025	\$2,699
2035	\$329,798	\$689,687	47.8 %	Medium	3.00 %	\$55,605	\$0	\$3,503	\$17,893
2036	\$371,012	\$744,865	49.8 %	Medium	3.00 %	\$57,273	\$0	\$2,298	\$341,801
2037	\$88,781	\$469,661	18.9 %	High	3.00 %	\$58,991	\$0	\$792	\$78,882
2038	\$69,683	\$458,643	15.2 %	High	3.00 %	\$60,761	\$0	\$870	\$26,875
2039	\$104,439	\$502,546	20.8 %	High	3.00 %	\$62,584	\$0	\$1,364	\$0
2040	\$168,386	\$577,181	29.2 %	High	3.00 %	\$64,461	\$0	\$1,953	\$12,396
2041	\$222,404	\$643,075	34.6 %	Medium	3.00 %	\$66,395	\$0	\$2,502	\$13,024
2042	\$278,277	\$712,139	39.1 %	Medium	3.00 %	\$68,387	\$0	\$1,783	\$270,040
2043	\$78,407	\$520,444	15.1 %	High	3.00 %	\$70,438	\$0	\$621	\$103,671
2044	\$45,795	\$496,311	9.2 %	High	3.00 %	\$72,551	\$0	\$325	\$99,526
2045	\$19,145	\$477,734	4.0 %	High	3.00 %	\$74,728	\$0	\$381	\$37,077
2046	\$57,178	\$524,994	10.9 %	High	3.00 %	\$76,970	\$0	\$920	\$8,190
2047	\$126,877	\$605,558	21.0 %	High	3.00 %	\$79,279	\$0	\$1,637	\$7,115
2048	\$200,679	\$691,844	29.0 %	High	3.00 %	\$81,657	\$0	\$1,913	\$102,072
2049	\$182,178	\$685,177	26.6 %	High	3.00 %	\$84,107	\$0	\$2,231	\$4,205
2050	\$264,311	\$781,444	33.8 %	Medium	3.00 %	\$86,630	\$0	\$2,845	\$48,757
2051	\$305,030	\$837,111	36.4 %	Medium	3.00 %	\$89,229	\$0	\$2,312	\$239,088
2052	\$157,482	\$700,880	22.5 %	High	3.00 %	\$91,906	\$0	\$1,529	\$102,511

30-Year Income/Expense Detail

Report # 36897-2
No-Site-Visit

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$53,935	\$31,019	\$79,891	\$112,904	\$160,065
Annual Reserve Funding	\$49,560	\$51,047	\$52,578	\$54,156	\$55,780
Recommended Special Assessments	\$50,000	\$0	\$0	\$0	\$0
Interest Earnings	\$425	\$554	\$964	\$1,364	\$1,888
Total Income	\$153,919	\$82,621	\$133,433	\$168,424	\$217,733
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$11,100	\$0	\$0	\$0	\$0
110 Stairs - Repair/Replace	\$0	\$0	\$0	\$4,535	\$0
112 Site Rail:Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122 Asphalt - Seal Coat/Repr/Strip	\$0	\$0	\$7,957	\$0	\$0
171 Bark/Mulch - Replenish	\$3,500	\$0	\$0	\$3,825	\$0
200 Entry Monument - Maintain	\$2,950	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
710 Interior Walls & Ceilings - Paint	\$10,200	\$0	\$0	\$0	\$0
Building Exterior					
503 Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Low Slope: Bldg 1 - Replace	\$0	\$0	\$0	\$0	\$0
506 Roof: Low Slope: Bldg 2 & 3 - Rplce	\$0	\$0	\$0	\$0	\$0
515 Gutters/Downpsouts: Bldg 1-Rpr/Rplc	\$0	\$2,730	\$0	\$0	\$0
516 Gutters/Downpouts:Bldg 2&3-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
517 Gutters/Downspouts:Carports-Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	\$0	\$0	\$0	\$0	\$0
524 Siding: Fiber Cement: Bldg 3 - Rplc	\$0	\$0	\$0	\$0	\$0
533 Building 3 - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Buildings 1 & 2 - Paint/Caulk	\$50,000	\$0	\$0	\$0	\$0
535 Windows, Sliders - Repair/Replace	\$0	\$0	\$0	\$0	\$0
542 Wood Decks - Stain	\$2,650	\$0	\$0	\$0	\$0
545 Trex Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
545 Wood Decks - Repair/Replace	\$22,500	\$0	\$0	\$0	\$0
555 Deck Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$12,572	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$20,000	\$0	\$0	\$0	\$0
Total Expenses	\$122,900	\$2,730	\$20,528	\$8,359	\$0
Ending Reserve Balance	\$31,019	\$79,891	\$112,904	\$160,065	\$217,733

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$217,733	\$220,864	\$265,217	\$258,067	\$316,054
Annual Reserve Funding	\$57,454	\$59,177	\$60,953	\$62,781	\$64,665
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,192	\$2,429	\$2,615	\$2,869	\$3,477
Total Income	\$277,379	\$282,471	\$328,785	\$323,718	\$384,195
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$12,868	\$0	\$0	\$0	\$0
110 Stairs - Repair/Replace	\$0	\$0	\$0	\$5,257	\$0
112 Site Rail:Wood - Repair/Replace	\$0	\$0	\$0	\$2,407	\$0
121 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122 Asphalt - Seal Coat/Repr/Strip	\$0	\$0	\$9,224	\$0	\$0
171 Bark/Mulch - Replenish	\$0	\$4,179	\$0	\$0	\$4,567
200 Entry Monument - Maintain	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
710 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior					
503 Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Low Slope: Bldg 1 - Replace	\$40,575	\$0	\$0	\$0	\$0
506 Roof: Low Slope: Bldg 2 & 3 - Rplc	\$0	\$0	\$0	\$0	\$0
515 Gutters/Downspouts: Bldg 1-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
516 Gutters/Downspouts:Bldg 2&3-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
517 Gutters/Downspouts:Carports-Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	\$0	\$0	\$0	\$0	\$0
524 Siding: Fiber Cement: Bldg 3 - Rplc	\$0	\$0	\$0	\$0	\$0
533 Building 3 - Paint/Caulk	\$0	\$13,075	\$0	\$0	\$0
533 Buildings 1 & 2 - Paint/Caulk	\$0	\$0	\$61,494	\$0	\$0
535 Windows, Sliders - Repair/Replace	\$0	\$0	\$0	\$0	\$0
542 Wood Decks - Stain	\$3,072	\$0	\$0	\$0	\$0
545 Trex Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
545 Wood Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
555 Deck Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$56,515	\$17,254	\$70,718	\$7,664	\$4,567
Ending Reserve Balance	\$220,864	\$265,217	\$258,067	\$316,054	\$379,628

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$379,628	\$418,033	\$488,467	\$546,406	\$281,523
Annual Reserve Funding	\$66,604	\$68,603	\$70,661	\$72,781	\$74,964
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,987	\$4,531	\$5,172	\$4,138	\$2,808
Total Income	\$450,219	\$491,166	\$564,299	\$623,325	\$359,296
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$14,917	\$0	\$0	\$0	\$0
110 Stairs - Repair/Replace	\$0	\$0	\$0	\$6,094	\$0
112 Site Rail:Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122 Asphalt - Seal Coat/Repr/Strip	\$0	\$0	\$10,693	\$0	\$0
171 Bark/Mulch - Replenish	\$0	\$0	\$4,990	\$0	\$0
200 Entry Monument - Maintain	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$2,699	\$0	\$0	\$0
Building Interior					
710 Interior Walls & Ceilings - Paint	\$13,708	\$0	\$0	\$0	\$0
Building Exterior					
503 Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Low Slope: Bldg 1 - Replace	\$0	\$0	\$0	\$0	\$0
506 Roof: Low Slope: Bldg 2 & 3 - Rplce	\$0	\$0	\$0	\$0	\$0
515 Gutters/Downspouts: Bldg 1-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
516 Gutters/Downspouts:Bldg 2&3-Rpr/Rplc	\$0	\$0	\$0	\$0	\$3,252
517 Gutters/Downspouts:Carports-Rpr/Rpl	\$0	\$0	\$2,210	\$0	\$0
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	\$0	\$0	\$0	\$210,735	\$0
524 Siding: Fiber Cement: Bldg 3 - Rplc	\$0	\$0	\$0	\$0	\$0
533 Building 3 - Paint/Caulk	\$0	\$0	\$0	\$16,080	\$0
533 Buildings 1 & 2 - Paint/Caulk	\$0	\$0	\$0	\$0	\$75,629
535 Windows, Sliders - Repair/Replace	\$0	\$0	\$0	\$108,892	\$0
542 Wood Decks - Stain	\$3,561	\$0	\$0	\$0	\$0
545 Trex Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
545 Wood Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
555 Deck Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$32,187	\$2,699	\$17,893	\$341,801	\$78,882
Ending Reserve Balance	\$418,033	\$488,467	\$546,406	\$281,523	\$280,414

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$280,414	\$333,822	\$417,104	\$491,163	\$567,804
Annual Reserve Funding	\$77,213	\$79,529	\$81,915	\$84,373	\$86,904
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,070	\$3,753	\$4,539	\$5,293	\$4,784
Total Income	\$360,697	\$417,104	\$503,559	\$580,828	\$659,492
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$17,293	\$0	\$0	\$0	\$0
110 Stairs - Repair/Replace	\$0	\$0	\$0	\$7,065	\$0
112 Site Rail:Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122 Asphalt - Seal Coat/Repr/Strip	\$0	\$0	\$12,396	\$0	\$0
171 Bark/Mulch - Replenish	\$5,453	\$0	\$0	\$5,959	\$0
200 Entry Monument - Maintain	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
710 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior					
503 Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Low Slope: Bldg 1 - Replace	\$0	\$0	\$0	\$0	\$0
506 Roof: Low Slope: Bldg 2 & 3 - Rplc	\$0	\$0	\$0	\$0	\$142,034
515 Gutters/Downspouts: Bldg 1-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
516 Gutters/Downspouts:Bldg 2&3-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
517 Gutters/Downspouts:Carports-Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	\$0	\$0	\$0	\$0	\$0
524 Siding: Fiber Cement: Bldg 3 - Rplc	\$0	\$0	\$0	\$0	\$0
533 Building 3 - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Buildings 1 & 2 - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
535 Windows, Sliders - Repair/Replace	\$0	\$0	\$0	\$0	\$0
542 Wood Decks - Stain	\$4,129	\$0	\$0	\$0	\$0
545 Trex Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$91,182
545 Wood Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
555 Deck Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$36,824
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$26,875	\$0	\$12,396	\$13,024	\$270,040
Ending Reserve Balance	\$333,822	\$417,104	\$491,163	\$567,804	\$389,452

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$389,452	\$379,134	\$375,576	\$437,525	\$531,991
Annual Reserve Funding	\$89,511	\$92,196	\$94,962	\$97,811	\$100,745
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,841	\$3,772	\$4,064	\$4,846	\$5,815
Total Income	\$482,804	\$475,102	\$474,602	\$540,182	\$638,551
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$20,048	\$0	\$0	\$0	\$0
110 Stairs - Repair/Replace	\$0	\$0	\$0	\$8,190	\$0
112 Site Rail:Wood - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122 Asphalt - Seal Coat/Repr/Strip	\$0	\$0	\$14,371	\$0	\$0
171 Bark/Mulch - Replenish	\$0	\$6,511	\$0	\$0	\$7,115
200 Entry Monument - Maintain	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
710 Interior Walls & Ceilings - Paint	\$18,422	\$0	\$0	\$0	\$0
Building Exterior					
503 Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Low Slope: Bldg 1 - Replace	\$0	\$0	\$0	\$0	\$0
506 Roof: Low Slope: Bldg 2 & 3 - Rplc	\$0	\$0	\$0	\$0	\$0
515 Gutters/Downspouts: Bldg 1-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
516 Gutters/Downspouts:Bldg 2&3-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
517 Gutters/Downspouts:Carports-Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	\$0	\$0	\$0	\$0	\$0
524 Siding: Fiber Cement: Bldg 3 - Rplc	\$0	\$0	\$0	\$0	\$0
533 Building 3 - Paint/Caulk	\$19,777	\$0	\$0	\$0	\$0
533 Buildings 1 & 2 - Paint/Caulk	\$0	\$93,015	\$0	\$0	\$0
535 Windows, Sliders - Repair/Replace	\$0	\$0	\$0	\$0	\$0
542 Wood Decks - Stain	\$4,786	\$0	\$0	\$0	\$0
545 Trex Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
545 Wood Decks - Repair/Replace	\$40,638	\$0	\$0	\$0	\$0
555 Deck Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$22,706	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$103,671	\$99,526	\$37,077	\$8,190	\$7,115
Ending Reserve Balance	\$379,134	\$375,576	\$437,525	\$531,991	\$631,436

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$631,436	\$639,484	\$749,100	\$818,263	\$700,153
Annual Reserve Funding	\$103,768	\$106,881	\$110,087	\$113,390	\$116,791
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,352	\$6,940	\$7,833	\$7,589	\$7,105
Total Income	\$741,556	\$753,305	\$867,020	\$939,241	\$824,050
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$23,241	\$0	\$0	\$0	\$0
110 Stairs - Repair/Replace	\$0	\$0	\$0	\$9,495	\$0
112 Site Rail:Wood - Repair/Replace	\$0	\$0	\$0	\$4,347	\$0
121 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$102,511
122 Asphalt - Seal Coat/Repr/Strip	\$0	\$0	\$16,660	\$0	\$0
171 Bark/Mulch - Replenish	\$0	\$0	\$7,775	\$0	\$0
200 Entry Monument - Maintain	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$4,205	\$0	\$0	\$0
Building Interior					
710 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior					
503 Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Low Slope: Bldg 1 - Replace	\$73,282	\$0	\$0	\$0	\$0
506 Roof: Low Slope: Bldg 2 & 3 - Rplce	\$0	\$0	\$0	\$0	\$0
515 Gutters/Downspouts: Bldg 1-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
516 Gutters/Downspouts:Bldg 2&3-Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
517 Gutters/Downspouts:Carports-Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl	\$0	\$0	\$0	\$0	\$0
524 Siding: Fiber Cement: Bldg 3 - Rplc	\$0	\$0	\$0	\$110,850	\$0
533 Building 3 - Paint/Caulk	\$0	\$0	\$24,323	\$0	\$0
533 Buildings 1 & 2 - Paint/Caulk	\$0	\$0	\$0	\$114,396	\$0
535 Windows, Sliders - Repair/Replace	\$0	\$0	\$0	\$0	\$0
542 Wood Decks - Stain	\$5,549	\$0	\$0	\$0	\$0
545 Trex Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
545 Wood Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
555 Deck Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$102,072	\$4,205	\$48,757	\$239,088	\$102,511
Ending Reserve Balance	\$639,484	\$749,100	\$818,263	\$700,153	\$721,539



Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Special Projects

Comp #: 95 Retaining Walls - Rebuild

Quantity: ~200' Concrete walls

Location:

Funded?: No. One-time allowance for repairs

History: 2021 - Estimate provided by All Around Maintenance to repair all retention walls fir \$68,346.20; 2019 - Partial repair of Building 2 retention wall

Comments: Per association the work was reported to be completed, funding removed as no on-going repair or maintenance needs known at this time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Site/Grounds

Comp #: 100 Concrete - Repair/Replace**Quantity: ~9,000 GSF**

Location: Driveway and walking areas

Funded?: Yes.

History: 2020 planned repairs to lower tier of bldg 3

Comments: Remaining useful life remains at zero, as work not completed or planned for; cost inflated from prior study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 8,800

Worst Case: \$13,400

Lower allowance

Higher allowance

Cost Source: Estimate provided by Client

Comp #: 110 Stairs - Repair/Replace**Quantity: Moderate quantity**

Location: Along side Buildings 1 and 3, and at carport exits

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 3,100

Worst Case: \$5,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 112 Site Rail:Wood - Repair/Replace**Quantity: ~70 LF, Wood**

Location: Surrounding upper walkway of Building 3

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 1,600

Worst Case: \$2,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 113 Metal Railings - Repair/Replace**Quantity: ~60 LF, Metal**

Location: Common area

Funded?: No. Useful life is unpredictable; maintain as needed out of operating budget

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 121 Asphalt - Resurface**Quantity: ~22,400 GSF**

Location: Common area

Funded?: Yes.

History: 2022 ~\$42,300; 1994

Comments: Remaining useful life reset, and cost adjusted based on actual project by Asphalt Services LLC to resurface 2 inch of the parking lot, with crack fill.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 39,000

Worst Case: \$48,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client - Asphalt

Services LLC

Comp #: 122 Asphalt - Seal Coat/Repr/Strip**Quantity: ~22,400 GSF**

Location: Common Areas

Funded?: Yes.

History: Partial seal 2022 ~\$1,900

Comments: Partial seal coat was completed with asphalt resurface in 2022, plan on total seal coat for protection of all areas roughly at the timing below.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 6,500

Worst Case: \$8,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client - Asphalt Services LLC

Comp #: 170 Landscape/Trees - Refurbish**Quantity: Bark, Shrubs, Trees, etc.**

Location: Common area

Funded?: No.

History: 2006

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 171 Bark/Mulch - Replenish**Quantity: Limited area**

Location: Behind Building 1 and beside Building 3

Funded?: Yes.

History: None known

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 3,000

Worst Case: \$4,000

Lower allowance

Higher allowance

Cost Source: flated Client Cost:2013 Prior Study by another provider

Comp #: 182 Drainage/Stormwater Sys - Maintain**Quantity: Catch Basins, Drains, etc**

Location: Common areas of association

Funded?: No. Useful life is unpredictable; maintain as needed out of operating budget

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 200 Entry Monument - Maintain**Quantity: (1) Monument**

Location:

Funded?: Yes.

History: No major projects known

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 2,400

Worst Case: \$3,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost:2013 Prior Study by another provider

Comp #: 205 Mailboxes - Replace**Quantity: (20) Mailboxes**

Location: Common area along driveway

Funded?: Yes.

History: 2019 - Assumed replacement of mailboxes and wood picket railing

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 1,700

Worst Case: \$2,200

Lower allowance

Higher allowance

Cost Source: flated Client Cost:2013 Prior Study by another provider

Comp #: 290 Storage Shed - Repair/Replace

Quantity: (1) Shed

Location: Electrical building

Funded?: No. Funding provided with similar component groupings

History: 2012 - Electrical shed built

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Building Interior

Comp #: 703 Tile Floor - Replace**Quantity: Limited areas**

Location: Interior Hallway

Funded?: No. Useful life is unpredictable; maintain as needed out of operating budget

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 710 Interior Walls & Ceilings - Paint**Quantity: ~2,400 SF**

Location: Interior common hallways

Funded?: Yes.

History: No major projects known

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

NOTE: This component has been strongly affected by inflation.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 8,400

Worst Case: \$12,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Building Exterior

Comp #: 503 Metal Roof - Repair/Replace**Quantity: ~2,800 GSF metal**

Location: Carport rooftop

Funded?: Yes.

History: 2010 - Association records indicate that the carports were refurbished

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 37 years

Best Case: \$ 23,700

Worst Case: \$35,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 505 Roof: Low Slope: Bldg 1 - Replace**Quantity: ~1,900 GSF, BUR Membrane**

Location: Building 1

Funded?: Yes.

History: Repairs 2022 ~\$2,300; 2012

Comments: Reported repairs by Leak Seal Roofing completed in 2022. We called and spoke with Adam at Leak Seal Roofing who stated that the roofs should last an additional 5-7 years (average 6 used here). Cost inflated from previous study.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 28,800

Worst Case: \$41,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 506 Roof: Low Slope: Bldg 2 & 3 - Rplc**Quantity: ~9,750 GSF, TPO**

Location: Building 2 and 3

Funded?: Yes.

History: Overlay ~\$39,300

Comments: Remaining useful life reset, and cost adjusted based on reported project by Leak Seal Roofing for roof overlay with a TPO system . Funding below is for full tear off and replacement of the roof membrane.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 73,000

Worst Case: \$89,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 515 Gutters/Downspouts: Bldg 1-Rpr/Rplc**Quantity: ~105 LF**

Location: Building exterior of Building 1

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This has been strongly affected by inflation.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 2,100

Worst Case: \$3,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 516 Gutters/Downpouts:Bldg 2&3-Rpr/Rplc**Quantity: ~180 LF**

Location: Building exterior of Building 2 and 3

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 1,900

Worst Case: \$2,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 517 Gutters/Downspouts:Carports-Rpr/Rpl**Quantity: ~150 LF**

Location: At carports

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 1,400

Worst Case: \$1,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 523 Siding: Cedar Lap: Bldg 1 & 2 - Rpl**Quantity: ~7,440 GSF**

Location: Exterior of building 1 and 2

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 13 years

Best Case: \$ 118,000

Worst Case: \$169,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 524 Siding: Fiber Cement: Bldg 3 - Rplc**Quantity: ~2,600 GSF**

Location: Exterior siding Building 3

Funded?: Yes.

History: 2001 - Estimated year of installation

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 28 years

Best Case: \$ 40,200

Worst Case: \$56,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 533 Building 3 - Paint/Caulk**Quantity: ~2,600 GSF**

Location: Building 3

Funded?: Yes.

History: Building 3 2022; 2015 - Estimated date of painting

Comments: Remaining useful life reset, and cost adjusted based on reported paint project for building 3 alone.

Useful Life: 7 years

Remaining Life: 6 years

Best Case: \$ 9,400

Worst Case: \$12,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 533 Buildings 1 & 2 - Paint/Caulk**Quantity: ~11,900 GSF**

Location: Building 1, 2, and Painted Cement walls

Funded?: Yes.

History: 2015 - Estimated date of painting

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 43,000

Worst Case: \$57,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 535 Windows, Sliders - Repair/Replace**Quantity: (5) Sliders, (64) Windows**

Location: Building exterior walls

Funded?: Yes.

History: 2005 - Estimated year of replacement at ~\$740 per window

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 58,700

Worst Case: \$89,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 538 Doors: Exterior - Repair/Replace**Quantity: (31) Doors**

Location: Unit doors

Funded?: No. Reportedly the responsibility of individual unit owners

History: 2005

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 542 Wood Decks - Stain**Quantity: ~500 GSF**

Location: Buildings 2 and 3

Funded?: Yes.

History: 2005

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

NOTE: This component has been strongly affected by inflation.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$3,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 545 Trex Decks - Repair/Replace**Quantity: ~1,000 SF**

Location: Buildings 2 walking surfaces only

Funded?: Yes.

History: Anticipated for Reported 2005

Comments: Funding added in based on anticipated replacement of decks for building 2 decks by Busy B's Exteriorwood Construction with a trex decking. Remaining useful life reset and cost inflated from estimate.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 47,000

Worst Case: \$57,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client - Busy

B's Exteriorwood Constructio

Comp #: 545 Wood Decks - Repair/Replace**Quantity: ~500 SF**

Location: Buildings 3 walking surfaces only

Funded?: Yes.

History: Reported 2005

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 17,500

Worst Case: \$27,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 555 Deck Rail - Repair/Replace**Quantity: 210 linear feet**

Location: The deck perimeters of building 2.

Funded?: Yes.

History: Anticipated for 2022 ~\$20,500

Comments: Funding added in based on anticipated replacement of railing for building 2 decks by Busy B's Exteriorwood Construction. Remaining useful life reset and cost inflated from estimate.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 19,000

Worst Case: \$23,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client - Busy

B's Exteriorwood Construction

Comp #: 560 Exterior Lights - Replace**Quantity: (53) Fixtures**

Location: Building exterior walls

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 11,300

Worst Case: \$12,400

Lower Allowance

Higher allowance

Cost Source: flated Client Cost:2013 Prior Study by another provider

Comp #: 605 Garage Doors/Operators - Replace

Quantity: (9) Doors

Location: Building exterior walls

Funded?: No. Reportedly the responsibility of individual owners

History: 2005

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Systems

Comp #: 900 Plumbing - Systems Evaluation**Quantity: Supply & drain lines**

Location: Common plumbing

Funded?: Yes.

History: None known

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. Association reported that the pipes were scoped and might need repairs. No scope of work reported at the time of this study.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 18,500

Worst Case: \$21,500

Lower allowance

Higher allowance

Cost Source: Budget Allowance: Kent Engineering
206-455-5121**Comp #: 901 Plumbing - Repair/Replace****Quantity: Supply & drain lines**

Location: Common plumbing

Funded?: No. Useful life not predictable, prior to systems evaluation

History: No major projects known

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. Association reported that the pipes were scoped and might need repairs. No scope of work reported at the time of this study.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 920 Electric - Maintain/Repair**Quantity: Extensive system**

Location:

Funded?: No.

History: None known

Comments: Not funded – no changes from previous reserve study

Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large-scale repair/replacement expenses within the scope of our review. Some electrical system components are known to be life limited. Manufacturing defects become known from time to time, and certain site conditions can contribute to premature deterioration of electrical components. Periodic inspections and maintenance by a master electrician may become necessary. Some associations employ infrared, or other testing methodologies, to identify potential trouble spots. A good resource book available for purchase is NFPA 70B Recommended Practices for Electrical Equipment Maintenance. <http://catalog.nfpa.org/NFPA-70B-Recommended-Practice-for-Electrical-Equipment-Maintenance-P1196.aspx>

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 990 Ancillary Evaluations

Quantity: Specialty evaluations

Location: To augment reserve planning.

Funded?: No. Operating expense in year of occurrence

History: None known

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time.

The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company, HVAC vendor or consulting engineer to assess efficiency, and cost benefit to retrofit existing equipment. WA Clean Building Performance Standard is a new law in Washington for residential buildings

20,000 GSF and larger - see Dept. of Commerce for more information. Rules and compliance are not yet fully formed.

Note: There are several other important professional evaluations to augment reserve planning that are of heightened importance such as Life-Safety and/or Building Envelope & Structural issues, and Plumbing. Those components are addressed separately within this report.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 997 Unit High-Risk Components

Quantity: Inspection & report

Location: Analysis of in-unit high-risk components.

Funded?: No. Elective - operating expense

History: None known

Comments: While this component does not meet the criteria for reserve funding, our experience in preparing well over 10,000 reserve studies in the Pacific NW indicates that most communities would benefit from a review of the high-risk components within the individual units. High-risk components are those with a history of failure, often leading to significant damage of unit interiors and surrounding common area structural components. High-risk components include, but are not limited to water heaters, washer and dryer hookups, ice maker lines, plumbing angle stops, electrical panels, window and door waterproofing, etc. The Board of Directors is charged with a duty to set the standard of care in the community. Many governing documents and state law governing Common Interest Communities (RCW 64.90.440) provide guidance for those physical components that pose a heightened risk.

It is our strong recommendation that you factor the cost for a high-risk component review within an upcoming operating budget. Consult with an engineering firm specializing in such inspections and analysis. The cost for such a study may be in the range of \$50 - \$200 per unit, depending upon the complexity and scope of work. High-risk component review is not within the scope of our services.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update

Quantity: Annual update

Location: Common areas of Association

Funded?: No. Annual costs best handled through operating budget

History: 2023 NSV; 2022 WSV

Comments: Not funded – no changes from previous reserve study.

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: