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Update "With-Site-Visit" Reserve Study



Sunland Division 17 Owners' Association Sequim, WA

Report #: 19544-6
For Period Beginning: January 1, 2018
Expires: December 31, 2018

Date Prepared: June 30, 2017



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

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ASSOCIATION
RESERVES
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Table of Contents

3-Minute Executive Summary	1
Reserve Study Summary	1
Reserve Component List	2
Introduction, Objectives, and Methodology	4
Which Physical Assets are Funded by Reserves?	5
How do we establish Useful Life and Remaining Useful Life estimates?	5
How do we establish Current Repair/Replacement Cost Estimates?	5
How much Reserves are enough?	6
How much should we contribute?	7
What is our Recommended Funding Goal?	7
Projected Expenses	9
Expense Graph	9
Reserve Fund Status & Recommended Funding Plan	10
Funding Plan Graph	10
Cash Flow Graph	11
% Funded Graph	11
Table Descriptions	12
Reserve Component List Detail	13
Fully Funded Balance	15
Component Significance	17
30-Year Reserve Plan Summary	19
30 Year Reserve Plan Summary	19
30 Year Reserve Plan Year by Year Detail	20
Accuracy, Limitations, and Disclosures	26
Terms and Definitions	27
Component Details	28

3- Minute Executive Summary

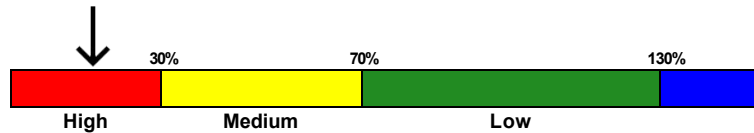
Association: Sunland Division 17 Owners' Association
 Location: Sequim, WA
 Report Period: January 1, 2018 through December 31, 2018

Assoc. #: 19544-6
 # of Units: 121

Findings/Recommendations as-of: January 1, 2018

Starting Reserve Balance	\$270,000
Current Fully Funded Reserve Balance	\$1,624,692
Percent Funded	16.6 %
Average Reserve Deficit or (Surplus) Per Unit	\$11,196
Recommended 2018 100% Monthly "Full Funding" Contributions	\$13,000
Recommended 2018 70% Monthly "Threshold Funding" Contributions	\$10,750
2018 "Baseline Funding" minimum contributions to keep Reserves above \$0	\$5,350
Most Recent Budgeted Contribution Rate	\$6,592

Reserves % Funded: 16.6%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves1.00 %
 Annual Inflation Rate3.00 %

- This is a Update "With-Site-Visit" Reserve Study, meeting or exceeding all requirements of the RCW. This study was prepared by a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 16.6 % 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.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range 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.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds				
100	Concrete - Repair/Replace	5	2	\$7,500
142	Privacy Fence/Screen - Replc 1 of 6	28	9	\$20,000
143	Privacy Fence/Screen - Replc 2 of 6	28	13	\$15,000
144	Privacy Fence/Screen - Replc 3 of 6	28	15	\$43,750
145	Privacy Fence/Screen - Replc 4 of 6	28	15	\$28,800
146	Privacy Fence/Screen - Replc 5 of 6	15	7	\$7,900
147	Privacy Fence/Screen - Replc 6 of 6	15	13	\$4,950
160	Pole Lights - Replace Phases 1-5	20	6	\$61,750
162	Pole Lights - Replace Phase 6	20	13	\$16,900
170	Landscape/Trees - Refurbish	5	2	\$7,500
172	Bark/Mulch - Replenish	3	2	\$23,000
175	Irrigation System - Repair/Replace	5	4	\$7,500
200	Entry Sign - Replace	25	15	\$3,000
205	Mailbox Clusters Phase 6 - Replace	30	20	\$4,050
Buildings				
500	Shngle Roof, Skyls- Replace 1 of 2	30	22	\$196,000
501	Shngle Roof, Skyls- Replace 2 of 2	30	28	\$168,000
502	Tile Roofs, Skyls - Replace 1 of 5	50	33	\$265,500
503	Tile Roofs, Skyls - Replace 2 of 5	50	34	\$279,000
504	Tile Roofs, Skyls - Replace 3 of 5	50	35	\$279,000
505	Tile Roofs, Skyls - Replace 4 of 5	50	36	\$265,000
506	Tile Roofs, Skyls - Replace 5 of 5	50	37	\$279,000
507	Gutters/Downspouts - Replace 1 of 7	56	41	\$12,500
508	Gutters/Downspouts - Replace 2 of 7	56	40	\$11,500
509	Gutters/Downspouts - Replace 3 of 7	56	39	\$12,000
510	Gutters/Downspouts - Replace 4 of 7	56	38	\$12,000
511	Gutters/Downspouts - Replace 5 of 7	56	42	\$23,500
512	Gutters/Downspouts - Replace 6 of 7	56	46	\$9,000
513	Gutters/Downspouts - Replace 7 of 7	56	46	\$9,000
518	Fiber Cement Siding- Replace 1 of 7	56	41	\$212,500
519	Fiber Cement Siding- Replace 2 of 7	56	40	\$200,000
520	Fiber Cement Siding- Replace 3 of 7	56	39	\$200,000
521	Fiber Cement Siding- Replace 4 of 7	56	38	\$200,000
522	Fiber Cement Siding- Replace 5 of 7	56	42	\$400,000
523	Fiber Cement Siding- Replace 6 of 7	56	46	\$150,000
524	Fiber Cement Siding- Replace 7 of 7	56	52	\$150,000
525	Building Painting - 2017 Planned	14	13	\$49,100
526	Building Painting - 2016 Completion	14	12	\$45,100
527	Building Painting - 2015 Completion	14	11	\$47,200
528	Building Painting - 2014 Completion	14	10	\$47,200
529	Building Paint - 2018 Recommended	14	0	\$92,300
530	Building Paint - 2022 Recommended	14	4	\$35,400
531	Building Paint - 2028 Recommended	14	10	\$35,400
533	Windows, Sliders - Replace 1 of 7	28	13	\$125,000
534	Windows, Sliders - Replace 2 of 7	28	12	\$115,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
535 Windows, Sliders - Replace 3 of 7	28	11	\$120,000
536 Windows, Sliders - Replace 4 of 7	28	10	\$120,000
537 Windows, Sliders - Replace 5 of 7	28	14	\$235,000
538 Windows, Sliders - Replace 6 of 7	28	18	\$120,000
539 Windows, Sliders - Replace 7 of 7	28	24	\$120,000
49 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green 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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

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



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.

Site Inspection Notes

During our site visit on 5/15/2017, we visually inspected all visible common area while compiling a photographic inventory, noting: current condition, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life. We discussed past projects, current concerns and future plans. We also reviewed the operating budget to determine which items are typically being funded out of the annual operating budget, not reserves.

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.

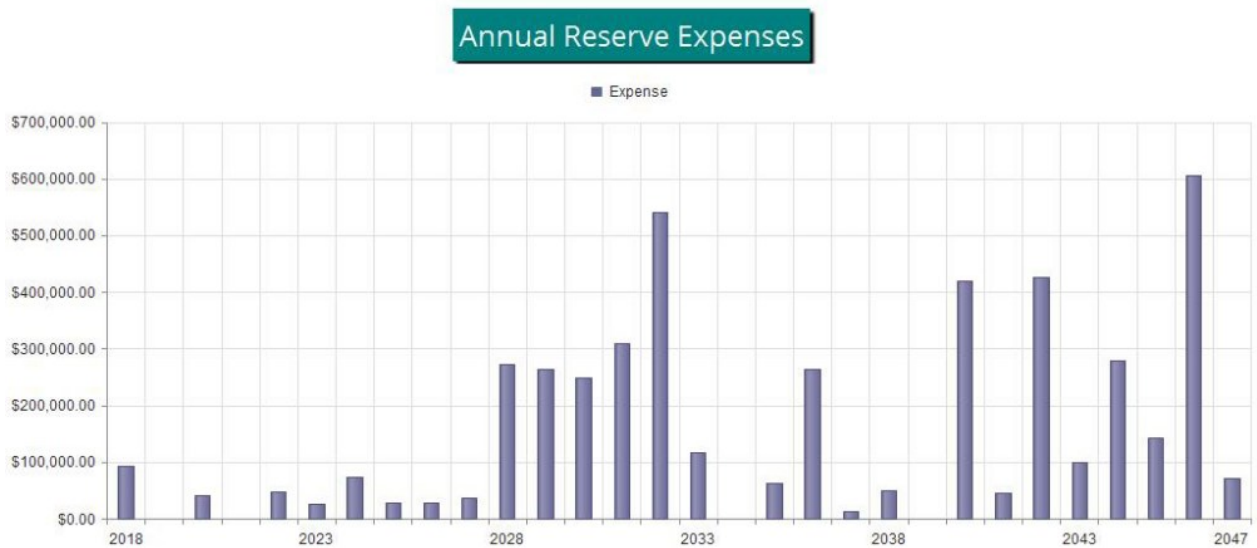


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$270,000 as-of the start of your Fiscal Year on 1/1/2018. As of that date , your Fully Funded Balance is computed to be \$1,624,692 (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 \$13,000 per month 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.

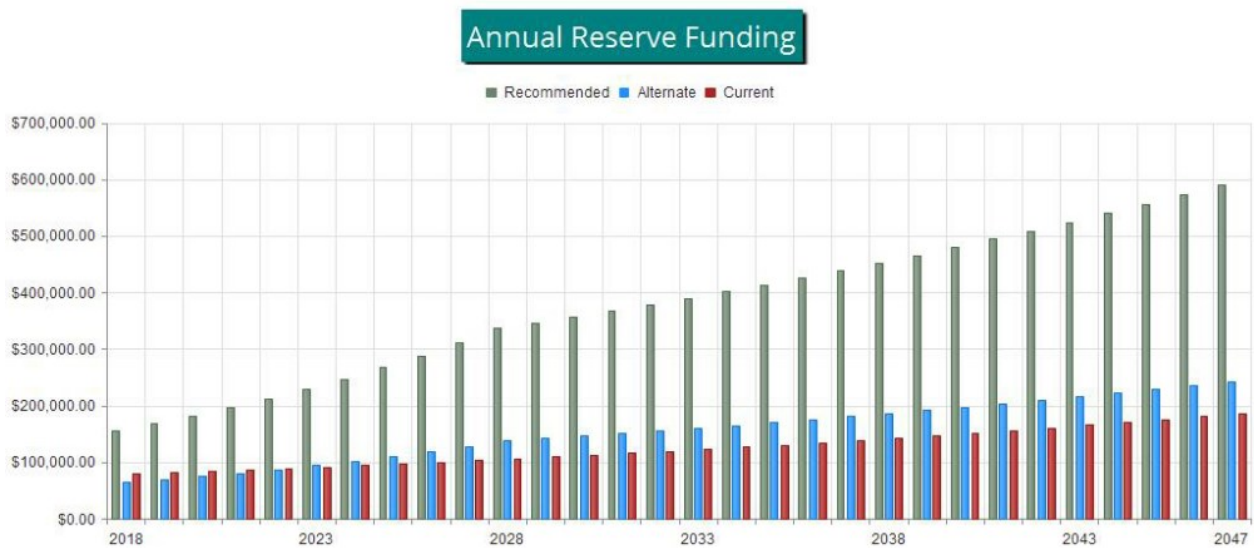


Figure 2

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.

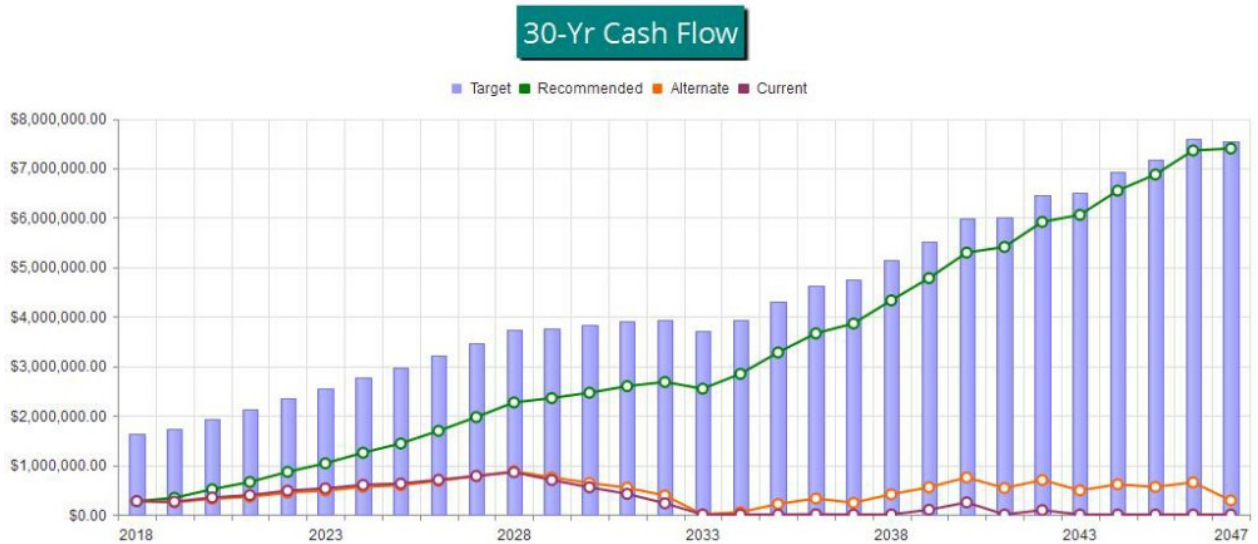


Figure 3

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.

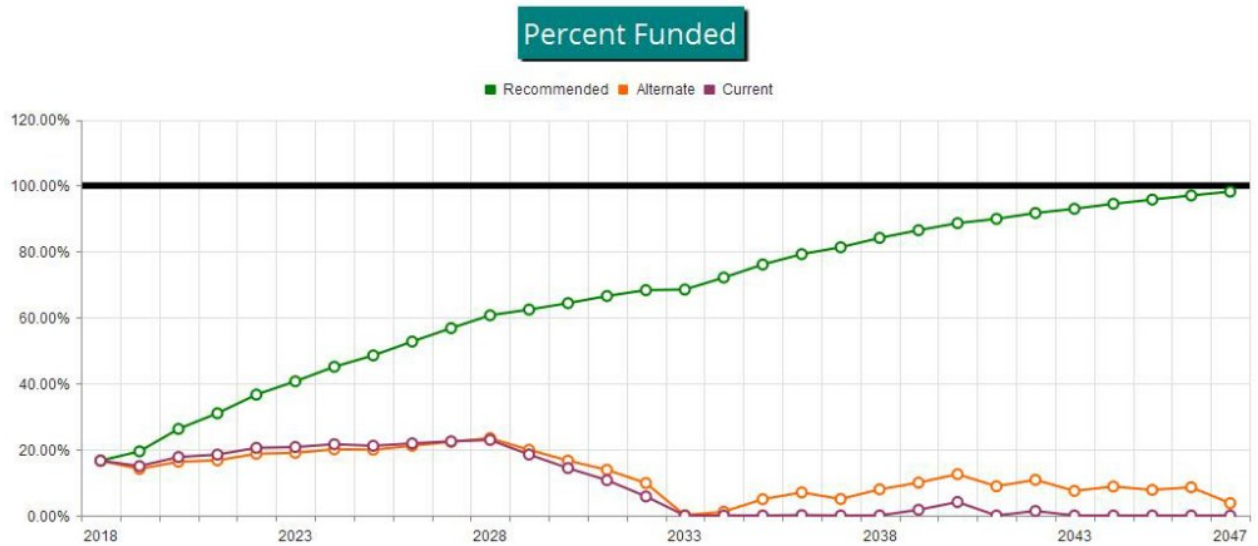


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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 association 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 association, 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.

Acct/Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr 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.

Cash Flow 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.

Reserve Component List Detail

19544-6
WSV

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
Site/Grounds					
100 Concrete - Repair/Replace	Aggregate	5	2	\$5,000	\$10,000
142 Privacy Fence/Screen - Replc 1 of 6	(8) buildings	28	9	\$15,000	\$25,000
143 Privacy Fence/Screen - Replc 2 of 6	~(6) buildings	28	13	\$11,250	\$18,750
144 Privacy Fence/Screen - Replc 3 of 6	(16) buildings	28	15	\$32,800	\$54,700
145 Privacy Fence/Screen - Replc 4 of 6	(11) buildings	28	15	\$21,600	\$36,000
146 Privacy Fence/Screen - Replc 5 of 6	(7) buildings, ~175 LF	15	7	\$7,000	\$8,800
147 Privacy Fence/Screen - Replc 6 of 6	(6) buildings, ~110 LF	15	13	\$4,400	\$5,500
160 Pole Lights - Replace Phases 1-5	(95) pole lights	20	6	\$47,500	\$76,000
162 Pole Lights - Replace Phase 6	(26) pole lights	20	13	\$13,000	\$20,800
170 Landscape/Trees - Refurbish	Grass, trees, bushes, etc	5	2	\$5,000	\$10,000
172 Bark/Mulch - Replenish	Bark/mulch, extensive	3	2	\$20,000	\$26,000
175 Irrigation System - Repair/Replace	Controls, valves, etc.	5	4	\$5,000	\$10,000
200 Entry Sign - Replace	(1) monument/sign	25	15	\$2,000	\$4,000
205 Mailbox Clusters Phase 6 - Replace	(3) metal cluster units	30	20	\$3,600	\$4,500
Buildings					
500 Shngle Roof, Skyls- Replace 1 of 2	(7) buildings	30	22	\$186,000	\$206,000
501 Shngle Roof, Skyls- Replace 2 of 2	(6) buildings	30	28	\$158,000	\$178,000
502 Tile Roofs, Skyls - Replace 1 of 5	(9) buildings	50	33	\$255,500	\$275,500
503 Tile Roofs, Skyls - Replace 2 of 5	(9) buildings	50	34	\$269,000	\$289,000
504 Tile Roofs, Skyls - Replace 3 of 5	(9) buildings	50	35	\$269,000	\$289,000
505 Tile Roofs, Skyls - Replace 4 of 5	(9) buildings	50	36	\$255,000	\$275,000
506 Tile Roofs, Skyls - Replace 5 of 5	(9) buildings	50	37	\$269,000	\$289,000
507 Gutters/Downspouts - Replace 1 of 7	(8) Buildings	56	41	\$10,000	\$15,000
508 Gutters/Downspouts - Replace 2 of 7	(7) Buildings	56	40	\$9,000	\$14,000
509 Gutters/Downspouts - Replace 3 of 7	(8) Buildings	56	39	\$9,500	\$14,500
510 Gutters/Downspouts - Replace 4 of 7	(8) Buildings	56	38	\$9,500	\$14,500
511 Gutters/Downspouts - Replace 5 of 7	(15) Buildings	56	42	\$21,000	\$26,000
512 Gutters/Downspouts - Replace 6 of 7	(6) Buildings	56	46	\$6,500	\$11,500
513 Gutters/Downspouts - Replace 7 of 7	(6) Buildings	56	46	\$6,500	\$11,500
518 Fiber Cement Siding- Replace 1 of 7	(8) Buildings/Fencing	56	41	\$202,500	\$222,500
519 Fiber Cement Siding- Replace 2 of 7	(7) Buildings/Fencing	56	40	\$190,000	\$210,000
520 Fiber Cement Siding- Replace 3 of 7	(8) Buildings/Fencing	56	39	\$190,000	\$210,000
521 Fiber Cement Siding- Replace 4 of 7	(8) Buildings/Fencing	56	38	\$190,000	\$210,000
522 Fiber Cement Siding- Replace 5 of 7	(15) Buildings/Fencing	56	42	\$390,000	\$410,000
523 Fiber Cement Siding- Replace 6 of 7	(6) Buildings/Fencing	56	46	\$140,000	\$160,000
524 Fiber Cement Siding- Replace 7 of 7	(6) Buildings/Fencing	56	52	\$140,000	\$160,000
525 Building Painting - 2017 Planned	(8) Buildings/Fencing	14	13	\$44,100	\$54,100
526 Building Painting - 2016 Completion	(7) Buildings/Fencing	14	12	\$40,100	\$50,100
527 Building Painting - 2015 Completion	(8) Buildings/Fencing	14	11	\$42,200	\$52,200
528 Building Painting - 2014 Completion	(8) Buildings/Fencing	14	10	\$42,200	\$52,200
529 Building Paint - 2018 Recommended	(15) Buildings/Fencing	14	0	\$87,300	\$97,300
530 Building Paint - 2022 Recommended	(6) Buildings/Fencing	14	4	\$30,400	\$40,400
531 Building Paint - 2028 Recommended	(6) Buildings/Fencing	14	10	\$30,400	\$40,400
533 Windows, Sliders - Replace 1 of 7	(8) Buildings	28	13	\$115,000	\$135,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
534	Windows, Sliders - Replace 2 of 7	(7) Buildings	28	12	\$105,000	\$125,000
535	Windows, Sliders - Replace 3 of 7	(8) Buildings	28	11	\$110,000	\$130,000
536	Windows, Sliders - Replace 4 of 7	(8) Buildings	28	10	\$110,000	\$130,000
537	Windows, Sliders - Replace 5 of 7	(15) Buildings	28	14	\$225,000	\$245,000
538	Windows, Sliders - Replace 6 of 7	(6) Buildings	28	18	\$110,000	\$130,000
539	Windows, Sliders - Replace 7 of 7	(6) Buildings	28	24	\$110,000	\$130,000
49	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
100	Concrete - Repair/Replace	\$7,500	X	3	/	5	=	\$4,500
142	Privacy Fence/Screen - Replc 1 of 6	\$20,000	X	19	/	28	=	\$13,571
143	Privacy Fence/Screen - Replc 2 of 6	\$15,000	X	15	/	28	=	\$8,036
144	Privacy Fence/Screen - Replc 3 of 6	\$43,750	X	13	/	28	=	\$20,313
145	Privacy Fence/Screen - Replc 4 of 6	\$28,800	X	13	/	28	=	\$13,371
146	Privacy Fence/Screen - Replc 5 of 6	\$7,900	X	8	/	15	=	\$4,213
147	Privacy Fence/Screen - Replc 6 of 6	\$4,950	X	2	/	15	=	\$660
160	Pole Lights - Replace Phases 1-5	\$61,750	X	14	/	20	=	\$43,225
162	Pole Lights - Replace Phase 6	\$16,900	X	7	/	20	=	\$5,915
170	Landscape/Trees - Refurbish	\$7,500	X	3	/	5	=	\$4,500
172	Bark/Mulch - Replenish	\$23,000	X	1	/	3	=	\$7,667
175	Irrigation System - Repair/Replace	\$7,500	X	1	/	5	=	\$1,500
200	Entry Sign - Replace	\$3,000	X	10	/	25	=	\$1,200
205	Mailbox Clusters Phase 6 - Replace	\$4,050	X	10	/	30	=	\$1,350
Buildings								
500	Shngle Roof, Skyls- Replace 1 of 2	\$196,000	X	8	/	30	=	\$52,267
501	Shngle Roof, Skyls- Replace 2 of 2	\$168,000	X	2	/	30	=	\$11,200
502	Tile Roofs, Skyls - Replace 1 of 5	\$265,500	X	17	/	50	=	\$90,270
503	Tile Roofs, Skyls - Replace 2 of 5	\$279,000	X	16	/	50	=	\$89,280
504	Tile Roofs, Skyls - Replace 3 of 5	\$279,000	X	15	/	50	=	\$83,700
505	Tile Roofs, Skyls - Replace 4 of 5	\$265,000	X	14	/	50	=	\$74,200
506	Tile Roofs, Skyls - Replace 5 of 5	\$279,000	X	13	/	50	=	\$72,540
507	Gutters/Downspouts - Replace 1 of 7	\$12,500	X	15	/	56	=	\$3,348
508	Gutters/Downspouts - Replace 2 of 7	\$11,500	X	16	/	56	=	\$3,286
509	Gutters/Downspouts - Replace 3 of 7	\$12,000	X	17	/	56	=	\$3,643
510	Gutters/Downspouts - Replace 4 of 7	\$12,000	X	18	/	56	=	\$3,857
511	Gutters/Downspouts - Replace 5 of 7	\$23,500	X	14	/	56	=	\$5,875
512	Gutters/Downspouts - Replace 6 of 7	\$9,000	X	10	/	56	=	\$1,607
513	Gutters/Downspouts - Replace 7 of 7	\$9,000	X	10	/	56	=	\$1,607
518	Fiber Cement Siding- Replace 1 of 7	\$212,500	X	15	/	56	=	\$56,920
519	Fiber Cement Siding- Replace 2 of 7	\$200,000	X	16	/	56	=	\$57,143
520	Fiber Cement Siding- Replace 3 of 7	\$200,000	X	17	/	56	=	\$60,714
521	Fiber Cement Siding- Replace 4 of 7	\$200,000	X	18	/	56	=	\$64,286
522	Fiber Cement Siding- Replace 5 of 7	\$400,000	X	14	/	56	=	\$100,000
523	Fiber Cement Siding- Replace 6 of 7	\$150,000	X	10	/	56	=	\$26,786
524	Fiber Cement Siding- Replace 7 of 7	\$150,000	X	4	/	56	=	\$10,714
525	Building Painting - 2017 Planned	\$49,100	X	1	/	14	=	\$3,507
526	Building Painting - 2016 Completion	\$45,100	X	2	/	14	=	\$6,443
527	Building Painting - 2015 Completion	\$47,200	X	3	/	14	=	\$10,114
528	Building Painting - 2014 Completion	\$47,200	X	4	/	14	=	\$13,486
529	Building Paint - 2018 Recommended	\$92,300	X	14	/	14	=	\$92,300
530	Building Paint - 2022 Recommended	\$35,400	X	10	/	14	=	\$25,286
531	Building Paint - 2028 Recommended	\$35,400	X	4	/	14	=	\$10,114
533	Windows, Sliders - Replace 1 of 7	\$125,000	X	15	/	28	=	\$66,964
534	Windows, Sliders - Replace 2 of 7	\$115,000	X	16	/	28	=	\$65,714

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
535	Windows, Sliders - Replace 3 of 7	\$120,000	X	17	/	28	=	\$72,857
536	Windows, Sliders - Replace 4 of 7	\$120,000	X	18	/	28	=	\$77,143
537	Windows, Sliders - Replace 5 of 7	\$235,000	X	14	/	28	=	\$117,500
538	Windows, Sliders - Replace 6 of 7	\$120,000	X	10	/	28	=	\$42,857
539	Windows, Sliders - Replace 7 of 7	\$120,000	X	4	/	28	=	\$17,143
								\$1,624,692

Component Significance

19544-6
WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds					
100	Concrete - Repair/Replace	5	\$7,500	\$1,500	1.01 %
142	Privacy Fence/Screen - Replc 1 of 6	28	\$20,000	\$714	0.48 %
143	Privacy Fence/Screen - Replc 2 of 6	28	\$15,000	\$536	0.36 %
144	Privacy Fence/Screen - Replc 3 of 6	28	\$43,750	\$1,563	1.05 %
145	Privacy Fence/Screen - Replc 4 of 6	28	\$28,800	\$1,029	0.69 %
146	Privacy Fence/Screen - Replc 5 of 6	15	\$7,900	\$527	0.35 %
147	Privacy Fence/Screen - Replc 6 of 6	15	\$4,950	\$330	0.22 %
160	Pole Lights - Replace Phases 1-5	20	\$61,750	\$3,088	2.08 %
162	Pole Lights - Replace Phase 6	20	\$16,900	\$845	0.57 %
170	Landscape/Trees - Refurbish	5	\$7,500	\$1,500	1.01 %
172	Bark/Mulch - Replenish	3	\$23,000	\$7,667	5.17 %
175	Irrigation System - Repair/Replace	5	\$7,500	\$1,500	1.01 %
200	Entry Sign - Replace	25	\$3,000	\$120	0.08 %
205	Mailbox Clusters Phase 6 - Replace	30	\$4,050	\$135	0.09 %
Buildings					
500	Shngle Roof, Skyls- Replace 1 of 2	30	\$196,000	\$6,533	4.40 %
501	Shngle Roof, Skyls- Replace 2 of 2	30	\$168,000	\$5,600	3.77 %
502	Tile Roofs, Skyls - Replace 1 of 5	50	\$265,500	\$5,310	3.58 %
503	Tile Roofs, Skyls - Replace 2 of 5	50	\$279,000	\$5,580	3.76 %
504	Tile Roofs, Skyls - Replace 3 of 5	50	\$279,000	\$5,580	3.76 %
505	Tile Roofs, Skyls - Replace 4 of 5	50	\$265,000	\$5,300	3.57 %
506	Tile Roofs, Skyls - Replace 5 of 5	50	\$279,000	\$5,580	3.76 %
507	Gutters/Downspouts - Replace 1 of 7	56	\$12,500	\$223	0.15 %
508	Gutters/Downspouts - Replace 2 of 7	56	\$11,500	\$205	0.14 %
509	Gutters/Downspouts - Replace 3 of 7	56	\$12,000	\$214	0.14 %
510	Gutters/Downspouts - Replace 4 of 7	56	\$12,000	\$214	0.14 %
511	Gutters/Downspouts - Replace 5 of 7	56	\$23,500	\$420	0.28 %
512	Gutters/Downspouts - Replace 6 of 7	56	\$9,000	\$161	0.11 %
513	Gutters/Downspouts - Replace 7 of 7	56	\$9,000	\$161	0.11 %
518	Fiber Cement Siding- Replace 1 of 7	56	\$212,500	\$3,795	2.56 %
519	Fiber Cement Siding- Replace 2 of 7	56	\$200,000	\$3,571	2.41 %
520	Fiber Cement Siding- Replace 3 of 7	56	\$200,000	\$3,571	2.41 %
521	Fiber Cement Siding- Replace 4 of 7	56	\$200,000	\$3,571	2.41 %
522	Fiber Cement Siding- Replace 5 of 7	56	\$400,000	\$7,143	4.81 %
523	Fiber Cement Siding- Replace 6 of 7	56	\$150,000	\$2,679	1.81 %
524	Fiber Cement Siding- Replace 7 of 7	56	\$150,000	\$2,679	1.81 %
525	Building Painting - 2017 Planned	14	\$49,100	\$3,507	2.36 %
526	Building Painting - 2016 Completion	14	\$45,100	\$3,221	2.17 %
527	Building Painting - 2015 Completion	14	\$47,200	\$3,371	2.27 %
528	Building Painting - 2014 Completion	14	\$47,200	\$3,371	2.27 %
529	Building Paint - 2018 Recommended	14	\$92,300	\$6,593	4.44 %
530	Building Paint - 2022 Recommended	14	\$35,400	\$2,529	1.70 %
531	Building Paint - 2028 Recommended	14	\$35,400	\$2,529	1.70 %
533	Windows, Sliders - Replace 1 of 7	28	\$125,000	\$4,464	3.01 %
534	Windows, Sliders - Replace 2 of 7	28	\$115,000	\$4,107	2.77 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
535	Windows, Sliders - Replace 3 of 7	28	\$120,000	\$4,286	2.89 %
536	Windows, Sliders - Replace 4 of 7	28	\$120,000	\$4,286	2.89 %
537	Windows, Sliders - Replace 5 of 7	28	\$235,000	\$8,393	5.66 %
538	Windows, Sliders - Replace 6 of 7	28	\$120,000	\$4,286	2.89 %
539	Windows, Sliders - Replace 7 of 7	28	\$120,000	\$4,286	2.89 %
49	Total Funded Components			\$148,371	100.00 %

30-Year Reserve Plan Summary

19544-6
WSV

Fiscal Year Start: 2018

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	\$270,000	\$1,624,692	16.6 %	High	\$156,000	\$0	\$3,032	\$92,300
2019	\$336,732	\$1,731,186	19.5 %	High	\$168,480	\$0	\$4,229	\$0
2020	\$509,441	\$1,940,528	26.3 %	High	\$181,958	\$0	\$5,829	\$40,314
2021	\$656,915	\$2,119,349	31.0 %	Medium	\$196,515	\$0	\$7,586	\$0
2022	\$861,016	\$2,349,923	36.6 %	Medium	\$212,236	\$0	\$9,473	\$48,284
2023	\$1,034,442	\$2,542,690	40.7 %	Medium	\$229,215	\$0	\$11,409	\$26,663
2024	\$1,248,403	\$2,768,670	45.1 %	Medium	\$247,552	\$0	\$13,414	\$73,733
2025	\$1,435,637	\$2,958,263	48.5 %	Medium	\$267,357	\$0	\$15,624	\$28,164
2026	\$1,690,453	\$3,205,954	52.7 %	Medium	\$288,745	\$0	\$18,286	\$29,136
2027	\$1,968,349	\$3,465,713	56.8 %	Medium	\$311,845	\$0	\$21,160	\$35,881
2028	\$2,265,473	\$3,732,125	60.7 %	Medium	\$336,792	\$0	\$23,083	\$272,277
2029	\$2,353,070	\$3,769,023	62.4 %	Medium	\$346,896	\$0	\$24,059	\$263,281
2030	\$2,460,744	\$3,822,456	64.4 %	Medium	\$357,303	\$0	\$25,261	\$249,651
2031	\$2,593,657	\$3,897,877	66.5 %	Medium	\$368,022	\$0	\$26,348	\$309,787
2032	\$2,678,241	\$3,920,157	68.3 %	Medium	\$379,063	\$0	\$26,091	\$541,205
2033	\$2,542,190	\$3,711,478	68.5 %	Medium	\$390,435	\$0	\$26,909	\$117,704
2034	\$2,841,829	\$3,939,678	72.1 %	Low	\$402,148	\$0	\$30,569	\$0
2035	\$3,274,545	\$4,303,103	76.1 %	Low	\$414,212	\$0	\$34,661	\$62,808
2036	\$3,660,610	\$4,620,095	79.2 %	Low	\$426,638	\$0	\$37,588	\$264,558
2037	\$3,860,279	\$4,746,373	81.3 %	Low	\$439,438	\$0	\$40,921	\$13,151
2038	\$4,327,486	\$5,143,193	84.1 %	Low	\$452,621	\$0	\$45,502	\$48,855
2039	\$4,776,754	\$5,523,181	86.5 %	Low	\$466,199	\$0	\$50,329	\$0
2040	\$5,293,282	\$5,973,171	88.6 %	Low	\$480,185	\$0	\$53,481	\$419,435
2041	\$5,407,513	\$6,013,171	89.9 %	Low	\$494,591	\$0	\$56,580	\$45,392
2042	\$5,913,292	\$6,448,419	91.7 %	Low	\$509,429	\$0	\$59,818	\$427,090
2043	\$6,055,448	\$6,512,625	93.0 %	Low	\$524,711	\$0	\$62,972	\$98,826
2044	\$6,544,306	\$6,926,188	94.5 %	Low	\$540,453	\$0	\$67,052	\$280,033
2045	\$6,871,777	\$7,175,114	95.8 %	Low	\$556,666	\$0	\$71,115	\$142,385
2046	\$7,357,173	\$7,583,173	97.0 %	Low	\$573,366	\$0	\$73,742	\$606,873
2047	\$7,397,408	\$7,535,235	98.2 %	Low	\$590,567	\$0	\$76,919	\$71,875

30-Year Income/Expense Detail (yrs 0 through 4)

19544-6
WSV

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$270,000	\$336,732	\$509,441	\$656,915	\$861,016
Annual Reserve Contribution	\$156,000	\$168,480	\$181,958	\$196,515	\$212,236
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,032	\$4,229	\$5,829	\$7,586	\$9,473
Total Income	\$429,032	\$509,441	\$697,229	\$861,016	\$1,082,726
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$7,957	\$0	\$0
142 Privacy Fence/Screen - Replc 1 of 6	\$0	\$0	\$0	\$0	\$0
143 Privacy Fence/Screen - Replc 2 of 6	\$0	\$0	\$0	\$0	\$0
144 Privacy Fence/Screen - Replc 3 of 6	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 6	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 6	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 6	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$0	\$0	\$0	\$0
162 Pole Lights - Replace Phase 6	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$7,957	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$0	\$24,401	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$8,441
200 Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailbox Clusters Phase 6 - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
500 Shngle Roof, Skyls- Replace 1 of 2	\$0	\$0	\$0	\$0	\$0
501 Shngle Roof, Skyls- Replace 2 of 2	\$0	\$0	\$0	\$0	\$0
502 Tile Roofs, Skyls - Replace 1 of 5	\$0	\$0	\$0	\$0	\$0
503 Tile Roofs, Skyls - Replace 2 of 5	\$0	\$0	\$0	\$0	\$0
504 Tile Roofs, Skyls - Replace 3 of 5	\$0	\$0	\$0	\$0	\$0
505 Tile Roofs, Skyls - Replace 4 of 5	\$0	\$0	\$0	\$0	\$0
506 Tile Roofs, Skyls - Replace 5 of 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
508 Gutters/Downspouts - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
509 Gutters/Downspouts - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
513 Gutters/Downspouts - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
518 Fiber Cement Siding- Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
519 Fiber Cement Siding- Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
520 Fiber Cement Siding- Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
521 Fiber Cement Siding- Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding- Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
523 Fiber Cement Siding- Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
524 Fiber Cement Siding- Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
525 Building Painting - 2017 Planned	\$0	\$0	\$0	\$0	\$0
526 Building Painting - 2016 Completion	\$0	\$0	\$0	\$0	\$0
527 Building Painting - 2015 Completion	\$0	\$0	\$0	\$0	\$0
528 Building Painting - 2014 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Recommended	\$92,300	\$0	\$0	\$0	\$0
530 Building Paint - 2022 Recommended	\$0	\$0	\$0	\$0	\$39,843
531 Building Paint - 2028 Recommended	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
534 Windows, Sliders - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
535 Windows, Sliders - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
536 Windows, Sliders - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
537 Windows, Sliders - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
538 Windows, Sliders - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
539 Windows, Sliders - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$92,300	\$0	\$40,314	\$0	\$48,284
Ending Reserve Balance	\$336,732	\$509,441	\$656,915	\$861,016	\$1,034,442

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$1,034,442	\$1,248,403	\$1,435,637	\$1,690,453	\$1,968,349
Annual Reserve Contribution	\$229,215	\$247,552	\$267,357	\$288,745	\$311,845
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,409	\$13,414	\$15,624	\$18,286	\$21,160
Total Income	\$1,275,066	\$1,509,370	\$1,718,617	\$1,997,485	\$2,301,354
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$9,224	\$0	\$0
142 Privacy Fence/Screen - Replc 1 of 6	\$0	\$0	\$0	\$0	\$26,095
143 Privacy Fence/Screen - Replc 2 of 6	\$0	\$0	\$0	\$0	\$0
144 Privacy Fence/Screen - Replc 3 of 6	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 6	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 6	\$0	\$0	\$9,716	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 6	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$73,733	\$0	\$0	\$0
162 Pole Lights - Replace Phase 6	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$9,224	\$0	\$0
172 Bark/Mulch - Replenish	\$26,663	\$0	\$0	\$29,136	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$9,786
200 Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailbox Clusters Phase 6 - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
500 Shngle Roof, Skyls- Replace 1 of 2	\$0	\$0	\$0	\$0	\$0
501 Shngle Roof, Skyls- Replace 2 of 2	\$0	\$0	\$0	\$0	\$0
502 Tile Roofs, Skyls - Replace 1 of 5	\$0	\$0	\$0	\$0	\$0
503 Tile Roofs, Skyls - Replace 2 of 5	\$0	\$0	\$0	\$0	\$0
504 Tile Roofs, Skyls - Replace 3 of 5	\$0	\$0	\$0	\$0	\$0
505 Tile Roofs, Skyls - Replace 4 of 5	\$0	\$0	\$0	\$0	\$0
506 Tile Roofs, Skyls - Replace 5 of 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
508 Gutters/Downspouts - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
509 Gutters/Downspouts - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
513 Gutters/Downspouts - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
518 Fiber Cement Siding- Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
519 Fiber Cement Siding- Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
520 Fiber Cement Siding- Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
521 Fiber Cement Siding- Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding- Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
523 Fiber Cement Siding- Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
524 Fiber Cement Siding- Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
525 Building Painting - 2017 Planned	\$0	\$0	\$0	\$0	\$0
526 Building Painting - 2016 Completion	\$0	\$0	\$0	\$0	\$0
527 Building Painting - 2015 Completion	\$0	\$0	\$0	\$0	\$0
528 Building Painting - 2014 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Recommended	\$0	\$0	\$0	\$0	\$0
530 Building Paint - 2022 Recommended	\$0	\$0	\$0	\$0	\$0
531 Building Paint - 2028 Recommended	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
534 Windows, Sliders - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
535 Windows, Sliders - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
536 Windows, Sliders - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
537 Windows, Sliders - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
538 Windows, Sliders - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
539 Windows, Sliders - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$26,663	\$73,733	\$28,164	\$29,136	\$35,881
Ending Reserve Balance	\$1,248,403	\$1,435,637	\$1,690,453	\$1,968,349	\$2,265,473

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$2,265,473	\$2,353,070	\$2,460,744	\$2,593,657	\$2,678,241
Annual Reserve Contribution	\$336,792	\$346,896	\$357,303	\$368,022	\$379,063
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,083	\$24,059	\$25,261	\$26,348	\$26,091
Total Income	\$2,625,348	\$2,724,025	\$2,843,308	\$2,988,028	\$3,083,394
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$10,693	\$0	\$0
142 Privacy Fence/Screen - Replc 1 of 6	\$0	\$0	\$0	\$0	\$0
143 Privacy Fence/Screen - Replc 2 of 6	\$0	\$0	\$0	\$22,028	\$0
144 Privacy Fence/Screen - Replc 3 of 6	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 6	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 6	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 6	\$0	\$0	\$0	\$7,269	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$0	\$0	\$0	\$0
162 Pole Lights - Replace Phase 6	\$0	\$0	\$0	\$24,818	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$10,693	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$31,837	\$0	\$0	\$34,790
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$11,344
200 Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailbox Clusters Phase 6 - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
500 Shngle Roof, Skyls- Replace 1 of 2	\$0	\$0	\$0	\$0	\$0
501 Shngle Roof, Skyls- Replace 2 of 2	\$0	\$0	\$0	\$0	\$0
502 Tile Roofs, Skyls - Replace 1 of 5	\$0	\$0	\$0	\$0	\$0
503 Tile Roofs, Skyls - Replace 2 of 5	\$0	\$0	\$0	\$0	\$0
504 Tile Roofs, Skyls - Replace 3 of 5	\$0	\$0	\$0	\$0	\$0
505 Tile Roofs, Skyls - Replace 4 of 5	\$0	\$0	\$0	\$0	\$0
506 Tile Roofs, Skyls - Replace 5 of 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
508 Gutters/Downspouts - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
509 Gutters/Downspouts - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
513 Gutters/Downspouts - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
518 Fiber Cement Siding- Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
519 Fiber Cement Siding- Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
520 Fiber Cement Siding- Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
521 Fiber Cement Siding- Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding- Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
523 Fiber Cement Siding- Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
524 Fiber Cement Siding- Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
525 Building Painting - 2017 Planned	\$0	\$0	\$0	\$72,105	\$0
526 Building Painting - 2016 Completion	\$0	\$0	\$64,302	\$0	\$0
527 Building Painting - 2015 Completion	\$0	\$65,336	\$0	\$0	\$0
528 Building Painting - 2014 Completion	\$63,433	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Recommended	\$0	\$0	\$0	\$0	\$139,612
530 Building Paint - 2022 Recommended	\$0	\$0	\$0	\$0	\$0
531 Building Paint - 2028 Recommended	\$47,575	\$0	\$0	\$0	\$0
533 Windows, Sliders - Replace 1 of 7	\$0	\$0	\$0	\$183,567	\$0
534 Windows, Sliders - Replace 2 of 7	\$0	\$0	\$163,963	\$0	\$0
535 Windows, Sliders - Replace 3 of 7	\$0	\$166,108	\$0	\$0	\$0
536 Windows, Sliders - Replace 4 of 7	\$161,270	\$0	\$0	\$0	\$0
537 Windows, Sliders - Replace 5 of 7	\$0	\$0	\$0	\$0	\$355,459
538 Windows, Sliders - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
539 Windows, Sliders - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$272,277	\$263,281	\$249,651	\$309,787	\$541,205
Ending Reserve Balance	\$2,353,070	\$2,460,744	\$2,593,657	\$2,678,241	\$2,542,190

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$2,542,190	\$2,841,829	\$3,274,545	\$3,660,610	\$3,860,279
Annual Reserve Contribution	\$390,435	\$402,148	\$414,212	\$426,638	\$439,438
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$26,909	\$30,569	\$34,661	\$37,588	\$40,921
Total Income	\$2,959,533	\$3,274,545	\$3,723,418	\$4,124,837	\$4,340,638
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$12,396	\$0	\$0
142 Privacy Fence/Screen - Replc 1 of 6	\$0	\$0	\$0	\$0	\$0
143 Privacy Fence/Screen - Replc 2 of 6	\$0	\$0	\$0	\$0	\$0
144 Privacy Fence/Screen - Replc 3 of 6	\$68,161	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 6	\$44,869	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 6	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 6	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$0	\$0	\$0	\$0
162 Pole Lights - Replace Phase 6	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$12,396	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$0	\$38,015	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$13,151
200 Entry Sign - Replace	\$4,674	\$0	\$0	\$0	\$0
205 Mailbox Clusters Phase 6 - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
500 Shngle Roof, Skyls- Replace 1 of 2	\$0	\$0	\$0	\$0	\$0
501 Shngle Roof, Skyls- Replace 2 of 2	\$0	\$0	\$0	\$0	\$0
502 Tile Roofs, Skyls - Replace 1 of 5	\$0	\$0	\$0	\$0	\$0
503 Tile Roofs, Skyls - Replace 2 of 5	\$0	\$0	\$0	\$0	\$0
504 Tile Roofs, Skyls - Replace 3 of 5	\$0	\$0	\$0	\$0	\$0
505 Tile Roofs, Skyls - Replace 4 of 5	\$0	\$0	\$0	\$0	\$0
506 Tile Roofs, Skyls - Replace 5 of 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
508 Gutters/Downspouts - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
509 Gutters/Downspouts - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
513 Gutters/Downspouts - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
518 Fiber Cement Siding- Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
519 Fiber Cement Siding- Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
520 Fiber Cement Siding- Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
521 Fiber Cement Siding- Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding- Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
523 Fiber Cement Siding- Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
524 Fiber Cement Siding- Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
525 Building Painting - 2017 Planned	\$0	\$0	\$0	\$0	\$0
526 Building Painting - 2016 Completion	\$0	\$0	\$0	\$0	\$0
527 Building Painting - 2015 Completion	\$0	\$0	\$0	\$0	\$0
528 Building Painting - 2014 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Recommended	\$0	\$0	\$0	\$0	\$0
530 Building Paint - 2022 Recommended	\$0	\$0	\$0	\$60,266	\$0
531 Building Paint - 2028 Recommended	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
534 Windows, Sliders - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
535 Windows, Sliders - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
536 Windows, Sliders - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
537 Windows, Sliders - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
538 Windows, Sliders - Replace 6 of 7	\$0	\$0	\$0	\$204,292	\$0
539 Windows, Sliders - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$117,704	\$0	\$62,808	\$264,558	\$13,151
Ending Reserve Balance	\$2,841,829	\$3,274,545	\$3,660,610	\$3,860,279	\$4,327,486

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$4,327,486	\$4,776,754	\$5,293,282	\$5,407,513	\$5,913,292
Annual Reserve Contribution	\$452,621	\$466,199	\$480,185	\$494,591	\$509,429
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,502	\$50,329	\$53,481	\$56,580	\$59,818
Total Income	\$4,825,609	\$5,293,282	\$5,826,948	\$5,958,684	\$6,482,538
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$14,371	\$0	\$0
142 Privacy Fence/Screen - Replc 1 of 6	\$0	\$0	\$0	\$0	\$0
143 Privacy Fence/Screen - Replc 2 of 6	\$0	\$0	\$0	\$0	\$0
144 Privacy Fence/Screen - Replc 3 of 6	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 6	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 6	\$0	\$0	\$15,137	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 6	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$0	\$0	\$0	\$0
162 Pole Lights - Replace Phase 6	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$14,371	\$0	\$0
172 Bark/Mulch - Replenish	\$41,541	\$0	\$0	\$45,392	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$15,246
200 Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailbox Clusters Phase 6 - Replace	\$7,315	\$0	\$0	\$0	\$0
Buildings					
500 Shngle Roof, Skyls- Replace 1 of 2	\$0	\$0	\$375,556	\$0	\$0
501 Shngle Roof, Skyls- Replace 2 of 2	\$0	\$0	\$0	\$0	\$0
502 Tile Roofs, Skyls - Replace 1 of 5	\$0	\$0	\$0	\$0	\$0
503 Tile Roofs, Skyls - Replace 2 of 5	\$0	\$0	\$0	\$0	\$0
504 Tile Roofs, Skyls - Replace 3 of 5	\$0	\$0	\$0	\$0	\$0
505 Tile Roofs, Skyls - Replace 4 of 5	\$0	\$0	\$0	\$0	\$0
506 Tile Roofs, Skyls - Replace 5 of 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
508 Gutters/Downspouts - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
509 Gutters/Downspouts - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
513 Gutters/Downspouts - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
518 Fiber Cement Siding- Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
519 Fiber Cement Siding- Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
520 Fiber Cement Siding- Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
521 Fiber Cement Siding- Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding- Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
523 Fiber Cement Siding- Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
524 Fiber Cement Siding- Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
525 Building Painting - 2017 Planned	\$0	\$0	\$0	\$0	\$0
526 Building Painting - 2016 Completion	\$0	\$0	\$0	\$0	\$0
527 Building Painting - 2015 Completion	\$0	\$0	\$0	\$0	\$0
528 Building Painting - 2014 Completion	\$0	\$0	\$0	\$0	\$95,948
529 Building Paint - 2018 Recommended	\$0	\$0	\$0	\$0	\$0
530 Building Paint - 2022 Recommended	\$0	\$0	\$0	\$0	\$0
531 Building Paint - 2028 Recommended	\$0	\$0	\$0	\$0	\$71,961
533 Windows, Sliders - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
534 Windows, Sliders - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
535 Windows, Sliders - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
536 Windows, Sliders - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
537 Windows, Sliders - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
538 Windows, Sliders - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
539 Windows, Sliders - Replace 7 of 7	\$0	\$0	\$0	\$0	\$243,935
Total Expenses	\$48,855	\$0	\$419,435	\$45,392	\$427,090
Ending Reserve Balance	\$4,776,754	\$5,293,282	\$5,407,513	\$5,913,292	\$6,055,448

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$6,055,448	\$6,544,306	\$6,871,777	\$7,357,173	\$7,397,408
Annual Reserve Contribution	\$524,711	\$540,453	\$556,666	\$573,366	\$590,567
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,972	\$67,052	\$71,115	\$73,742	\$76,919
Total Income	\$6,643,132	\$7,151,810	\$7,499,558	\$8,004,281	\$8,064,895
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$16,660	\$0	\$0
142 Privacy Fence/Screen - Replc 1 of 6	\$0	\$0	\$0	\$0	\$0
143 Privacy Fence/Screen - Replc 2 of 6	\$0	\$0	\$0	\$0	\$0
144 Privacy Fence/Screen - Replc 3 of 6	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 6	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 6	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 6	\$0	\$0	\$0	\$11,325	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$133,170	\$0	\$0	\$0
162 Pole Lights - Replace Phase 6	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$16,660	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$49,602	\$0	\$0	\$54,201
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$17,674
200 Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailbox Clusters Phase 6 - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
500 Shngle Roof, Skyls- Replace 1 of 2	\$0	\$0	\$0	\$0	\$0
501 Shngle Roof, Skyls- Replace 2 of 2	\$0	\$0	\$0	\$384,372	\$0
502 Tile Roofs, Skyls - Replace 1 of 5	\$0	\$0	\$0	\$0	\$0
503 Tile Roofs, Skyls - Replace 2 of 5	\$0	\$0	\$0	\$0	\$0
504 Tile Roofs, Skyls - Replace 3 of 5	\$0	\$0	\$0	\$0	\$0
505 Tile Roofs, Skyls - Replace 4 of 5	\$0	\$0	\$0	\$0	\$0
506 Tile Roofs, Skyls - Replace 5 of 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
508 Gutters/Downspouts - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
509 Gutters/Downspouts - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
513 Gutters/Downspouts - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
518 Fiber Cement Siding- Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
519 Fiber Cement Siding- Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
520 Fiber Cement Siding- Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
521 Fiber Cement Siding- Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding- Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
523 Fiber Cement Siding- Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
524 Fiber Cement Siding- Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
525 Building Painting - 2017 Planned	\$0	\$0	\$109,065	\$0	\$0
526 Building Painting - 2016 Completion	\$0	\$97,262	\$0	\$0	\$0
527 Building Painting - 2015 Completion	\$98,826	\$0	\$0	\$0	\$0
528 Building Painting - 2014 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Recommended	\$0	\$0	\$0	\$211,176	\$0
530 Building Paint - 2022 Recommended	\$0	\$0	\$0	\$0	\$0
531 Building Paint - 2028 Recommended	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Replace 1 of 7	\$0	\$0	\$0	\$0	\$0
534 Windows, Sliders - Replace 2 of 7	\$0	\$0	\$0	\$0	\$0
535 Windows, Sliders - Replace 3 of 7	\$0	\$0	\$0	\$0	\$0
536 Windows, Sliders - Replace 4 of 7	\$0	\$0	\$0	\$0	\$0
537 Windows, Sliders - Replace 5 of 7	\$0	\$0	\$0	\$0	\$0
538 Windows, Sliders - Replace 6 of 7	\$0	\$0	\$0	\$0	\$0
539 Windows, Sliders - Replace 7 of 7	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$98,826	\$280,033	\$142,385	\$606,873	\$71,875
Ending Reserve Balance	\$6,544,306	\$6,871,777	\$7,357,173	\$7,397,408	\$7,993,020

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."

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. We have considered the association's representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable. Component Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves WA, LLC and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James D. Talaga R.S., company president, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association's situation

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.

Site/Grounds

Comp #: 100 Concrete - Repair/Replace

Quantity: Aggregate

Location: Sidewalks, walkways, driveways, etc.

Funded?: Yes.

History: Periodic repairs

Evaluation: Although majority is in stable condition, some local cracks/damage (mostly at driveways) with some repairs reportedly completed in 2016.

Due to general age and eventual wear, we recommend a periodic funding allowance to supplement the operating budget for larger repair/replacements that will be needed. As routine maintenance utilizing operating funds, inspect regularly and pressure wash for appearance. Repair promptly as needed to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality of the concrete include; the preparation of the underlying soil and drainage, thickness and strength of concrete used, steel reinforcement (none likely), and amount and weight of vehicle traffic, if any.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 120 Roads - Maintain

Quantity: ~4,900 LF

Location: Roads throughout community

Funded?: No. Owned/Maintained by Clallam County

History: N/A

Evaluation: Roads throughout community owned/maintained by Clallam County therefore reserve funding not included here. Per plat maps, right of way is 60ft.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 140 Split Rail Fence - Replace

Quantity: ~ 4,700 LF/varies

Location: Rear property line of most developed lots

Funded?: No. Maintained out of the operating budget

History: Varies

Evaluation: Some variation in appearance/condition as this fencing generally installed when the lots are developed. We noted some areas of deterioration, however the majority of areas appear stable at this time. Reported to us by board member, that recently about (61) posts were replaced as volunteer effort and out of operating budget funds.

At this time, we are not including reserve funds at the request of our board contact as they fully anticipate to maintain this out of the operating budget as needed. At one point, repairs/replacement may grow to reserve funding threshold level. Inspect at least annually and adjust this component as needed; repair as needed and avoid contact with ground and surrounding vegetation.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 142 Privacy Fence/Screen - Replc 1 of 6

Quantity: (8) buildings

Location: Privacy fencing/screening at 290/300, 310/320, 330/340, 350/360, 311/321, 351/361, 371/381, & 391/401 Blakely Blvd. (Phases 1 and 2)

Funded?: Yes.

History: Local repairs as needed

Evaluation: Privacy fencing/screening consists primarily of wood constructed solid wall screening with siding at walls (fiber-cement, wood siding). These structures are painted the same as each building and get repainted as part of the building paint projects in separate components. These walls typically have a horizontal wood cap which historically has had problems with rot/deterioration. Spot repairs/replacement of these walls has been funded in the past through the operating budget as needed. Note that there are no privacy fences/screening at 21/31 Mount Baker Dr. , 250/260 and 270/280 Blakeley do not have this type of fencing.

Plan for eventual replacement of these fences/screens as shown. As routine maintenance, inspect regularly for any damage and repair as needed. Avoid unnecessary contact with ground, sprinkler patterns and surrounding vegetation. Continue routine paint cycles with building exterior paint projects.

Useful Life:
28 years

Remaining Life:
9 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 143 Privacy Fence/Screen - Replc 2 of 6

Quantity: ~(6) buildings

Location: Privacy fencing/screening at 390/400, 410/420, 430/440, 471/481, 411/421 and 431/441/451 Blakely Blvd. (Phase 3)
Funded?: Yes.
History: Local repairs as needed
Evaluation: This component is for privacy fencing/screens at addresses shown here (Phase 3). For complete details on this component, see #142

Useful Life:
28 years

Remaining Life:
13 years



Best Case: \$ 11,250

Worst Case: \$ 18,750

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 144 Privacy Fence/Screen - Replc 3 of 6

Quantity: (16) buildings

Location: 10/20, 30/40, 50/60, 70/80, 90/100 & 51/61/71 Cascadia Loop, 20/30, 40/50/60, 70/80, 21/31, 41/51 and 61/71/81 Mendel Drive and 270/280, 290/300, 310/320 & 330/340 Cascadia Loop (Phase 4)
Funded?: Yes.
History: No history of replacement
Evaluation: This component is for privacy fencing/screens at addresses shown here (Phase 4). For complete details on this component, see #142

Useful Life:
28 years

Remaining Life:
15 years



Best Case: \$ 32,800

Worst Case: \$ 54,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 145 Privacy Fence/Screen - Repc 4 of 6

Quantity: (11) buildings

Location: 110/120, 130/140, 150/160, 170/180, 190/200, 210/220, 230/240, 250/260, 131/141/151, 191/201 and 231/241
Cascadia Loop (Phase 5)

Funded?: Yes.

History: No history of replacement

Evaluation: This component is for privacy fencing/screens at addresses shown here (Phase 5). For complete details on this component, see #142

Useful Life:
28 years

Remaining Life:
15 years



Best Case: \$ 21,600

Worst Case: \$ 36,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 146 Privacy Fence/Screen - Repc 5 of 6

Quantity: (7) buildings, ~175 LF

Location: 20/30, 41/51, 61/71, 101/111, 161/171, 241/251 and 341/351 Mount Baker Loop (Phase 6)

Funded?: Yes.

History: Installed between 2008 and 2011

Evaluation: Privacy fencing/screening built after 2008 starting with this component is mostly board style fencing unlike wall structures in previous components. These structures assumed to be painted with building exteriors and anticipated life less than wall structures in previous phases.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 7,000

Worst Case: \$ 8,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 147 Privacy Fence/Screen - Repc 6 of 6

Quantity: (6) buildings, ~110 LF

Location: 81/91, 141/151, 201/211, 281/291, 130/140 & 150/160 Mount Baker Loop (Phase 6)

Funded?: Yes.

History: Installed between 2014 and 2017

Evaluation: Like previous component (#146), this privacy fencing/screening is mostly board style fencing unlike wall structures built previous to 2008. These structures assumed to be painted with building exteriors and anticipated life less than wall structures in previous phases.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 4,400

Worst Case: \$ 5,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 160 Pole Lights - Replace Phases 1-5

Quantity: (95) pole lights

Location: Front yards (1) per unit at all units except on Mount Baker Blvd (see next component)

Funded?: Yes.

History: Original to construction (Installed between 1998 and 2008)

Evaluation: Pole lights appear in stable condition with no widespread damage, however some local deterioration reported. These posts are a plastic exterior over steel. Observed during daylight hours; lights are assumed to be in functional operating condition. Our board contact reports, Association is considering an upgrade of the lamps in 2018 (estimated cost \$18,000) however definitive decision not made so funding not shown in this reserve study for this project.

Our recommendation is to plan for a large scale replacement at roughly the time frame below, for both cost efficiency and consistent quality/appearance throughout association. Although some variation in age exists, as time goes in, difference will be subtle and best to replace as large scale project for cost efficiency/consistency. there are a variety of materials and styles available and a general mid-range funding allowance is projected below. Cost can vary significantly depending on the quality of the light pole chosen.

As routine maintenance, inspect, repair, and change bulbs as needed. Where possible, take precautions to limit damage from landscaping equipment.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 47,500

Worst Case: \$ 76,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 162 Pole Lights - Replace Phase 6

Quantity: (26) pole lights

Location: Front yards Mt Baker Blvd

Funded?: Yes.

History: Original to construction (Installed between 2008 to 2017)

Evaluation: No widespread issues observed of steel posts with glass globe lights. Observed during daylight hours; assumed to be in functional operating condition. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout association. As routine maintenance, inspect, repair/change bulbs as needed.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 13,000

Worst Case: \$ 20,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 170 Landscape/Trees - Refurbish

Quantity: Grass, trees, bushes, etc

Location: Landscaped areas throughout common area open space tracts and at each individual lot throughout community

Funded?: Yes.

History: Varies

Evaluation: No major or widespread issues with landscaping observed. Reported to us, removal of trees and some concrete repairs due to underlying tree roots occurred recently.

Although landscape maintenance is funded out of the operating budget, over time the need for larger scale refurbish projects not covered within the maintenance contract will arise. These types of projects can include: bed renovations, major replanting, large scale bark or mulch replacements, turf renovations, drainage improvements, tree trimming/removal, etc. We recommend a periodic allowance as shown. This is only a placemaker and not meant for a specific project but to build funds. Walk area each year with landscape contractor and perhaps landscape architect to assess the overall health, function and future needs of maintenance and refurbish and adjust this component as needed.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: Allowance

Comp #: 172 Bark/Mulch - Replenish

Quantity: Bark/mulch, extensive

Location: Throughout community

Funded?: Yes.

History: Last replenished in 2017

Evaluation: Barked areas appear to be in good condition at this time as just replenished in early 2017.

With large amount of areas to replenish and cost, we recommend planning for cyclical replenishment from the reserves as shown. Some areas that wear quicker may need some local replenishment out of the operating budget. Another option would be to replenish about one third the total area every year as part of the operating budget.

Useful Life:
3 years

Remaining Life:
2 years



Best Case: \$ 20,000

Worst Case: \$ 26,000

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 175 Irrigation System - Repair/Replace

Quantity: Controls, valves, etc.

Location: Landscaped areas throughout common area open space tracts and at each individual lot throughout community
Funded?: Yes.

History: Unknown

Evaluation: Our visual observation of the irrigation system was limited as the majority of system components are below grade. No reports of major repairs or problems. At the time of this study, no information (plans and/or specifications) was provided to us regarding the extent of the irrigation system, however our board contact reports, all systems area Association responsibility including each controller for each yard.

Although difficult to predict, over time system upgrades/major repairs will be needed for such things as water saving devices, technological upgrades, zone reconfiguration, etc. We recommend a periodic allowance as shown to build funds towards these projects. This component is not for a specific project, but an allowance to build funds. As routine maintenance, inspect, test, and repair system as needed from operating budget. Follow proper winterization and spring startup procedures. If properly installed and bedded without defect, the lines could last for many years. Controls for the system can vary greatly in number, cost, and life expectancy - typically each controller is less than \$500. Other elements (i.e. sprinkler heads, valves) within this system are generally lower cost and have a failure rate that is difficult to predict. These elements are better suited to be handled through the maintenance and operating budget, not reserves. Walk with contractor each year and adjust this component as needed.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: Allowance

Comp #: 182 Drainage/Stormwater Sys - Maintain

Quantity: Drains, pipes, etc.

Location: Throughout community

Funded?: No. No predictable basis for reserve project

History: No major projects known

Evaluation: Various drainage improvements at this site include underground piping from roof downspouts, yard drains, etc. rm drainage. No current problems observed or reported. Drainage facilities are typically inspected periodically by governing authority; typically storm system maintenance guidelines can be found on their website. Annual work should be performed as part of general maintenance. No predictable large scale expenses suitable for reserve funding at this time.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 200 Entry Sign - Replace

Quantity: (1) monument/sign

Location: Entrance at Blakely Blvd. and Woodcock Rd.

Funded?: Yes.

History: Installed ~2008 by Developer

Evaluation: No major damage/deterioration of wood structure with affixed stone tiles and lettering and wood trellis above.

Reserve funding recommended for regular intervals of replacement to maintain a consistent, quality appearance. Inspect periodically, repair, clean, and touch up for appearance as needed using general maintenance funds.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 205 Mailbox Clusters Phase 6 - Replace

Quantity: (3) metal cluster units

Location: Installed within shelter in Phase 6 alongside road

Funded?: Yes.

History: Original to construction ~2008

Evaluation: No problems observed of metal cluster box units installed within shelter.

In our experience, it is best to plan for total replacement of boxes as shown here due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed from operating budget. Note: USPS has a limited budget for replacement and should not be relied upon for purposes of long term financial planning.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 3,600

Worst Case: \$ 4,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 206 Mailbox Shelter - Repair/Replace

Quantity: (1) wood structure

Location: Shelter alongside road in Phase 6/Mount Baker Drive

Funded?: No.

History: Original to construction ~2008

Evaluation: No problems observed of wood mailbox shelter; has composition shingle roofing. Inspect regularly, repair promptly as needed from operating budget. Clean, paint and roof along same cycles as other building structures. No expectation of separate large scale expenses impacting reserves at this time assuming routine maintenance with no reserve funding anticipated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 208 Mailboxes, Individual - Replace

Quantity: Several boxes/stands

Location: Cuurently at ends of driveways within Phases 1-5

Funded?: No. Maintain out of the operating budget

History: Varies

Evaluation: Mailboxes at Phases 1-5 are individual boxes mounted to posts at front yards. Although at one point, considering replacing with steel cluster box units like in Phase 6, decision was made to not go through with that and leave in the existing configuration. At this time, no predictable basis for reserve funding assume proactive repairs/maintenance locally from the operating budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Buildings

Comp #: 500 Shngle Roof, Skyls- Replace 1 of 2

Quantity: (7) buildings

Location: Roof exteriors - Mt. Baker Blvd - Inc Skylights (20/30, 41/51, 61/71, 101/111, 161/171, 241/251, 341/351 Mt. Baker)
Funded?: Yes.

History: Original roofs

Evaluation: Roofing in recorded Phase 6 of the plat is architectural, composition shingle roofing. No major damage/deterioration of this roofing. We observed ridge vents, gale end louvers, metal crickets at open valleys and sides of rake boards have shingles that overhang. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

As of our reserve study dated 1/1/2018 it is anticipated (13) buildings will be completed in Phase 6 which range in year built from 2008 through 2017. With some variation in age, we are reflecting two different years of replacement with this component including (7) buildings built between 2008 and 2011. The next component includes the (6) buildings built between 2014-2017. An average age is used for the replacement year but could vary. Roofs should be inspected at least annually and this component should be adjusted if needed as wear becomes more apparent. Although reportedly a 40 year roofing shingle, typical life of this type of roofing in this Pacific Northwest climate is about 30 years. Shingle warranties typically only cover manufacture defects, not normal wear and tear.

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including; roof, walls, windows, decks, exterior painting, and caulking/sealant.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$ 186,000

Worst Case: \$ 206,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 501 Shngle Roof, Skyls- Replace 2 of 2

Quantity: (6) buildings

Location: Roof exteriors - Mr Baker Blvd - Inc Skylights (81/91, 130/140, 141/151, 150/160, 201/211, 281/291 Mt. Baker)

Funded?: Yes.

History: Original roofs

Evaluation: This is the second year of the anticipated roof replacement for roofs identified here in Phase 6 of the plat. Roofs named here were installed in 2014, 2016 and 2017.

Useful Life:
30 years

Remaining Life:
28 years



Best Case: \$ 158,000

Worst Case: \$ 178,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 502 Tile Roofs, Skyls - Replace 1 of 5

Quantity: (9) buildings

Location: Roof exteriors - Inc Skylights (assumes 9 duplex)

Funded?: Yes.

History: Original roofs

Evaluation: Roofing within recorded Phases 1-5 are a heavy tile (most likely concrete) roofing. We observed some moss at some surfaces. Our contacts report, surfaces are treated as part of operating budget funding. We noted enclosed soffits with venting, gable end louvers and roof jacks. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

Concrete or clay tile should last in the 50-75 year range, but the underlayment and the wood battens beneath the roofing will likely need to be replaced sooner. We are recommending replacement of concrete tile roofs with composition shingle roofing (like at Phase 6). The majority of buildings in these five phases were built between 2001 and 2007. Our reserve study here is reflecting a five year phased roof replacement with about 9 buildings/year. The cost here is an estimate which was obtained by the board in 2016 from builder constructing new houses in this community. However prior to this project and routinely, roofs should be inspected and a definitive roof replacement plan should be established.

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including; roof, walls, windows, decks, exterior painting, and caulking/sealant.

Useful Life:
50 years

Remaining Life:
33 years



Best Case: \$ 255,500

Worst Case: \$ 275,500

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 503 Tile Roofs, Skyls - Replace 2 of 5

Quantity: (9) buildings

Location: Roof exteriors - Inc Skylights (assumes 8 duplex & 1 triplex)

Funded?: Yes.

History: Original roofs

Evaluation: This is the second year of the anticipated tile roof to composition shingle roofing replacement. See #502 for complete details on roofing.

Useful Life:
50 years

Remaining Life:
34 years



Best Case: \$ 269,000

Worst Case: \$ 289,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 504 Tile Roofs, Skyls - Replace 3 of 5

Quantity: (9) buildings

Location: Roof exteriors - Inc Skylights (assumes 8 duplex & 1 triplex)

Funded?: Yes.

History: Original roofs

Evaluation: This is the third year of the anticipated tile roof to composition shingle roofing replacement. See #502 for complete details on roofing.

Useful Life:
50 years

Remaining Life:
35 years



Best Case: \$ 269,000

Worst Case: \$ 289,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 505 Tile Roofs, Skyls - Replace 4 of 5

Quantity: (9) buildings

Location: Roof exteriors - Inc Skylights (assumes 6 duplex & 2 triplex)

Funded?: Yes.

History: Original roofs

Evaluation: This is the fourth year of the anticipated tile roof to composition shingle roofing replacement. See #502 for complete details on roofing.

Useful Life:
50 years

Remaining Life:
36 years



Best Case: \$ 255,000

Worst Case: \$ 275,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 506 Tile Roofs, Skyls - Replace 5 of 5

Quantity: (9) buildings

Location: Roof exteriors - Inc Skylights (assumes 8 duplex & 1 triplex)

Funded?: Yes.

History: Original roofs

Evaluation: This is the fifth year of the anticipated tile roof to composition shingle roofing replacement. See #502 for complete details on roofing.

Useful Life:
50 years

Remaining Life:
37 years



Best Case: \$ 269,000

Worst Case: \$ 289,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 507 Gutters/Downspouts - Replace 1 of 7

Quantity: (8) Buildings

Location: Exterior buildings at 20/30, 21/31, 40/50/60, 41/51, 70/80 Mendel, 270/280, 290/300, 310/320 Cascadia
Funded?: Yes.

History: No major projects known

Evaluation: No obvious major damage/deterioration observed of metal gutters/downspouts.

We suggest planning for a total replacement of gutter and downspouts at the same intervals as siding replacement for cost efficiency/consistency. As routine maintenance, inspect regularly and keep gutters and downspouts free of debris. This is one of 7 components that align with siding replacement. This component is for buildings recommended for residing within component #518. See next components for other buildings.

Useful Life:
56 years

Remaining Life:
41 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 508 Gutters/Downspouts - Replace 2 of 7

Quantity: (7) Buildings

Location: Exterior buildings at 431/441/451, 471/481 Blakely Blvd, 10/20, 30/40, 50/60, 330/340, 131/141/151 Cascadia Loop
Funded?: Yes.

History: No major projects known

Evaluation: This component is for buildings recommended for residing within component #519. For complete details on gutters/downspouts, see component #507.

Useful Life:
56 years

Remaining Life:
40 years



Best Case: \$ 9,000

Worst Case: \$ 14,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 509 Gutters/Downspouts - Replace 3 of 7

Quantity: (8) Buildings

Location: Exterior buildings at 390/400, 410/420, 430/440, 311/321, 351/361, 371/381, 391/401, 411/421 Blakely Blvd.
Funded?: Yes.

History: No major projects known

Evaluation: This component is for buildings recommended for residing within component #520. For complete details on gutters/downspouts, see component #507.

Useful Life:
56 years

Remaining Life:
39 years



Best Case: \$ 9,500

Worst Case: \$ 14,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 510 Gutters/Downspouts - Replace 4 of 7

Quantity: (8) Buildings

Location: Exterior buildings at 250/260, 270/280, 290/300, 310/320, 330/340, 350/360, 370/380 Blakely Blvd., 21/31 Mt. Baker Dr.
Funded?: Yes.

History: No major projects known

Evaluation: This component is for buildings recommended for residing within component #521. For complete details on gutters/downspouts, see component #507.

Useful Life:
56 years

Remaining Life:
38 years



Best Case: \$ 9,500

Worst Case: \$ 14,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 511 Gutters/Downspouts - Replace 5 of 7

Quantity: (15) Buildings

Location: 70/80, 90/100, 110/120, 130/140, 150/160, 170/180, 190/200, 210/220, 230/240, 250/260, 51/61/71, 191/201, 231/241
Cascadia Loop, 61/71/81 Mendel, 241/251 Mt. Baker
Funded?: Yes.

History: No major projects known

Evaluation: This component is for buildings recommended for residing within component #522. For complete details on gutters/downspouts, see component #507.

Useful Life:
56 years

Remaining Life:
42 years



Best Case: \$ 21,000

Worst Case: \$ 26,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 512 Gutters/Downspouts - Replace 6 of 7

Quantity: (6) Buildings

Location: Exterior buildings at 20/30, 41/51, 61/71, 101/111, 161/171, 341/351 Mt. Baker
Funded?: Yes.

History: No major projects known

Evaluation: This component is for buildings recommended for residing within component #523. For complete details on gutters/downspouts, see component #507.

Useful Life:
56 years

Remaining Life:
46 years



Best Case: \$ 6,500

Worst Case: \$ 11,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 513 Gutters/Downspouts - Replace 7 of 7

Quantity: (6) Buildings

Location: Exterior buildings at 81/91, 130/140, 141/151, 150/160, 201/211, 281/291 Mt. Baker

Funded?: Yes.

History: No major projects known

Evaluation: This component is for buildings recommended for residing within component #524. For complete details on gutters/downspouts, see component #507.

Useful Life:
56 years

Remaining Life:
46 years



Best Case: \$ 6,500

Worst Case: \$ 11,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 515 Chimney Covers and Flues - Replace

Quantity: (58) buildings

Location: Top of chimney chases/boxes

Funded?: No. No predictable basis for major reserve project

History: No major projects known

Evaluation: We had limited visibility from our ground level inspection. No obvious issues observed of metal covers/flue caps. As routine maintenance, inspect and clean during roof maintenance. Repair/replace locally as needed out of the operating budget. No comprehensive replacement project anticipated assuming proactively maintained.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 516 Siding: Stone/Brick Veneer - Repair

Quantity: Moderate

Location: Various locations at exterior surfaces at street elevation

Funded?: No. No predictable basis for reserve funding

History: No projects known

Evaluation: Some stone and brick veneer was used for cladding on small portions of the garages. No obvious or widespread cracked grout or broken stone/bricks observed during our limited visual review. Stone veneer is a relatively low maintenance item. Inspect periodically and repair as needed using operation and maintenance funds. No predictable basis for reserve funding.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 518 Fiber Cement Siding- Replace 1 of 7

Quantity: (8) Buildings/Fencing

Location: Exterior building surfaces and fencing at 20/30, 21/31, 40/50/60, 41/51, 70/80 Mendel, 270/280, 290/300, 310/320 Cascadia

Funded?: Yes.

History: Local repairs of trim/wood areas

Evaluation: No major damage/deterioration observed of fiber-cement siding including lap, shingle and board/bat orientation.

Fascia and trim appear to be wood. We observed metal head flashing above windows and/or above trim. Our contacts report, some rot/deterioration of trim areas in the past with repairs (and repainting) funded out of the operating budget as needed with routine inspections reported. Actual manufacturer of siding was not confirmed. No view of the critical underlying waterproofing was available as part of our limited visual review.

Replacement will ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds.

Siding replacement components in this reserve study are aligned with various paint components in this study. This component is for the buildings anticipated to be painted in 2017 under component #525. The useful life here of 56 aligns with future recommended 14 year paint cycles. The buildings identified in this component were constructed around 2005-2006. The costs shown here are estimates provided to us by client that were obtained from builder in the community.

The leading manufacture of fiber-cement siding (James Hardie Siding) currently provides either a 30-year non-prorated or 50-year prorated limited warranty on their products. Local James Hardie representative suggests planning for ~50-year total service life of siding. Again, we are unsure exact manufacturer of siding installed here.

Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope, timing and costs, including plan for some margin of contingency.

Useful Life:
56 years

Remaining Life:
41 years



Best Case: \$ 202,500

Worst Case: \$ 222,500

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 519 Fiber Cement Siding- Replace 2 of 7

Quantity: (7) Buildings/Fencing

Location: Exterior building surfaces/fencing at 431/441/451, 471/481 Blakely Blvd, 10/20, 30/40, 50/60, 330/340, 131/141/151
Cascadia Loop

Funded?: Yes.

History: Local repairs of trim/wood areas

Evaluation: This component is one of several phased siding replacement components. Siding replacement components in this reserve study are aligned with various paint components in this study. This component is for the buildings last repainted in 2016 under component #526. The useful life here of 56 aligns with future recommended 14 year paint cycles. The majority of buildings identified in this component were constructed around 2004. The costs shown here are estimates provided to us by client that were obtained from builder in the community. For complete details on siding, see component #518.

Useful Life:
56 years

Remaining Life:
40 years



Best Case: \$ 190,000

Worst Case: \$ 210,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 520 Fiber Cement Siding- Replace 3 of 7

Quantity: (8) Buildings/Fencing

Location: Exterior building surfaces and fencing at 390/400, 410/420, 430/440, 311/321, 351/361, 371/381, 391/401, 411/421 Blakely Blvd.

Funded?: Yes.

History: Local repairs of trim/wood areas

Evaluation: This component is one of several phased siding replacement components. Siding replacement components in this reserve study are aligned with various paint components in this study. This component is for the buildings last repainted in 2015 under component #527. The useful life here of 56 aligns with future recommended 14 year paint cycles. The buildings identified in this component were constructed around 2001-2003. The costs shown here are estimates provided to us by client that were obtained from builder in the community. For complete details on siding, see component #519.

Useful Life:
56 years

Remaining Life:
39 years



Best Case: \$ 190,000

Worst Case: \$ 210,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 521 Fiber Cement Siding- Replace 4 of 7

Quantity: (8) Buildings/Fencing

Location: Buildings/fencing at 250/260, 270/280, 290/300, 310/320, 330/340, 350/360, 370/380 Blakely Blvd., 21/31 Mt. Baker Dr.

Funded?: Yes.

History: Local repairs of trim/wood areas

Evaluation: This component is one of several phased siding replacement components. Siding replacement components in this reserve study are aligned with various paint components in this study. This component is for the buildings last repainted in 2014 under component #528. The useful life here of 56 aligns with future recommended 14 year paint cycles. The buildings identified in this component were constructed around 1999-2003. The costs shown here are estimates provided to us by client that were obtained from builder in the community. For complete details on siding, see component #519.

Useful Life:
56 years

Remaining Life:
38 years



Best Case: \$ 190,000

Worst Case: \$ 210,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 522 Fiber Cement Siding- Replace 5 of 7

Quantity: (15) Buildings/Fencing

Location: 70/80, 90/100, 110/120, 130/140, 150/160, 170/180, 190/200, 210/220, 230/240, 250/260, 51/61/71, 191/201, 231/241
Cascadia Loop, 61/71/81 Mendel, 241/251 Mt. Baker

Funded?: Yes.

History: Local repairs of trim/wood areas

Evaluation: This component is one of several phased siding replacement components. Siding replacement components in this reserve study are aligned with various paint components in this study. This component is for the buildings recommended for painting in 2018 under component #529. The useful life here of 56 aligns with future recommended 14 year paint cycles. The majority of buildings identified in this component were constructed around 2004-2007. The costs shown here are estimates provided to us by client that were obtained from builder in the community. For complete details on siding, see component #519.

Useful Life:
56 years

Remaining Life:
42 years



Best Case: \$ 390,000

Worst Case: \$ 410,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 523 Fiber Cement Siding- Replace 6 of 7

Quantity: (6) Buildings/Fencing

Location: Building exteriors/fencing at 20/30, 41/51, 61/71, 101/111, 161/171, 341/351 Mt. Baker

Funded?: Yes.

History: Local repairs of trim/wood areas

Evaluation: This component is one of several phased siding replacement components. Siding replacement components in this reserve study are aligned with various paint components in this study. This component is for the buildings recommended for painting in 2022 under component #530. The useful life here of 56 aligns with future recommended 14 year paint cycles. The majority of buildings identified in this component were constructed around 2008-2011. The costs shown here are estimates provided to us by client that were obtained from builder in the community. For complete details on siding, see component #519.

Useful Life:
56 years

Remaining Life:
46 years



Best Case: \$ 140,000

Worst Case: \$ 160,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 524 Fiber Cement Siding- Replace 7 of 7

Quantity: (6) Buildings/Fencing

Location: Building exteriors/fencing at 81/91, 130/140, 141/151, 150/160, 201/211, 281/291 Mt.. Baker

Funded?: Yes.

History: Local repairs of trim/wood areas

Evaluation: This component is one of several phased siding replacement components. Siding replacement components in this reserve study are aligned with various paint components in this study. This component is for the buildings recommended for painting in 2028 under component #531. The useful life here of 56 aligns with future recommended 14 year paint cycles. The majority of buildings identified in this component were constructed around in 2014 and 2016-2017. The costs shown here are estimates provided to us by client that were obtained from builder in the community. For complete details on siding, see component #519.

Useful Life:
56 years

Remaining Life:
52 years



Best Case: \$ 140,000

Worst Case: \$ 160,000

Lower allowance

Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 525 Building Painting - 2017 Planned

Quantity: (8) Buildings/Fencing

Location: Exterior building surfaces and fencing at 20/30, 21/31, 40/50/60, 41/51, 70/80 Mendel, 270/280, 290/300, 310/320 Cascadia

Funded?: Yes.

History: Anticipated to be painted in 2017 subsequent to our May 2017 site visit

Evaluation: The Association has started the first repainting of buildings at a rate of about seven to eight buildings per year which started in 2014. The eight buildings identified in this component are ones anticipated to be painted in 2017 subsequent to our May 2017 site visit. We noted fading/wear at these buildings. See other component for other buildings.

As routine maintenance, inspect regularly (including sealants) repair locally, and touch-up paint as needed. Typical Northwest paint cycles vary greatly depending upon many factors including type of material painted, surface preparation, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Repair areas as needed prior to painting/caulking.

Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. Incorrect installations of sealant are very common and can greatly decrease its useful life. Inspect sealant (more frequently as it ages) to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and due to exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealant at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Additional information on painting is available through:

American Coatings Association at <http://www.paint.org/> and Master Paint Institute at <http://www.paintinfo.com/>

Useful Life:
14 years

Remaining Life:
13 years



Best Case: \$ 44,100

Worst Case: \$ 54,100

Lower allowance

Higher allowance

Cost Source: Estimate for 2017 work

Comp #: 526 Building Painting - 2016 Completion

Quantity: (7) Buildings/Fencing

Location: Exterior building surfaces and fencing at 431/441/451, 471/481 Blakely Blvd, 10/20, 30/40, 50/60, 330/340, 131/141/151 Cascadia Loop

Funded?: Yes.

History: Painted in 2016

Evaluation: No major deterioration of buildings identified here as ones reportedly repainted in 2016. For additional information on building exterior painting, see component #525.

Useful Life:
14 years

Remaining Life:
12 years



Best Case: \$ 40,100

Worst Case: \$ 50,100

Lower allowance

Higher allowance

Cost Source: Extrapolated from 2017 costs/Inflated Actuals

Comp #: 527 Building Painting - 2015 Completion

Quantity: (8) Buildings/Fencing

Location: Exterior building surfaces and fencing at 390/400, 410/420, 430/440, 311/321, 351/361, 371/381, 391/401, 411/421 Blakely Blvd.

Funded?: Yes.

History: Painted in 2015

Evaluation: No major deterioration of buildings identified here as ones reportedly repainted in 2015. For additional information on building exterior painting, see component #525.

Useful Life:
14 years

Remaining Life:
11 years



Best Case: \$ 42,200

Worst Case: \$ 52,200

Lower allowance

Higher allowance

Cost Source: Extrapolated from 2017 costs

Comp #: 528 Building Painting - 2014 Completion

Quantity: (8) Buildings/Fencing

Location: Exterior building surfaces and fencing at 250/260, 270/280, 290/300, 310/320, 330/340, 350/360, 370/380 Blakely Blvd., 21/31 Mt. Baker Dr.

Funded?: Yes.

History: Painted in 2014

Evaluation: No major deterioration of buildings identified here as ones reportedly repainted in 2014. For additional information on building exterior painting, see component #525.

Useful Life:
14 years

Remaining Life:
10 years



Best Case: \$ 42,200

Worst Case: \$ 52,200

Lower allowance

Higher allowance

Cost Source: Extrapolated from 2017 costs

Comp #: 529 Building Paint - 2018 Recommended

Quantity: (15) Buildings/Fencing

Location: 70/80, 90/100, 110/120, 130/140, 150/160, 170/180, 190/200, 210/220, 230/240, 250/260, 51/61/71, 191/201, 231/241 Cascadia Loop, 61/71/81 Mendel, 241/251 Mt. Baker

Funded?: Yes.

History: Majority built/painted last between 2004 and 2007, 241/251

Evaluation: We noted mildew/blackening at many surfaces and fading/wear at more exposed sides (West and South) sides of buildings during our May 2017 site visit. Although Association has been repainting buildings at a rate of about 7-8 per year, we recommend this be accelerated based on the condition of building surfaces. Note that 241/251 Mt. Baker Drive included here was constructed/last painted about 2009, however South and West sides of this building are faded/worn and have cracked caulking.

Useful Life:
14 years

Remaining Life:
0 years



Best Case: \$ 87,300

Worst Case: \$ 97,300

Lower allowance

Higher allowance

Cost Source: Extrapolated from 2017 costs

Comp #: 530 Building Paint - 2022 Recommended

Quantity: (6) Buildings/Fencing

Location: Building exteriors/fencing at 20/30, 41/51, 61/71, 101/111, 161/171, 341/351 Mt. Baker

Funded?: Yes.

History: Built/painted last between 2008-2011

Evaluation: No major fading/wear of building exterior surfaces at buildings identified in this component. These buildings vary in age, however for cost efficiency/consistency, we recommend planning to repaint as shown. At one point, may want to combine paint cycles.

Useful Life:
14 years

Remaining Life:
4 years



Best Case: \$ 30,400

Worst Case: \$ 40,400

Lower allowance

Higher allowance

Cost Source: Extrapolated from 2017 costs

Comp #: 531 Building Paint - 2028 Recommended

Quantity: (6) Buildings/Fencing

Location: Building exteriors/fencing at 81/91, 130/140, 141/151, 150/160, 201/211, 281/291 Mt.. Baker

Funded?: Yes.

History: Built/painted last in 2014, 2016 and 2017

Evaluation: No major fading/wear of building exterior surfaces at buildings identified in this component. These buildings vary in age, however for cost efficiency/consistency, we recommend planning to repaint as shown. At one point, may want to combine paint cycles.

Useful Life:
14 years

Remaining Life:
10 years



Best Case: \$ 30,400

Worst Case: \$ 40,400

Lower allowance

Higher allowance

Cost Source: Extrapolated from 2017 costs

Comp #: 533 Windows, Sliders - Replace 1 of 7

Quantity: (8) Buildings

Location: Exterior walls of buildings: 20/30, 21/31, 40/50/60, 41/51, 70/80 Mendel, 270/280, 290/300, 310/320 Cascadia
Funded?: Yes.

History: No reported history of repair/replacement

Evaluation: Mostly horizontal sliders and fixed operation units that appear to be vinyl frame double glass units. Jambs and sills had sealant joint between window frame and cladding and metal head flashing above windows and/or above window trim. Weep holes at exterior lower corners were observed to be clear in the few windows sampled for our study. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration.

Many factors affect useful life, including quality of window (design pressure rating), waterproofing and flashing details, building movement and exposure to the elements including wind driven rain. Those same variables, along with glazing and frame materials can also greatly affect the appropriate choice, replacement costs. We recommend planning to replace as shown here. This component aligns with exterior paint cycles and eventual siding replacement for cost efficiency/consistency. This is one of seven phased components to align with paint/siding replacement. This component aligns with #518 & #525. See subsequent components for other phases. Note that in previous reserve studies window replacement was not included as a funded component as reported to us these were individual unit owner responsibility. However, although glass replacement is considered individual unit owner responsibility, eventual window (frame) replacement due to normal wear and tear, is Association responsibility.

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultra-violet light and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding, to drain out.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with bid process and observe construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, exterior painting and caulking/sealant).

Useful Life:
28 years

Remaining Life:
13 years



Best Case: \$ 115,000

Worst Case: \$ 135,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 534 Windows, Sliders - Replace 2 of 7

Quantity: (7) Buildings

Location: Exterior walls of buildings: 431/441/451, 471/481 Blakely Blvd, 10/20, 30/40, 50/60, 330/340, 131/141/151 Cascadia Loop

Funded?: Yes.

History: No reported history of repair/replacement

Evaluation: This component is the second of seven phases for window replacement and aligns with #519 & #526.

Useful Life:
28 years

Remaining Life:
12 years



Best Case: \$ 105,000

Worst Case: \$ 125,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 535 Windows, Sliders - Replace 3 of 7

Quantity: (8) Buildings

Location: Exterior building surfaces and fencing at 390/400, 410/420, 430/440, 311/321, 351/361, 371/381, 391/401, 411/421 Blakely Blvd.

Funded?: Yes.

History: No reported history of repair/replacement

Evaluation: This component is the third of seven phases for window replacement and aligns with #520 & #527.

Useful Life:
28 years

Remaining Life:
11 years



Best Case: \$ 110,000

Worst Case: \$ 130,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 536 Windows, Sliders - Replace 4 of 7

Quantity: (8) Buildings

Location: Building exterior walls at 250/260, 270/280, 290/300, 310/320, 330/340, 350/360, 370/380 Blakely Blvd., 21/31 Mt. Baker Dr.

Funded?: Yes.

History: No reported history of repair/replacement

Evaluation: This component is the fourth of seven phases for window replacement and aligns with #521 & #528.

Useful Life:
28 years

Remaining Life:
10 years



Best Case: \$ 110,000

Worst Case: \$ 130,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 537 Windows, Sliders - Replace 5 of 7

Quantity: (15) Buildings

Location: 70/80, 90/100, 110/120, 130/140, 150/160, 170/180, 190/200, 210/220, 230/240, 250/260, 51/61/71, 191/201, 231/241 Cascadia Loop, 61/71/81 Mendel, 241/251 Mt. Baker

Funded?: Yes.

History: No reported history of repair/replacement

Evaluation: This component is the fifth of seven phases for window replacement and aligns with #522 & #529.

Useful Life:
28 years

Remaining Life:
14 years



Best Case: \$ 225,000

Worst Case: \$ 245,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 538 Windows, Sliders - Replace 6 of 7

Quantity: (6) Buildings

Location: Building exteriors at 20/30, 41/51, 61/71, 101/111, 161/171, 341/351 Mt. Baker

Funded?: Yes.

History: No reported history of repair/replacement

Evaluation: This component is the sixth of seven phases for window replacement and aligns with #523 & #530.

Useful Life:
28 years

Remaining Life:
18 years



Best Case: \$ 110,000

Worst Case: \$ 130,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 539 Windows, Sliders - Replace 7 of 7

Quantity: (6) Buildings

Location: Building exteriors/fencing at 81/91, 130/140, 141/151, 150/160, 201/211, 281/291 Mt. Baker

Funded?: Yes.

History: No reported history of repair/replacement

Evaluation: This component is the seventh of seven phases for window replacement and aligns with #524 & #531.

Useful Life:
28 years

Remaining Life:
24 years



Best Case: \$ 110,000

Worst Case: \$ 130,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 542 Doors: Exterior - Repair/Replace

Quantity: (58) buildings

Location: Exterior walls

Funded?: No. No predictable basis for large project

History: None known

Evaluation: No widespread or major damage/deterioration observed of exterior doors. Paint along with building exteriors with possible touch-up as needed between painting cycles. Inspect periodically and repair as needed to maintain appearance, security and operation with maintenance funds. With sturdy door types, no large scale predictable basis for reserve funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 560 Exterior Lights - Replace

Quantity: (56) buildings

Location: Exterior building surfaces

Funded?: No. No predictable basis for reserve funding

History: None known

Evaluation: No widespread or significant issues observed of various light fixtures. Observed during daylight hours and assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. At this time assuming proactive maintenance, no large scale reserve funding anticipated.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 605 Garage Doors - Replace

Quantity: (58) buildings

Location: Entry/exit to each garage

Funded?: No. No predictable basis for major reserve project

History: None known

Evaluation: No major or widespread damage/deterioration observed of sturdy metal doors. These doors can last for many years if properly serviced and not damaged or abused. No predictable large scale repair or replacement of doors, therefore, no basis for reserve funding at this time. Large scale door painting is included as part of larger paint projects; touch up paint as needed between painting cycles. Inspect periodically and repair as needed to maintain appearance, security and operation with maintenance funds.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 900 Plumbing/Electrical - Repair/Replace

Quantity: Main systems

Location: Throughout

Funded?: No. Useful life not predictable

History: None known

Evaluation: The plumbing/electrical systems at units are not Association responsibility.

There is some Association electrical systems for the common irrigation/lighting, however no predictable basis for reserve funding.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 998 Association Annual Inspection

Quantity: Annual inspection

Location: Specific elements of association

Funded?: No. Annual costs, best handled in operational budget

History: None known

Evaluation: Many Associations are required to have annual inspections by a qualified engineer or architect to assess the physical condition of the improvements. The inspection typically covers, at a minimum, the building envelope, including: roofs, exterior, decks, waterproofing / sealants, flashings, glazing systems and doors. Forensic evaluation, building drops, etc...are beyond the scope of a typical reserve study. Although your Associations governing documents do not appear to have such a requirement, we recommend the Board provide for periodic building envelope inspections, funded from the operating budget, to help ensure critical areas are functioning properly.

Useful Life:
0 years

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 in operational budget

History: Last professional reserve study completed by Association Reserves for Associations' 2015 fiscal year

Evaluation: Per Washington law (RCW), reserve studies are to be updated annually, with site inspections by an independent reserve study professional to occur no less than every three years to assess changes in condition (i.e., physical, economic, governmental, etc...) and the resulting effect on the community's long-term reserve plan. Most appropriately factored within operating budget, not as reserve component.

Useful Life:
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source: