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“Do-It-Yourself” Reserve Study Kit

Sunland Division 17 Owners Association Sequim, WA

Report #: 19544-2
For Period Beginning: January 1, 2014
Ending: December 31, 2014

Date Prepared: August 27, 2013

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 are 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:

253/661-5437



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# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost	Future Cost
1 Exterior Siding, Trim, Fencing	15	0	\$40,000	\$62,319
2 Exterior Siding, Trim, Fencing	15	1	\$40,000	\$41,200
3 Exterior Siding, Trim, Fencing	15	2	\$40,000	\$42,436
4 Exterior Siding, Trim, Fencing	15	4	\$35,000	\$39,393
5 Exterior Siding, Trim, Fencing	15	5	\$35,000	\$40,575
6 Exterior Siding, Trim, Fencing	15	7	\$35,000	\$43,046
7 Exterior Siding, Trim, Fencing	15	9	\$35,000	\$45,667
8 Unit Fencing Tops & Caps	12	0	\$3,150	\$4,491
9 Unit Fencing Tops & Caps	12	1	\$3,150	\$3,245
10 Unit Fencing Tops & Caps	12	2	\$3,150	\$3,342
11 Unit Fencing Tops & Caps	12	3	\$3,150	\$3,442
12 Unit Fencing Tops & Caps	12	4	\$3,150	\$3,545
13 Unit Fencing Tops & Caps	12	5	\$2,700	\$3,130
14 Unit Fencing Tops & Caps	12	6	\$2,700	\$3,224
15 Perimeter Fence / Wooden, Split Rail	15	0	\$3,200	\$4,985
16 Perimeter Fence / Wooden, Split Rail	15	1	\$3,200	\$3,296
17 Perimeter Fence / Wooden, Split Rail	15	2	\$3,200	\$3,395
18 Perimeter Fence / Wooden, Split Rail	15	4	\$2,800	\$3,151
19 Perimeter Fence / Wooden, Split Rail	15	5	\$2,800	\$3,246
20 Perimeter Fence / Wooden, Split Rail	15	7	\$2,800	\$3,444
21 Perimeter Fence / Wooden, Split Rail	15	9	\$2,800	\$3,653
22 Exterior Security Lights	15	1	\$5,000	\$5,150
23 Exterior Security Lights	15	3	\$5,000	\$5,464
24 Exterior Security Lights	15	5	\$5,000	\$5,796
25 Exterior Security Lights	15	7	\$5,000	\$6,149
26 Exterior Security Lights	15	9	\$6,000	\$7,829
27 Mailbox Support Columns & Containers	15	1	\$2,000	\$2,060
28 Mailbox Support Columns & Containers	15	3	\$2,000	\$2,185
29 Mailbox Support Columns & Containers	15	5	\$2,400	\$2,782
30 Mailbox Support Columns & Containers	15	7	\$2,600	\$3,198
31 Structure / Shelter for Mailbox Cluster	30	24	\$3,000	\$6,098
32 Entrance Monument	25	17	\$2,000	\$3,306
33 Roofing	35	19	\$200,000	\$350,701
34 Roofing	35	21	\$200,000	\$372,059
35 Roofing	35	23	\$200,000	\$394,717
36 Roofing	35	25	\$175,000	\$366,411
37 Roofing	35	27	\$175,000	\$388,726
38 Roofing	35	29	\$175,000	\$412,399
39 Roofing	35	31	\$175,000	\$437,514
39 Total Funded Components				

Introduction

It is all very straight forward, really. A Reserve Study is the art and science of anticipating and preparing for 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 process of research and analysis along well defined methodologies.

A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. In this Do-It-Yourself Reserve Study Kit, the Physical Analysis information has been assembled by the client. The Financial Analysis contains an evaluation of the association's Reserve balance (measured by Percent Funded) and a recommended Funding Plan to offset the anticipated Reserve expenses.

Reserve Study

- Physical Analysis
- Financial Analysis

The primary responsibility of the Board of Directors is to maintain, protect, and enhance the assets of the association. As the physical assets age and deteriorate, it is important to accumulate financial assets, keeping the two “in balance”. The Reserve Study is the document that helps keep the physical and financial assets of the association in balance. This Reserve Study is a budget-planning document. The primary information you will get from this document is a list of your major Reserve components, a finding of the current status (strength) of your Reserve Fund, and a recommended Funding Plan. The basic objective of the Reserve Study is to provide a plan to collect funds at a stable rate to offset the predicted irregular Reserve expenses. Setting a stable Reserve contribution rate will ensure that each owner pays their own “fair share” of the ongoing, gradual deterioration of the common areas.

Methodology

Association Reserves and the Board of Directors share a common goal: to point your association responsibly in the direction of proper Reserve planning. In this Do-It-Yourself Kit, the client has elected Reserve balance, and the interest rate earned on your Reserve funds. The Reserve Component List you provided is shown in Table 1 and Table 2. With this information and an assumed inflation rate (as shown on the Executive Summary), we are able to project the array of future major expenses facing the association.

Reserve Study Types

- Full
- Update With-Site-Visit
- Update No-Site-Visit
- ➔ • Do-It-Yourself Kit

Which Physical Assets are Covered by Reserves?

Reserve expenses are the larger, infrequent expenses that require significant advance planning. Operating expenses, on the other hand, are those ongoing daily, weekly, or monthly expenses that occur and recur throughout the year. Small surprises are typically handled as maintenance contingencies, while the larger ones may be covered by insurance or require special assessments.

There is a national-standard four-part test to determine which expense items should be funded through Reserves. This four-part test was provided to the client in the workbook used to help compile the Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (not a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses.

Most Reserve Studies do not typically Reserve for building foundations and major infrastructure elements since they do not have limited life expectancies. Light bulbs or other small items are usually not listed as Reserve Components since their individual costs are insignificant. Finally, it is usually inappropriate to include unpredictable expenses such as damage due to fire, flood, or earthquake since these typically cannot be considered “reasonably predictable”.

Reserve Components

- **Common Area**
- **Limited Useful Life**
- **Predictable Life Limit**
- **Cost must be Significant**

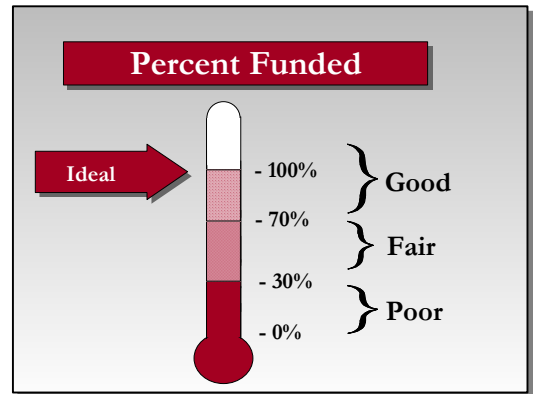
The Financial Analysis

We have used the Reserve Component List provided by the client to compute the association’s current Percent Funded and an appropriate Reserve Contribution rate. These two pieces of information are considered the Financial Analysis.

So... How much Reserves are enough? Computing your Percent Funded.

Your Reserve cash Balance can measure reserves, but the true measure is whether the funds are adequate for the needs of the association. Reserve Fund size is therefore measured by Percent Funded. Percent Funded is the actual (or projected) Reserve Balance, divided by the association’s calculated Fully Funded Balance (FFB), expressed as a percentage. The Fully Funded Balance is the sum of the value of the deterioration fraction of each individual Reserve components, not the total replacement value of those components. The Fully Funded Balance for each individual component is shown in Table 3. of all the Reserve Components. To show how this works with one component, in the case of a \$10,000 component with a 10 year Useful Life, in the third year the Fully Funded Balance is three tenths of \$10,000, or \$3,000. The FFB grows as assets age, but shrinks as components are replaced. Deteriorated associations have a higher FFB than association with assets in good condition. The Fully Funded Balance changes each year, and is a predictable, but moving target.

Special assessments and deferred maintenance are common when the Percent Funded is weak (below 30%). While the 100% point is Ideal, a Reserve Fund above the 70% level should be considered “strong” because cash flow problems are rare. Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. An association with a strong Reserve Fund should experience smooth sailing financially, while an association with a weak Reserve Fund should expect cash flow problems. New buyers should be very aware of this important disclosure!



How much should we contribute?

There are four Funding Principles that we balance in developing your Reserve Funding Plan. First and foremost, our objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. A stable contribution rate is desirable because it indicates the association is being run on a stable financial platform, not being driven by the winds of change from year to year. For fairness, it is important to evenly distribute the contributions over the years so each owner pays their fair share of the deterioration in direct proportion to the amount of time they are owners. And finally, any Funding Plan must be based on fiscally responsible principles. Your Funding Plan was created by a process where different solutions were tested until one was found that most successfully met all four of these principles and achieved your Funding Goal.

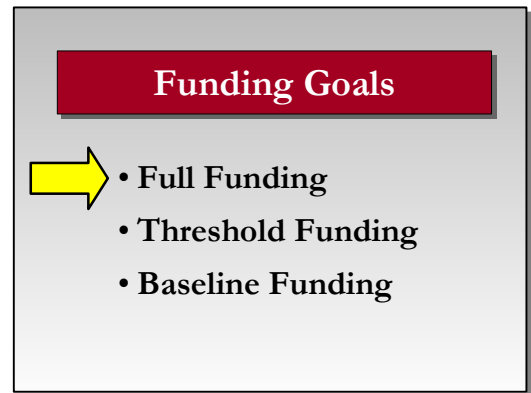
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- The figure is a box titled "Funding Principles" containing a bulleted list of four principles:
- Sufficient Cash
 - Stable Contribution Rate
 - Evenly Distributed
 - Fiscally Responsible

What is our Funding Goal?

There are different Funding Goals to strive for, ranging from conservative to risky. Establishing a goal of simply having sufficient cash for all future years is called “Baseline Funding”. The drawback is that there is little or no “margin for error”, and expenses that are higher than budgeted or projects that occur earlier than planned will often cause special assessments.

“Full Funding” is when the association has the goal of becoming Fully Funded (Reserve Cash equals the FFB). Such an objective means the association is following the simple and responsible principle that you “replace what you use up”. Believing this to be the responsible choice, our Funding Plan will direct you to Full Funding. Members of Fully Funded associations enjoy low exposure to the risk of special assessments or deferred maintenance. Strong interest earnings will minimize their Reserve contributions. Board members enjoy peace of mind that the association’s physical and financial assets are in balance, and therefore a degree of insulation from claims of fiscal irresponsibility.

“Threshold Funding” option is different in that the association selects a target other than 0% or 100%. This objective may be between 0% and 100% Funded, higher than 100% Funded, or a particular Reserve cash balance. Associations choosing Threshold Funding select this option to customize their risk exposure.



Projected Expenses

The figure below shows the array of the projected future expenses at your association. As with all computations in this Report, the estimates in this figure are based on the average of Best and Worst Case expense projections. As you can see, expenses are projected 30 years into the future, using the Inflation rate shown in the Executive Summary. This figure clearly shows the near term and future expenses that your association will face.

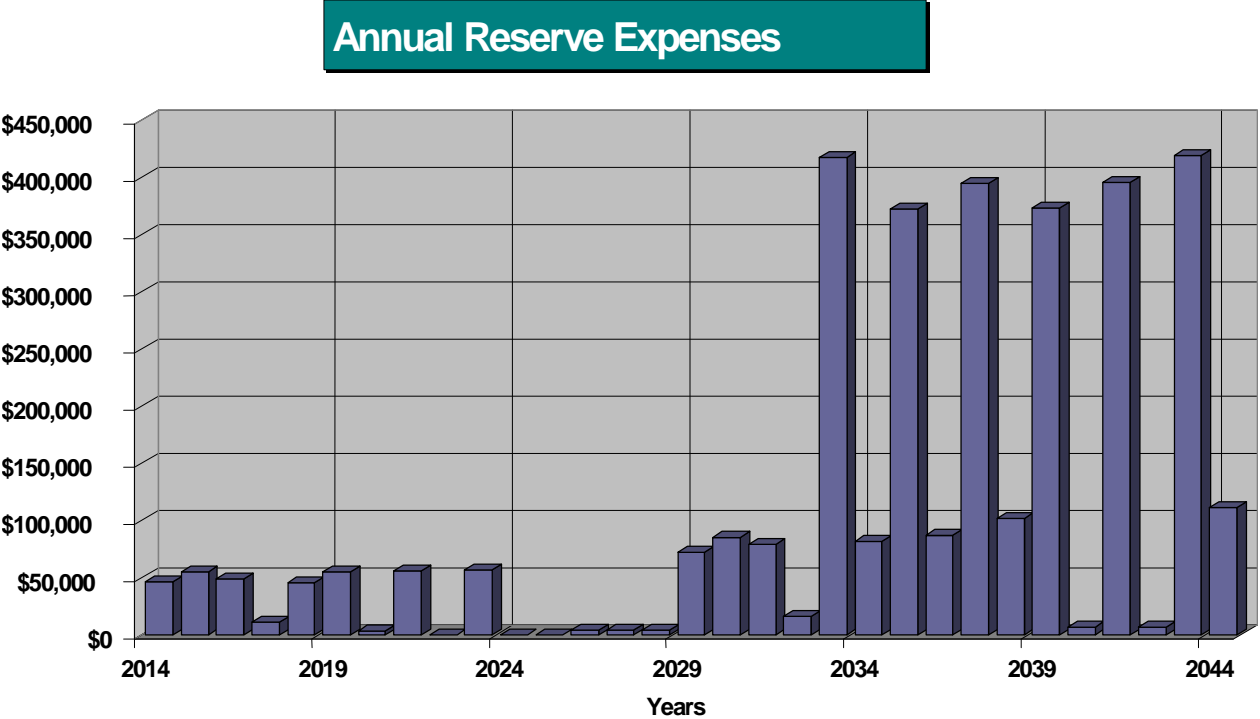


Figure 1

A summary of this information is shown in Table 4, while details of the projects that make up this information are shown in Table 5. Since this is a projection about future events that may or may not take place as anticipated, we feel more certain about “near-term” projects than those many years away. While this Reserve Study is a one-year document, it is based on 30 years worth of looking forward into the future.

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$188,300 as-of the start of your Fiscal Year on January 1, 2014. As of January 1, 2014, your Fully Funded Balance is computed to be \$629,970 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 30% Funded. As indicated earlier in the Executive Summary, this represents a weak status.

Recommended Funding Plan

Based on your current Percent Funded and your projected cash flow requirements, we are recommending Annual Reserve contributions of \$91,100 this Fiscal Year. This represents the first year of a 30-year Funding Plan. This same information is shown numerically in both Table 4 and Table 5

Monthly Contributions

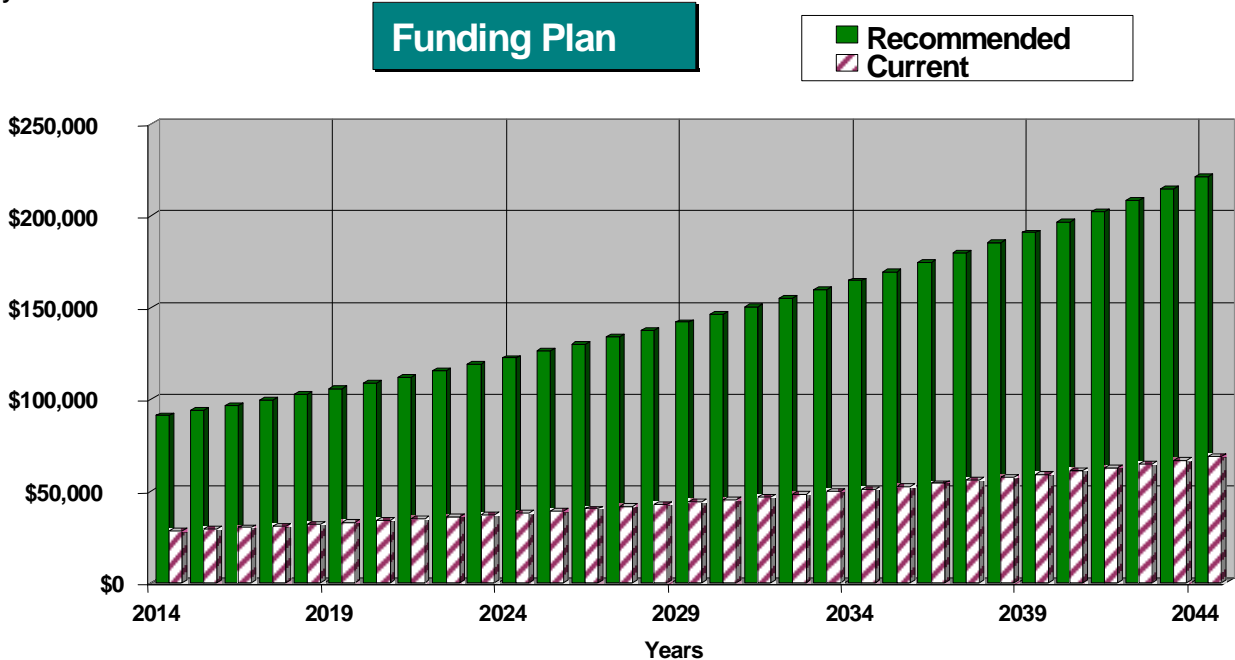


Figure 2

Your projected Reserve Balance as a result of following this Recommended multi-year Funding Plan and your Current Funding Plan is shown below, compared to your Fully Funded Balance target.

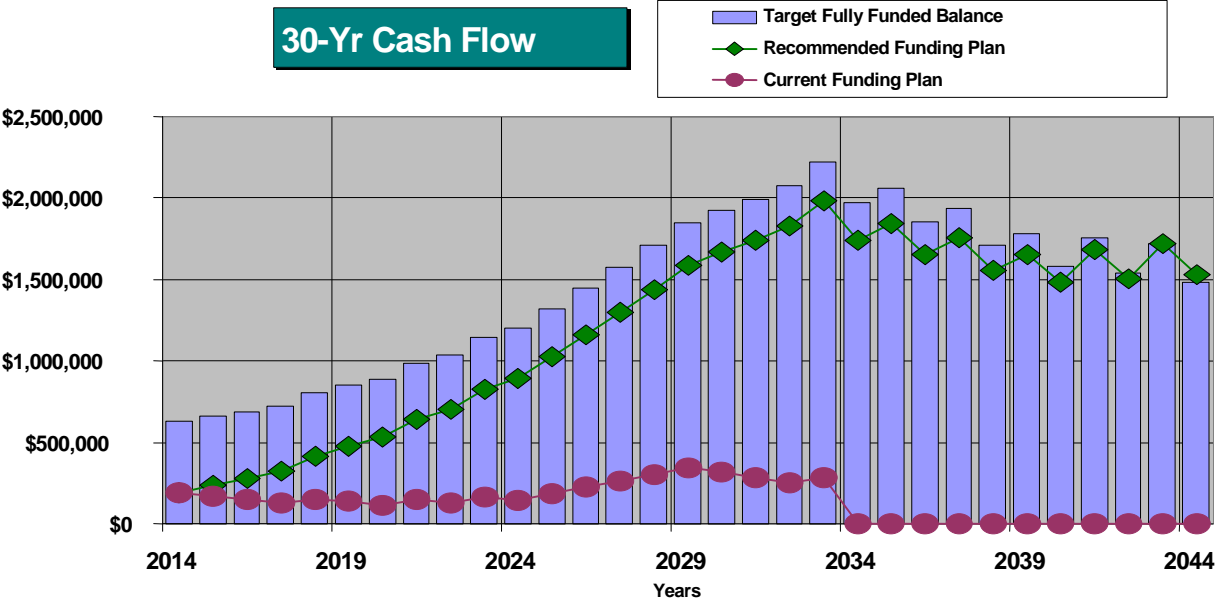


Figure 3

A simple comparison (a percentage comparison) of your Actual Reserve Balance to the moving Fully Funded Balance target is shown below. In this figure it is easy to see how your Reserve Fund gradually draws closer to the Fully Funded (100%) level.

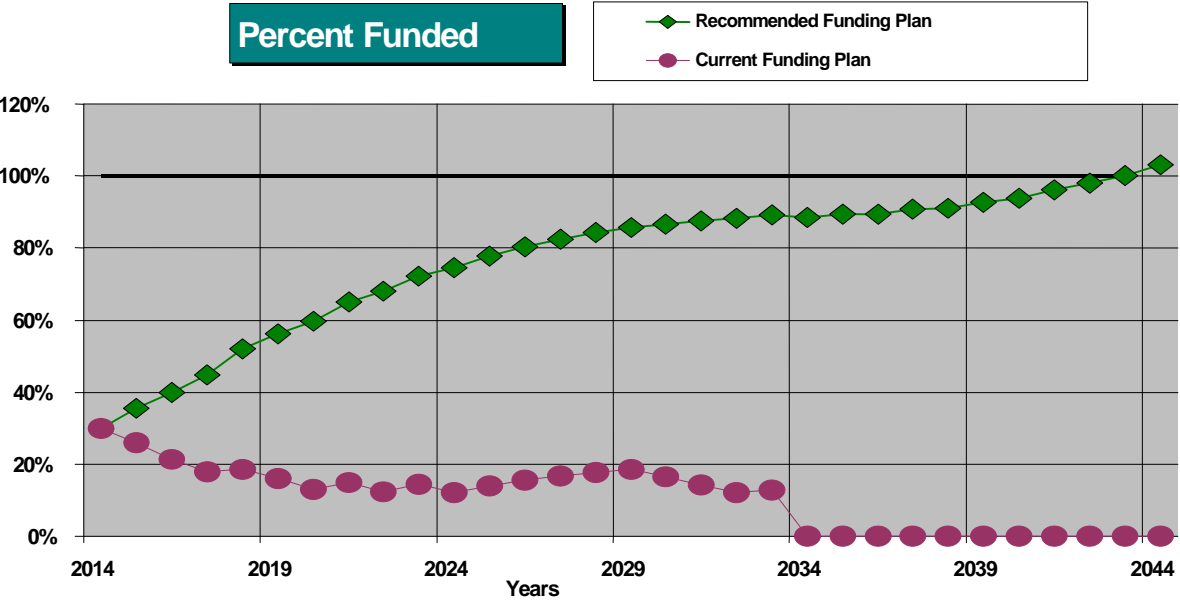


Figure 4

Table Descriptions

The tabular information in this Report is broken down into five tables.

Table 1 summarizes your funded Reserve Components, and is part of the Executive Report summary that appeared earlier in this Report.

Table 2 provides the main component description, life, and cost factors for all components determined to be appropriate for Reserve designation. This table represents the core information from which all other tables are derived.

Table 3 is presented primarily as an accounting summary page. The results of the individual line item Fully Funded Balance computations are shown. These individual quantities are summed to arrive at the Fully Funded Balance for the association as of the start date of the Report. The figures in the Current Fund Balance column and the Monthly Reserve Contribution column show our distribution throughout the line items. If the association is under-funded, Reserve Funds are distributed first to components with a short Remaining Useful Life. If the association's Reserve Balance is above 100% Funded, funds are distributed evenly for all components. Contribution rates for each component are a proportionate distribution of the total contribution on the basis of the component's significance to the association (current cost divided by useful life). This presentation is not meant to cause clients to redistribute association funds, it simply presents one way to evenly distribute the total among all the different line items.

Table 4: This table provides a one-page 30-year summary of the cash flowing into and out of the association, compared to the Fully Funded Balance for each year.

Table 5: This table shows the cash flow detail for the next 30 years. This table makes it possible to see what components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail**19544-2**

# Component	Quantity	Rem.		Current Cost
		Useful Life	Useful Life	
1 Exterior Siding, Trim, Fencing	Repaint / Ph.1 (8 bldg's)	15	0	\$40,000
2 Exterior Siding, Trim, Fencing	Repaint / Ph. 2 (8 bldg's)	15	1	\$40,000
3 Exterior Siding, Trim, Fencing	Repaint / Ph. 3 (8 bldg's)	15	2	\$40,000
4 Exterior Siding, Trim, Fencing	Repaint / Ph. 4 (7 bldg's)	15	4	\$35,000
5 Exterior Siding, Trim, Fencing	Repaint / Ph. 5 (7 bldg's)	15	5	\$35,000
6 Exterior Siding, Trim, Fencing	Repaint / Ph. 6 (7 bldg's)	15	7	\$35,000
7 Exterior Siding, Trim, Fencing	Repaint / Ph. 7 (7 bldg's)	15	9	\$35,000
8 Unit Fencing Tops & Caps	Replace / Ph. 1 (7 bldg's)	12	0	\$3,150
9 Unit Fencing Tops & Caps	Replace / Ph. 2 (7 bldg's)	12	1	\$3,150
10 Unit Fencing Tops & Caps	Replace / Ph. 3 (7 bldg's)	12	2	\$3,150
11 Unit Fencing Tops & Caps	Replace / Ph. 4 (7 bldg's)	12	3	\$3,150
12 Unit Fencing Tops & Caps	Replace / Ph. 5 (7 bldg's)	12	4	\$3,150
13 Unit Fencing Tops & Caps	Replace / Ph. 6 (6 bldg's)	12	5	\$2,700
14 Unit Fencing Tops & Caps	Replace / Ph. 7 (6 bldg's)	12	6	\$2,700
15 Perimeter Fence / Wooden, Split Rail	Replace / Ph. 1 (8 bldg's)	15	0	\$3,200
16 Perimeter Fence / Wooden, Split Rail	Replace / Ph. 2 (8 bldg's)	15	1	\$3,200
17 Perimeter Fence / Wooden, Split Rail	Replace / Ph. 3 (8 bldg's)	15	2	\$3,200
18 Perimeter Fence / Wooden, Split Rail	Replace / Ph. 4 (7 bldg's)	15	4	\$2,800
19 Perimeter Fence / Wooden, Split Rail	Replace / Ph. 5 (7 bldg's)	15	5	\$2,800
20 Perimeter Fence / Wooden, Split Rail	Replace / Ph. 6 (7 bldg's)	15	7	\$2,800
21 Perimeter Fence / Wooden, Split Rail	Replace / Ph. 7 (7 bldg's)	15	9	\$2,800
22 Exterior Security Lights	Replace / Ph. 1 (10 bldg's)	15	1	\$5,000
23 Exterior Security Lights	Replace / Ph. 2 (10 bldg's)	15	3	\$5,000
24 Exterior Security Lights	Replace / Ph. 3 (10 bldg's)	15	5	\$5,000
25 Exterior Security Lights	Replace / Ph. 4 (10 bldg's)	15	7	\$5,000
26 Exterior Security Lights	Replace / Ph. 5 (12 bldg's)	15	9	\$6,000
27 Mailbox Support Columns & Containers	Replace / Ph. 1 (10 bldg's)	15	1	\$2,000
28 Mailbox Support Columns & Containers	Replace / Ph. 2 (10 bldg's)	15	3	\$2,000
29 Mailbox Support Columns & Containers	Replace / Ph. 3 (12 bldg')	15	5	\$2,400
30 Mailbox Support Columns & Containers	Replace / Ph. 4 (13 bldg's)	15	7	\$2,600
31 Structure / Shelter for Mailbox Cluster	Replace / Phase 6 (1)	30	24	\$3,000
32 Entrance Monument	Major Repair or Replace	25	17	\$2,000
33 Roofing	Replace / Ph. 1 (8 bldg's)	35	19	\$200,000
34 Roofing	Replace / Ph. 2 (8 bldg's)	35	21	\$200,000
35 Roofing	Replace / Ph. 3 (8 bldg's)	35	23	\$200,000
36 Roofing	Replace / Ph. 4 (7 bldg's)	35	25	\$175,000
37 Roofing	Replace / Ph. 5 (7 bldg's)	35	27	\$175,000
38 Roofing	Replace / Ph. 6 (7 bldg's)	35	29	\$175,000
39 Roofing	Replace / Ph. 7 (7 bldg's)	35	31	\$175,000
39 Total Funded Components				

Table 3: Contribution and Fund Breakdown**19544-2**

# Component	Useful Life	Rem. Useful Life	Current Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
1 Exterior Siding, Trim, Fencing	15	0	\$40,000	\$40,000	\$40,000.00	\$4,039.55
2 Exterior Siding, Trim, Fencing	15	1	\$40,000	\$37,333	\$37,333.33	\$4,039.55
3 Exterior Siding, Trim, Fencing	15	2	\$40,000	\$34,667	\$34,666.67	\$4,039.55
4 Exterior Siding, Trim, Fencing	15	4	\$35,000	\$25,667	\$25,666.67	\$3,534.61
5 Exterior Siding, Trim, Fencing	15	5	\$35,000	\$23,333	\$12,786.67	\$3,534.61
6 Exterior Siding, Trim, Fencing	15	7	\$35,000	\$18,667	\$0.00	\$3,534.61
7 Exterior Siding, Trim, Fencing	15	9	\$35,000	\$14,000	\$0.00	\$3,534.61
8 Unit Fencing Tops & Caps	12	0	\$3,150	\$3,150	\$3,150.00	\$397.64
9 Unit Fencing Tops & Caps	12	1	\$3,150	\$2,888	\$2,887.50	\$397.64
10 Unit Fencing Tops & Caps	12	2	\$3,150	\$2,625	\$2,625.00	\$397.64
11 Unit Fencing Tops & Caps	12	3	\$3,150	\$2,363	\$2,362.50	\$397.64
12 Unit Fencing Tops & Caps	12	4	\$3,150	\$2,100	\$2,100.00	\$397.64
13 Unit Fencing Tops & Caps	12	5	\$2,700	\$1,575	\$1,575.00	\$340.84
14 Unit Fencing Tops & Caps	12	6	\$2,700	\$1,350	\$0.00	\$340.84
15 Perimeter Fence / Wooden, Split Rail	15	0	\$3,200	\$3,200	\$3,200.00	\$323.16
16 Perimeter Fence / Wooden, Split Rail	15	1	\$3,200	\$2,987	\$2,986.67	\$323.16
17 Perimeter Fence / Wooden, Split Rail	15	2	\$3,200	\$2,773	\$2,773.33	\$323.16
18 Perimeter Fence / Wooden, Split Rail	15	4	\$2,800	\$2,053	\$2,053.33	\$282.77
19 Perimeter Fence / Wooden, Split Rail	15	5	\$2,800	\$1,867	\$0.00	\$282.77
20 Perimeter Fence / Wooden, Split Rail	15	7	\$2,800	\$1,493	\$0.00	\$282.77
21 Perimeter Fence / Wooden, Split Rail	15	9	\$2,800	\$1,120	\$0.00	\$282.77
22 Exterior Security Lights	15	1	\$5,000	\$4,667	\$4,666.67	\$504.94
23 Exterior Security Lights	15	3	\$5,000	\$4,000	\$4,000.00	\$504.94
24 Exterior Security Lights	15	5	\$5,000	\$3,333	\$0.00	\$504.94
25 Exterior Security Lights	15	7	\$5,000	\$2,667	\$0.00	\$504.94
26 Exterior Security Lights	15	9	\$6,000	\$2,400	\$0.00	\$605.93
27 Mailbox Support Columns & Containers	15	1	\$2,000	\$1,867	\$1,866.67	\$201.98
28 Mailbox Support Columns & Containers	15	3	\$2,000	\$1,600	\$1,600.00	\$201.98
29 Mailbox Support Columns & Containers	15	5	\$2,400	\$1,600	\$0.00	\$242.37
30 Mailbox Support Columns & Containers	15	7	\$2,600	\$1,387	\$0.00	\$262.57
31 Structure / Shelter for Mailbox Cluster	30	24	\$3,000	\$600	\$0.00	\$151.48
32 Entrance Monument	25	17	\$2,000	\$640	\$0.00	\$121.19
33 Roofing	35	19	\$200,000	\$91,429	\$0.00	\$8,656.18
34 Roofing	35	21	\$200,000	\$80,000	\$0.00	\$8,656.18
35 Roofing	35	23	\$200,000	\$68,571	\$0.00	\$8,656.18
36 Roofing	35	25	\$175,000	\$50,000	\$0.00	\$7,574.16
37 Roofing	35	27	\$175,000	\$40,000	\$0.00	\$7,574.16
38 Roofing	35	29	\$175,000	\$30,000	\$0.00	\$7,574.16
39 Roofing	35	31	\$175,000	\$20,000	\$0.00	\$7,574.16
39 Total Funded Components				\$629,970	\$188,300	\$91,100

Table 4: 30-Year Reserve Plan Summary**19544-2****Fiscal Year Beginning: 01/01/14****Interest: 0.9%****Inflation: 3.0%**

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2014	\$188,300	\$629,970	29.9%	Weak	\$91,100	\$0	\$1,798	\$46,350
2015	\$234,848	\$663,071	35.4%	Fair	\$93,833	\$0	\$2,170	\$54,951
2016	\$275,900	\$690,166	40.0%	Fair	\$96,648	\$0	\$2,557	\$49,173
2017	\$325,932	\$725,938	44.9%	Fair	\$99,547	\$0	\$3,159	\$11,091
2018	\$417,547	\$803,979	51.9%	Fair	\$102,534	\$0	\$3,804	\$46,090
2019	\$477,795	\$850,343	56.2%	Fair	\$105,610	\$0	\$4,291	\$55,529
2020	\$532,167	\$890,467	59.8%	Fair	\$108,778	\$0	\$4,991	\$3,224
2021	\$642,712	\$987,823	65.1%	Fair	\$112,042	\$0	\$5,724	\$55,836
2022	\$704,642	\$1,036,129	68.0%	Fair	\$115,403	\$0	\$6,505	\$0
2023	\$826,550	\$1,145,680	72.1%	Strong	\$118,865	\$0	\$7,316	\$57,149
2024	\$895,582	\$1,202,008	74.5%	Strong	\$122,431	\$0	\$8,165	\$0
2025	\$1,026,177	\$1,321,314	77.7%	Strong	\$126,104	\$0	\$9,295	\$0
2026	\$1,161,576	\$1,446,697	80.3%	Strong	\$129,887	\$0	\$10,447	\$4,491
2027	\$1,297,418	\$1,573,788	82.4%	Strong	\$133,783	\$0	\$11,622	\$4,626
2028	\$1,438,198	\$1,707,202	84.2%	Strong	\$137,797	\$0	\$12,840	\$4,765
2029	\$1,584,070	\$1,847,205	85.8%	Strong	\$141,931	\$0	\$13,815	\$72,212
2030	\$1,667,604	\$1,924,748	86.6%	Strong	\$146,189	\$0	\$14,488	\$85,611
2031	\$1,742,670	\$1,993,711	87.4%	Strong	\$150,574	\$0	\$15,175	\$79,171
2032	\$1,829,248	\$2,074,358	88.2%	Strong	\$155,092	\$0	\$16,201	\$16,514
2033	\$1,984,027	\$2,225,033	89.2%	Strong	\$159,744	\$0	\$15,833	\$416,984
2034	\$1,742,620	\$1,970,908	88.4%	Strong	\$164,537	\$0	\$15,224	\$81,636
2035	\$1,840,744	\$2,057,825	89.5%	Strong	\$169,473	\$0	\$14,843	\$372,059
2036	\$1,653,001	\$1,851,571	89.3%	Strong	\$174,557	\$0	\$14,479	\$86,991
2037	\$1,755,046	\$1,936,207	90.6%	Strong	\$179,794	\$0	\$14,059	\$394,717
2038	\$1,554,182	\$1,709,983	90.9%	Strong	\$185,188	\$0	\$13,619	\$101,538
2039	\$1,651,450	\$1,782,616	92.6%	Strong	\$190,743	\$0	\$13,315	\$373,007
2040	\$1,482,502	\$1,581,592	93.7%	Strong	\$196,465	\$0	\$13,460	\$6,793
2041	\$1,685,633	\$1,755,628	96.0%	Strong	\$202,359	\$0	\$13,559	\$395,723
2042	\$1,505,829	\$1,538,296	97.9%	Strong	\$208,430	\$0	\$13,708	\$7,207
2043	\$1,720,760	\$1,718,742	100.1%	Strong	\$214,683	\$0	\$13,813	\$418,762

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**19544-2**

Fiscal Year	2014	2015	2016	2017	2018
Starting Reserve Balance	\$188,300	\$234,848	\$275,900	\$325,932	\$417,547
Annual Reserve Contribution	\$91,100	\$93,833	\$96,648	\$99,547	\$102,534
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,798	\$2,170	\$2,557	\$3,159	\$3,804
Total Income	\$281,198	\$330,851	\$375,105	\$428,638	\$523,885
# Component					
1 Exterior Siding, Trim, Fencing	\$40,000	\$0	\$0	\$0	\$0
2 Exterior Siding, Trim, Fencing	\$0	\$41,200	\$0	\$0	\$0
3 Exterior Siding, Trim, Fencing	\$0	\$0	\$42,436	\$0	\$0
4 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$39,393
5 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
6 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
7 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
8 Unit Fencing Tops & Caps	\$3,150	\$0	\$0	\$0	\$0
9 Unit Fencing Tops & Caps	\$0	\$3,245	\$0	\$0	\$0
10 Unit Fencing Tops & Caps	\$0	\$0	\$3,342	\$0	\$0
11 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$3,442	\$0
12 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$3,545
13 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
14 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
15 Perimeter Fence / Wooden, Split Rail	\$3,200	\$0	\$0	\$0	\$0
16 Perimeter Fence / Wooden, Split Rail	\$0	\$3,296	\$0	\$0	\$0
17 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$3,395	\$0	\$0
18 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$3,151
19 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
20 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
21 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
22 Exterior Security Lights	\$0	\$5,150	\$0	\$0	\$0
23 Exterior Security Lights	\$0	\$0	\$0	\$5,464	\$0
24 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
25 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
26 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
27 Mailbox Support Columns & Containers	\$0	\$2,060	\$0	\$0	\$0
28 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$2,185	\$0
29 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
30 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
31 Structure / Shelter for Mailbox Cluster	\$0	\$0	\$0	\$0	\$0
32 Entrance Monument	\$0	\$0	\$0	\$0	\$0
33 Roofing	\$0	\$0	\$0	\$0	\$0
34 Roofing	\$0	\$0	\$0	\$0	\$0
35 Roofing	\$0	\$0	\$0	\$0	\$0
36 Roofing	\$0	\$0	\$0	\$0	\$0
37 Roofing	\$0	\$0	\$0	\$0	\$0
38 Roofing	\$0	\$0	\$0	\$0	\$0
39 Roofing	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$46,350	\$54,951	\$49,173	\$11,091	\$46,090

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**19544-2**

Fiscal Year	2014	2015	2016	2017	2018
Ending Reserve Balance:	\$234,848	\$275,900	\$325,932	\$417,547	\$477,795

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**19544-2**

Fiscal Year	2019	2020	2021	2022	2023
Starting Reserve Balance	\$477,795	\$532,167	\$642,712	\$704,642	\$826,550
Annual Reserve Contribution	\$105,610	\$108,778	\$112,042	\$115,403	\$118,865
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,291	\$4,991	\$5,724	\$6,505	\$7,316
Total Income	\$587,696	\$645,936	\$760,478	\$826,550	\$952,731
# Component					
1 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
2 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
3 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
4 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
5 Exterior Siding, Trim, Fencing	\$40,575	\$0	\$0	\$0	\$0
6 Exterior Siding, Trim, Fencing	\$0	\$0	\$43,046	\$0	\$0
7 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$45,667
8 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
9 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
10 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
11 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
12 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
13 Unit Fencing Tops & Caps	\$3,130	\$0	\$0	\$0	\$0
14 Unit Fencing Tops & Caps	\$0	\$3,224	\$0	\$0	\$0
15 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
16 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
17 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
18 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
19 Perimeter Fence / Wooden, Split Rail	\$3,246	\$0	\$0	\$0	\$0
20 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$3,444	\$0	\$0
21 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$3,653
22 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
23 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
24 Exterior Security Lights	\$5,796	\$0	\$0	\$0	\$0
25 Exterior Security Lights	\$0	\$0	\$6,149	\$0	\$0
26 Exterior Security Lights	\$0	\$0	\$0	\$0	\$7,829
27 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
28 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
29 Mailbox Support Columns & Containers	\$2,782	\$0	\$0	\$0	\$0
30 Mailbox Support Columns & Containers	\$0	\$0	\$3,198	\$0	\$0
31 Structure / Shelter for Mailbox Cluster	\$0	\$0	\$0	\$0	\$0
32 Entrance Monument	\$0	\$0	\$0	\$0	\$0
33 Roofing	\$0	\$0	\$0	\$0	\$0
34 Roofing	\$0	\$0	\$0	\$0	\$0
35 Roofing	\$0	\$0	\$0	\$0	\$0
36 Roofing	\$0	\$0	\$0	\$0	\$0
37 Roofing	\$0	\$0	\$0	\$0	\$0
38 Roofing	\$0	\$0	\$0	\$0	\$0
39 Roofing	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$55,529	\$3,224	\$55,836	\$0	\$57,149

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**19544-2**

Fiscal Year	2019	2020	2021	2022	2023
Ending Reserve Balance:	\$532,167	\$642,712	\$704,642	\$826,550	\$895,582

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)

19544-2

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$895,582	\$1,026,177	\$1,161,576	\$1,297,418	\$1,438,198
Annual Reserve Contribution	\$122,431	\$126,104	\$129,887	\$133,783	\$137,797
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,165	\$9,295	\$10,447	\$11,622	\$12,840
Total Income	\$1,026,177	\$1,161,576	\$1,301,909	\$1,442,824	\$1,588,835
# Component					
1 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
2 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
3 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
4 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
5 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
6 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
7 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
8 Unit Fencing Tops & Caps	\$0	\$0	\$4,491	\$0	\$0
9 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$4,626	\$0
10 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$4,765
11 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
12 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
13 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
14 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
15 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
16 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
17 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
18 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
19 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
20 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
21 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
22 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
23 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
24 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
25 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
26 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
27 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
28 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
29 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
30 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
31 Structure / Shelter for Mailbox Cluster	\$0	\$0	\$0	\$0	\$0
32 Entrance Monument	\$0	\$0	\$0	\$0	\$0
33 Roofing	\$0	\$0	\$0	\$0	\$0
34 Roofing	\$0	\$0	\$0	\$0	\$0
35 Roofing	\$0	\$0	\$0	\$0	\$0
36 Roofing	\$0	\$0	\$0	\$0	\$0
37 Roofing	\$0	\$0	\$0	\$0	\$0
38 Roofing	\$0	\$0	\$0	\$0	\$0
39 Roofing	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$4,491	\$4,626	\$4,765

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**19544-2**

Fiscal Year	2024	2025	2026	2027	2028
Ending Reserve Balance:	\$1,026,177	\$1,161,576	\$1,297,418	\$1,438,198	\$1,584,070

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**19544-2**

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$1,584,070	\$1,667,604	\$1,742,670	\$1,829,248	\$1,984,027
Annual Reserve Contribution	\$141,931	\$146,189	\$150,574	\$155,092	\$159,744
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,815	\$14,488	\$15,175	\$16,201	\$15,833
Total Income	\$1,739,816	\$1,828,281	\$1,908,420	\$2,000,540	\$2,159,604
# Component					
1 Exterior Siding, Trim, Fencing	\$62,319	\$0	\$0	\$0	\$0
2 Exterior Siding, Trim, Fencing	\$0	\$64,188	\$0	\$0	\$0
3 Exterior Siding, Trim, Fencing	\$0	\$0	\$66,114	\$0	\$0
4 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$61,373
5 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
6 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
7 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
8 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
9 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
10 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
11 Unit Fencing Tops & Caps	\$4,908	\$0	\$0	\$0	\$0
12 Unit Fencing Tops & Caps	\$0	\$5,055	\$0	\$0	\$0
13 Unit Fencing Tops & Caps	\$0	\$0	\$4,463	\$0	\$0
14 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$4,597	\$0
15 Perimeter Fence / Wooden, Split Rail	\$4,985	\$0	\$0	\$0	\$0
16 Perimeter Fence / Wooden, Split Rail	\$0	\$5,135	\$0	\$0	\$0
17 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$5,289	\$0	\$0
18 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$4,910
19 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
20 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
21 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
22 Exterior Security Lights	\$0	\$8,024	\$0	\$0	\$0
23 Exterior Security Lights	\$0	\$0	\$0	\$8,512	\$0
24 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
25 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
26 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
27 Mailbox Support Columns & Containers	\$0	\$3,209	\$0	\$0	\$0
28 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$3,405	\$0
29 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
30 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
31 Structure / Shelter for Mailbox Cluster	\$0	\$0	\$0	\$0	\$0
32 Entrance Monument	\$0	\$0	\$3,306	\$0	\$0
33 Roofing	\$0	\$0	\$0	\$0	\$350,701
34 Roofing	\$0	\$0	\$0	\$0	\$0
35 Roofing	\$0	\$0	\$0	\$0	\$0
36 Roofing	\$0	\$0	\$0	\$0	\$0
37 Roofing	\$0	\$0	\$0	\$0	\$0
38 Roofing	\$0	\$0	\$0	\$0	\$0
39 Roofing	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$72,212	\$85,611	\$79,171	\$16,514	\$416,984

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**19544-2**

Fiscal Year	2029	2030	2031	2032	2033
Ending Reserve Balance:	\$1,667,604	\$1,742,670	\$1,829,248	\$1,984,027	\$1,742,620

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**19544-2**

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$1,742,620	\$1,840,744	\$1,653,001	\$1,755,046	\$1,554,182
Annual Reserve Contribution	\$164,537	\$169,473	\$174,557	\$179,794	\$185,188
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,224	\$14,843	\$14,479	\$14,059	\$13,619
Total Income	\$1,922,381	\$2,025,060	\$1,842,037	\$1,948,899	\$1,752,988
# Component					
1 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
2 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
3 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
4 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
5 Exterior Siding, Trim, Fencing	\$63,214	\$0	\$0	\$0	\$0
6 Exterior Siding, Trim, Fencing	\$0	\$0	\$67,064	\$0	\$0
7 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$71,148
8 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$6,403
9 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
10 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
11 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
12 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
13 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
14 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
15 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
16 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
17 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
18 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
19 Perimeter Fence / Wooden, Split Rail	\$5,057	\$0	\$0	\$0	\$0
20 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$5,365	\$0	\$0
21 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$5,692
22 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
23 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
24 Exterior Security Lights	\$9,031	\$0	\$0	\$0	\$0
25 Exterior Security Lights	\$0	\$0	\$9,581	\$0	\$0
26 Exterior Security Lights	\$0	\$0	\$0	\$0	\$12,197
27 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
28 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
29 Mailbox Support Columns & Containers	\$4,335	\$0	\$0	\$0	\$0
30 Mailbox Support Columns & Containers	\$0	\$0	\$4,982	\$0	\$0
31 Structure / Shelter for Mailbox Cluster	\$0	\$0	\$0	\$0	\$6,098
32 Entrance Monument	\$0	\$0	\$0	\$0	\$0
33 Roofing	\$0	\$0	\$0	\$0	\$0
34 Roofing	\$0	\$372,059	\$0	\$0	\$0
35 Roofing	\$0	\$0	\$0	\$394,717	\$0
36 Roofing	\$0	\$0	\$0	\$0	\$0
37 Roofing	\$0	\$0	\$0	\$0	\$0
38 Roofing	\$0	\$0	\$0	\$0	\$0
39 Roofing	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$81,636	\$372,059	\$86,991	\$394,717	\$101,538

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**19544-2**

Fiscal Year	2034	2035	2036	2037	2038
Ending Reserve Balance:	\$1,840,744	\$1,653,001	\$1,755,046	\$1,554,182	\$1,651,450

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**19544-2**

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$1,651,450	\$1,482,502	\$1,685,633	\$1,505,829	\$1,720,760
Annual Reserve Contribution	\$190,743	\$196,465	\$202,359	\$208,430	\$214,683
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,315	\$13,460	\$13,559	\$13,708	\$13,813
Total Income	\$1,855,508	\$1,692,427	\$1,901,552	\$1,727,967	\$1,949,256
# Component					
1 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
2 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
3 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
4 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
5 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
6 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
7 Exterior Siding, Trim, Fencing	\$0	\$0	\$0	\$0	\$0
8 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
9 Unit Fencing Tops & Caps	\$6,595	\$0	\$0	\$0	\$0
10 Unit Fencing Tops & Caps	\$0	\$6,793	\$0	\$0	\$0
11 Unit Fencing Tops & Caps	\$0	\$0	\$6,997	\$0	\$0
12 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$7,207	\$0
13 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$6,363
14 Unit Fencing Tops & Caps	\$0	\$0	\$0	\$0	\$0
15 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
16 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
17 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
18 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
19 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
20 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
21 Perimeter Fence / Wooden, Split Rail	\$0	\$0	\$0	\$0	\$0
22 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
23 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
24 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
25 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
26 Exterior Security Lights	\$0	\$0	\$0	\$0	\$0
27 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
28 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
29 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
30 Mailbox Support Columns & Containers	\$0	\$0	\$0	\$0	\$0
31 Structure / Shelter for Mailbox Cluster	\$0	\$0	\$0	\$0	\$0
32 Entrance Monument	\$0	\$0	\$0	\$0	\$0
33 Roofing	\$0	\$0	\$0	\$0	\$0
34 Roofing	\$0	\$0	\$0	\$0	\$0
35 Roofing	\$0	\$0	\$0	\$0	\$0
36 Roofing	\$366,411	\$0	\$0	\$0	\$0
37 Roofing	\$0	\$0	\$388,726	\$0	\$0
38 Roofing	\$0	\$0	\$0	\$0	\$412,399
39 Roofing	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$373,007	\$6,793	\$395,723	\$7,207	\$418,762

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**19544-2**

Fiscal Year	2039	2040	2041	2042	2043
Ending Reserve Balance:	\$1,482,502	\$1,685,633	\$1,505,829	\$1,720,760	\$1,530,495

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things that can be controlled are measurements, starting Reserve Balance, and interest rate. For this Report these figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves, Inc., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company president, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves 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.

The Board of Directors has agreed to accept full responsibility for the accuracy of the information provided to us. They have been told that Association Reserves, Inc. will not verify the accuracy of the information submitted. As a result, Association Reserves will not be responsible for updates or revisions to this Report required as a result of errors, omissions, or changes in the information that was provided to us.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area)
GSY	Gross Square Yards (area)
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 Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

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 Table 5.

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, page ii.

Percent Funded: The ratio, at a particular point in time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life: The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

Useful Life: The estimated time, in years, that a common area component can be expected to serve its intended function.

Do-It-Yourself Worksheets

Note: Any questions relating to the information contained in this Appendix should be directed to the contact person indicated on the following page.

Complimentary Resubmission

Do-It-Yourself Reserve Study Worksheet Report# 19544

■ Yes, we'd like to do it ourselves! We accept full responsibility for the accuracy of the information provided below. We understand that Association Reserves, Inc. will not verify the accuracy of the information submitted. We acknowledge that Association Reserves will not be responsible for updates or revisions to the Reserve Study Report required as a result of errors, omissions, or changes in the information that we provide to you.

Please print Name CYNTHIA RHODES Title Secretary, Sunland Division 17 Owners Assoc
Signature Cynthia Rhodes Date ~~6/17/2013~~ 7/19/13

PART 1: ASSOCIATION INFORMATION

Association Name SUNLAND DIVISION 17 OWNERS ASSOCIATION
(as you would like it to appear on the Report)
Assoc. City/St SEQUIM WA 98382
Contact Person CINDY RHODES
Company/Title SECRETARY, SUNLAND DIVISION 17 OWNERS ASSOC.
Mailing Address 210 CASCADIA LOOP
City, ST, Zip SEQUIM WA 98382-6703
Day Telephone (360) 683 - 5388
FAX () _____ - _____

PART 2: PROPERTY PROFILE

Property Type: Condo PUD Timeshare Co-Op Other: _____
Apartment Style Townhouse Style High-Rise (# of Stories _____)
Construction Date: 6, 1998 # of Phases: 6 Converted? Yes No Year: 2012
of Buildings: 52 Residential Recreational Other (describe): _____
of Pools 0 Asphalt Yes No
of Spas 0 Halls or Rooms Yes No
of Tennis Cts 0 Gate Systems Yes No
of Elevators 0 Waterscapes Yes No

Other Notes: * Association Roads (asphalt) are to be assumed by Clallam County on or before 2014. Therefore not included in this report.

PART 3: BUDGET INFORMATION

This Report should cover the 12-mo. period beginning 01/01/2014, ending 12/31/2014
(note: this should coincide with the association's Fiscal Year).
The total # of units/lots as of the start date above will be 107 UNITS IN ASSOC.
Our total current budgeted assessment income is \$ 192,437 per 4R (mo/qtr/yr).
Our total current budgeted Reserve contribution is \$ 28,248 per 4R (mo/qtr/yr).
Our projected Reserve balance as-of the start date above will be \$ 188,300.
Do interest earnings remain in the Reserve account? Yes No
If yes, what is the net annual interest rate? 0.85 %

PART 4: COMPONENT INFORMATION

UL = Useful Life (yrs), RUL = Remaining Useful Life (yrs)

#	Unique Component Name	Quantity/Description	UL	RUL	Current Replacement Cost (\$)
1	SEE Attached Spreadsheet	(4 pages) Revised listing			
2					
3					
4					
5					
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2014 RESERVE STUDY DATA - COMPONENT INFORMATION
SUNLAND DIVISION 17 (Sunland North) - SEQUIM, WA
RESUBMISSION

REVISED 7/15/2013
 by C. Rhodes

Date of Initial Construction (per Articles of Incorporation): Phase 1 = 1998; Phase 2 = 2000; Phase 3 = 2002;
 Phase 4 = 2004; Phase 5 = 2006; Phase 6 = 2008 Total Buildings = 52; Total Individual Units = 107

Unique Component Name	Action	Description	Qty	UL Original Useful Life (yrs)	RML Remaining Useful Life (yrs) in 2014	Est. Average per Bldg Cost	Total Current Estimated Replacement Cost	Comments
Exterior Siding, Fencing and Trim	Repair	Repaint exterior vinyl and/or hard-plank siding and unit fencing Excludes gutters and downspouts Qty listed is per BUILDING comprised of 2-3 units. Total Bldgs = 52 (7-8 buildings completed per year)	8	15	0	\$ 5,000	\$ 40,000	Begin 2014 - Includes caulking, sanding, filling & general repair, as needed Excludes gutters and downspouts.
			8	15	1	\$ 5,000	\$ 40,000	2015
			8	15	2	\$ 5,000	\$ 40,000	2016
			7	15	4	\$ 5,000	\$ 35,000	2018
			7	15	5	\$ 5,000	\$ 35,000	2019
			7	15	7	\$ 5,000	\$ 35,000	2021
			7	15	9	\$ 5,000	\$ 35,000	2023
		Total	52					\$ 260,000
Unit Fencing Tops & Caps	Replace	Decorative wooden (pressure treated) fencing tops and post caps on individual unit fences Qty listed is per BUILDING comprised of 2-3 units. (5 Bldgs completed in 2013)	7	12	0	\$ 450	\$ 3,150	Begin 2014
			7	12	1	\$ 450	\$ 3,150	2015
			7	12	2	\$ 450	\$ 3,150	2016
			7	12	3	\$ 450	\$ 3,150	2017
			7	12	4	\$ 450	\$ 3,150	2018
			6	12	5	\$ 450	\$ 2,700	2019
			6	12	6	\$ 450	\$ 2,700	2020
		Total	47					\$ 21,150
Perimeter Fence	Replace	Wooden, split-rail, 2-tier external perimeter fence Qty listed is per BUILDING portion of fencing	8	15	0	\$ 400	\$ 3,200	Begin 2014 - Includes disassembly, removal of damaged fencing and in-ground concrete post support, disposal of waste items Fencing behind 7-8 buildings completed per year.
			8	15	1	\$ 400	\$ 3,200	2015
			8	15	2	\$ 400	\$ 3,200	2016
			7	15	4	\$ 400	\$ 2,800	2018
			7	15	5	\$ 400	\$ 2,800	2019
			7	15	7	\$ 400	\$ 2,800	2021
			7	15	9	\$ 400	\$ 2,800	2023
		Total	52					\$ 20,800

2014 RESERVE STUDY DATA - COMPONENT INFORMATION
SUNLAND DIVISION 17 (Sunland North) - SEQUIM, WA

Updated 7/15/2013
by C. Rhodes

Date of Initial Construction (per Articles of Incorporation): Phase 1 = 1998; Phase 2 = 2000; Phase 3 = 2002; Phase 4 = 2004; Phase 5 = 2006; Phase 6 = 2008 **Total Buildings = 52; Total Individual Units = 107**

Unique Component Name	Action	Description	Qty	UL Original Useful Life (yrs)	RML Remaining Useful Life (yrs) In 2014	Est. Average per Bldg Cost	Total Current Estimated Replacement Cost	Comments
Exterior Security Lights	Replace	Security Light Poles (composite material) & Globes (glass). Average of 2 light poles per BUILDING (3 poles for 5 triplexes)	10	15	1	\$ 500	\$ 5,000	Begin 2015
			10	15	3	\$ 500	\$ 5,000	2017
			10	15	5	\$ 500	\$ 5,000	2019
			10	15	7	\$ 500	\$ 5,000	2021
			12	15	9	\$ 500	\$ 6,000	2023
			Total	52				
(Phases 1-5) Mailbox Support Columns & Containers @ Indiv Units	Replace	Mailbox base/support column (composite material) & Containers (plastic / composite). Average of 2 mailboxes per BUILDING (3 mailboxes for triplexes) Total Bldgs in Phases 1-5 = 45	10	15	1	\$ 200	\$ 2,000	Begin 2015
			10	15	3	\$ 200	\$ 2,000	2017
			12	15	5	\$ 200	\$ 2,400	2019
			13	15	7	\$ 200	\$ 2,600	2021
			Total	45				
Phase 6 - Mailbox Shelter and Containers	Major Repair or Replace	Concrete and wood outdoor shelter, composite material mailboxes (cluster type). Maximum number of mailboxes under shelter = 46 individual boxes, plus 2-4 parcel holding boxes	1	30	24	\$ 3,000	\$ 3,000	Begin in 2038 - Includes removal and disposal of damaged portions of concrete base and wooden and shingle siding/trim Reinforcement, repair, replacement of framing, underlayment, roof decking, tiles/shingles, concrete base Replacement mail containers, etc.
Total	1					\$ 3,000		

2014 RESERVE STUDY DATA - COMPONENT INFORMATION
SUNLAND DIVISION 17 (Sunland North) - SEQUIM, WA

Updated 7/15/2013
 by C. Rhodes

*Date of Initial Construction (per Articles of Incorporation): Phase 1 = 1998; Phase 2 = 2000; Phase 3 = 2002;
 Phase 4 = 2004; Phase 5 = 2006; Phase 6 = 2008 Total Buildings = 52; Total Individual Units = 107*

Unique Component Name	Action	Description	Qty	UL Original Useful Life (yrs)	RML Remaining Useful Life (yrs) In 2014	Est. Average per Bldg Cost	Total Current Estimated Replacement Cost	Comments
Entrance Monument	Major Repair or Replace	Decorative wooden pagoda, shingle & concrete base, lettering	1	25	17	\$2,000	\$2,000	Begin 2031- Includes removal and disposal of damaged portions of concrete base and wooden and shingle siding, lettering Reinforcement, repair, replacement of framing, underlayment, roof decking, tiles/shingles, concrete base, etc.
		Total	1				\$ 2,000	
Roofing	Major Repair or Replace	Roofing Includes concrete tile roofing for Phases 1-5, composite shingles for Phase 6, plus skylights & solar tubes for all units, as appropriate. Qty listed is per BUILDING comprised of 2-3 units (Total Bldgs =52)	8	35	19	\$25,000	\$200,000	Begin 2033 - Includes inspection/removal/disposal of damaged portions of underlayment, roofing materials and skylights/solar tubes; Repair, reinforcement, and replacement of framing, underlayment, roof decking, tiles/shingles, flashing, sky lights and solar tubes, as needed; repair/replacement of gutters, downspouts, and drains, as needed
			8	35	21	\$25,000	\$200,000	2035
			8	35	23	\$25,000	\$200,000	2037
			7	35	25	\$25,000	\$175,000	2039
			7	35	27	\$25,000	\$175,000	2041
			7	35	29	\$25,000	\$175,000	2043
			7	35	31	\$25,000	\$175,000	2045
		TOTAL	52				\$1,300,000	