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Update "With-Site-Visit" Reserve Study

Sunland Division 17 Owners' Association
Sequim, WA

Report #: 19544-9
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: May 21, 2020

SUSAN OORD
CAI-RS
00191
DESIGNATION
RESERVE SPECIALIST

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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3- Minute Executive Summary

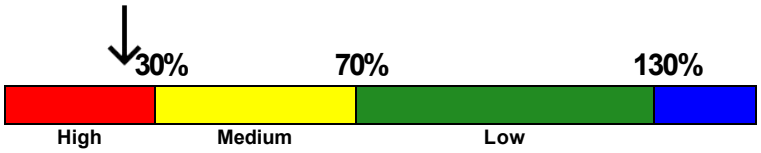
Association:	**Sunland Division 17 Owners' Association**	**Assoc. #: 19544-9**
Location:	**Sequim, WA**	**# of Units: 139**
Report Period:	**January 1, 2021 through December 31, 2021**	

Findings/Recommendations as-of: January 1, 2021

Starting Reserve Balance	**$420,000**
Current Fully Funded Reserve Balance	**$1,720,130**
Percent Funded	**24.4 %**
Average Reserve (Deficit) or Surplus Per Unit	**($9,353)**
Recommended 2021 100% Monthly "Full Funding" Contributions	**$21,600**
Recommended 2021 70% Monthly "Threshold Funding" Contributions	**$17,700**
2021 "Alternate / Baseline Funding" minimum to keep Reserves above $0	**$9,650**
Most Recent Budgeted Contribution Rate	**$5,833**

Reserves % Funded: 24.4%

Special Assessment Risk:



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.00 %**
Annual Inflation Rate	**3.00 %**

• This is a Update "With-Site-Visit" Reserve Study, meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 24.4 % 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. "Alternate Funding" in this report is synonymous with Baseline Funding, as defined within the RCW " to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site/Grounds			
100	Concrete - Repair/Replace	5	4	$8,200
142	Privacy Fence/Screen - Replc 1 of 7	28	6	$21,850
143	Privacy Fence/Screen - Replc 2 of 7	28	10	$16,400
144	Privacy Fence/Screen - Repc 3 of 7	28	12	$47,800
145	Privacy Fence/Screen - Repc 4 of 7	28	12	$31,450
146	Privacy Fence/Screen - Repc 5 of 7	15	4	$8,650
147	Privacy Fence/Screen - Repc 6 of 7	15	10	$5,400
148	Privacy Fence/Screen - Repc 7 of 7	15	13	$9,700
160	Pole Lights - Replace Phases 1-5	20	3	$67,450
162	Pole Lights - Rplce Phase 6	20	15	$31,200
170	Landscape/Trees - Refurbish	5	2	$8,200
172	Bark/Mulch - Replenish	3	0	$25,150
175	Irrigation System - Repair/Replace	5	1	$8,200
200	Entry Sign - Replace	25	12	$3,300
205	Mailbox Clusters Phase 6 - Replace	30	17	$4,400
	Buildings			
499	Shngle Roof, Skyls- Replace 1 of 3	30	19	$214,000
500	Shngle Roof, Skyls- Replace 2 of 3	30	25	$184,000
501	Shngle Roof, Skyls- Replace 3 of 3	30	25	$274,500
502	Tile Roofs, Skyls - Replace 1 of 5	50	30	$290,000
503	Tile Roofs, Skyls - Replace 2 of 5	50	31	$305,000
504	Tile Roofs, Skyls - Replace 3 of 5	50	32	$305,000
505	Tile Roofs, Skyls - Replace 4 of 5	50	33	$289,500
506	Tile Roofs, Skyls - Replace 5 of 5	50	34	$305,000
507	Gutters/Downspouts - (2014 Paint)	60	41	$12,000
507	Gutters/Downspouts - (2015 Paint)	60	42	$12,000
507	Gutters/Downspouts - (2016 Paint)	60	43	$12,000
507	Gutters/Downspouts - (2017 Paint)	60	44	$12,750
507	Gutters/Downspouts - (2018 Paint)	60	45	$10,500
507	Gutters/Downspouts - (2019 Paint)	60	46	$9,750
507	Gutters/Downspouts - (2020 Paint)	60	47	$3,750
507	Gutters/Downspouts - (2021 Paint)	60	48	$1,500
507	Gutters/Downspouts - (2022 Paint)	60	49	$6,000
507	Gutters/Downspouts - (2027 Paint)	60	54	$6,000
507	Gutters/Downspouts - (2030 Paint)	60	57	$18,000
517	Siding/Trim - Replace (2014 Paint)	60	41	$176,000
517	Siding/Trim - Replace (2015 Paint)	60	42	$176,000
519	Siding/Trim - Replace (2016 Paint)	60	43	$176,000
519	Siding/Trim - Replace (2017 Paint)	60	44	$187,000
519	Siding/Trim - Replace (2018 Paint)	60	45	$154,000
519	Siding/Trim - Replace (2019 Paint)	60	46	$143,000
519	Siding/Trim - Replace (2020 Paint)	60	47	$55,000
519	Siding/Trim - Replace (2021 Paint)	60	48	$22,000
519	Siding/Trim - Replace (2022 Paint)	60	49	$88,000
519	Siding/Trim - Replace (2027 Paint)	60	54	$88,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
519	Siding/Trim - Replace (2030 Paint)	60	57	$264,000
529	Building Painting - 2014 Completion	12	5	$60,000
529	Building Painting - 2015 Completion	12	6	$60,000
529	Building Painting - 2016 Completion	12	7	$60,000
529	Building Painting - 2017 Completion	12	8	$63,750
529	Building Painting - 2018 Completion	12	9	$52,500
529	Building Painting - 2019 Completion	12	10	$48,750
529	Building Painting - 2020 Completion	12	11	$18,750
530	Building Paint - 2021 Recommended	12	0	$7,500
530	Building Paint - 2022 Recommended	12	1	$30,000
530	Building Paint - 2027 Recommended	12	6	$30,000
530	Building Paint - 2030 Recommended	12	9	$90,000
533	Windows, Sliders - (2014 Paint)	30	17	$120,000
533	Windows, Sliders - (2015 Paint)	30	18	$120,000
533	Windows, Sliders - (2016 Paint)	30	19	$120,000
533	Windows, Sliders - (2017 Paint)	30	20	$136,500
533	Windows, Sliders - (2018 Paint)	30	21	$112,000
533	Windows, Sliders - (2019 Paint)	30	22	$104,250
533	Windows, Sliders - (2020 Paint)	30	23	$40,000
533	Windows, Sliders - (2021 Paint)	30	24	$16,000
533	Windows, Sliders - (2022 Paint)	30	25	$64,000
533	Windows, Sliders - (2027 Paint)	30	30	$64,000
533	Windows, Sliders - (2030 Paint)	30	33	$180,000
67	**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 STUDY RESULTS

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?

RESERVE COMPONENT "FOUR-PART TEST"

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 4/29/2020, we visually inspected all visible common areas, 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 also received information on past projects, current concerns and future plans.

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.

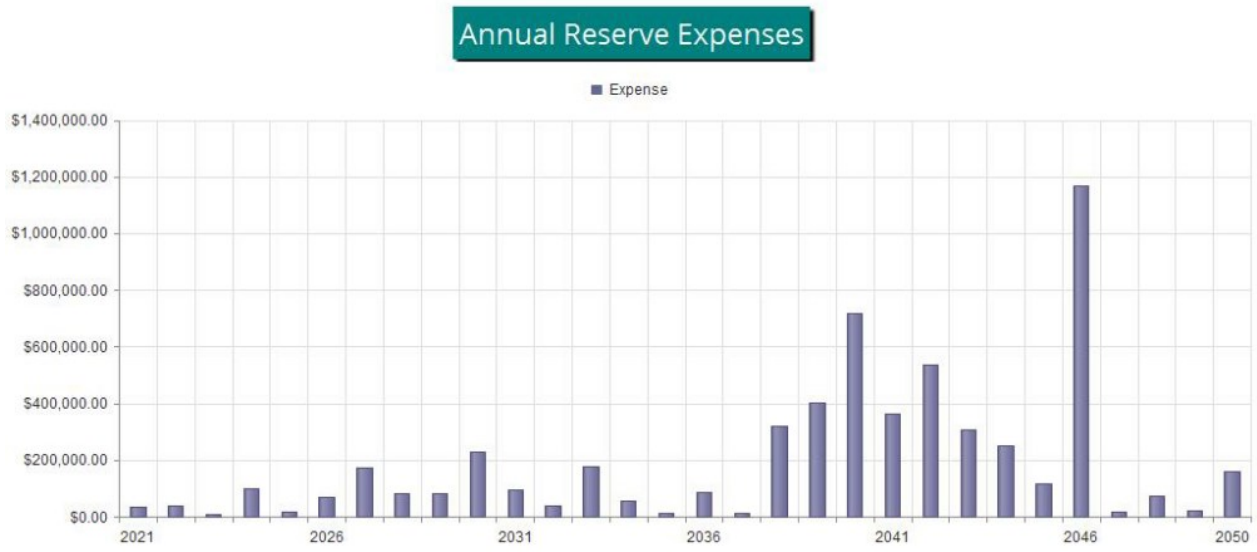


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $420,000 as-of the start of your Fiscal Year on 1/1/2021. As of that date, your Fully Funded Balance is computed to be $1,720,130 (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 $21,600 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.

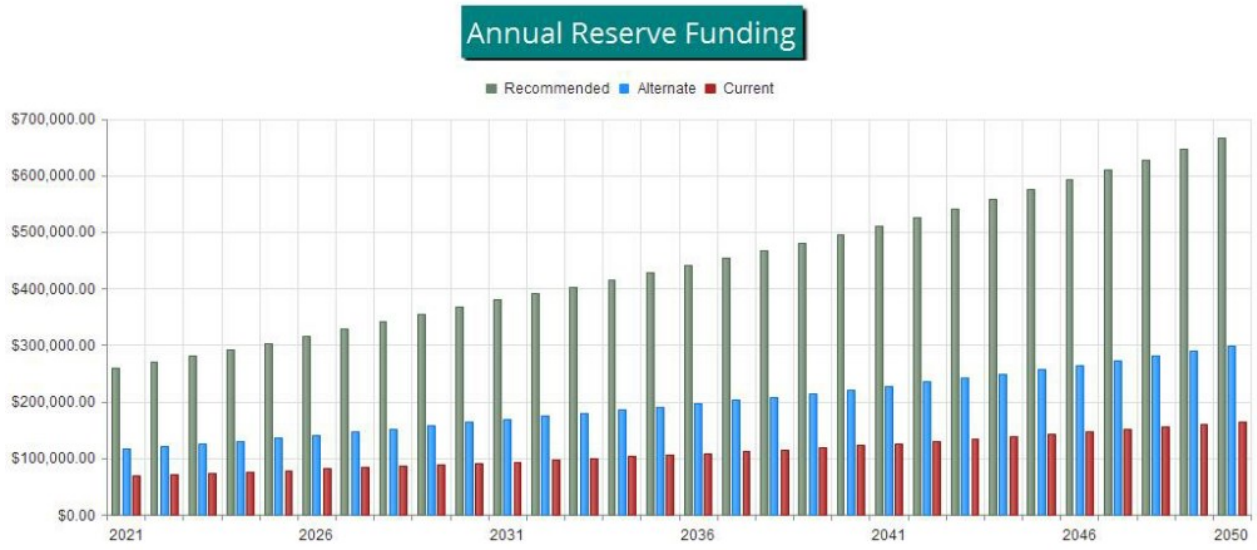


Figure 2

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.

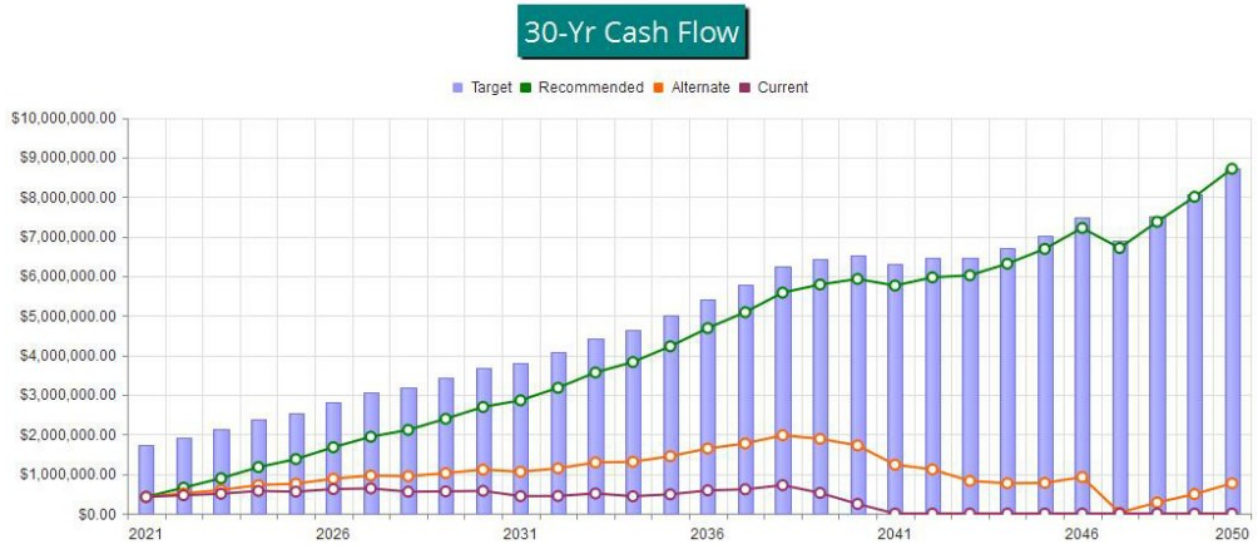


Figure 3

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.

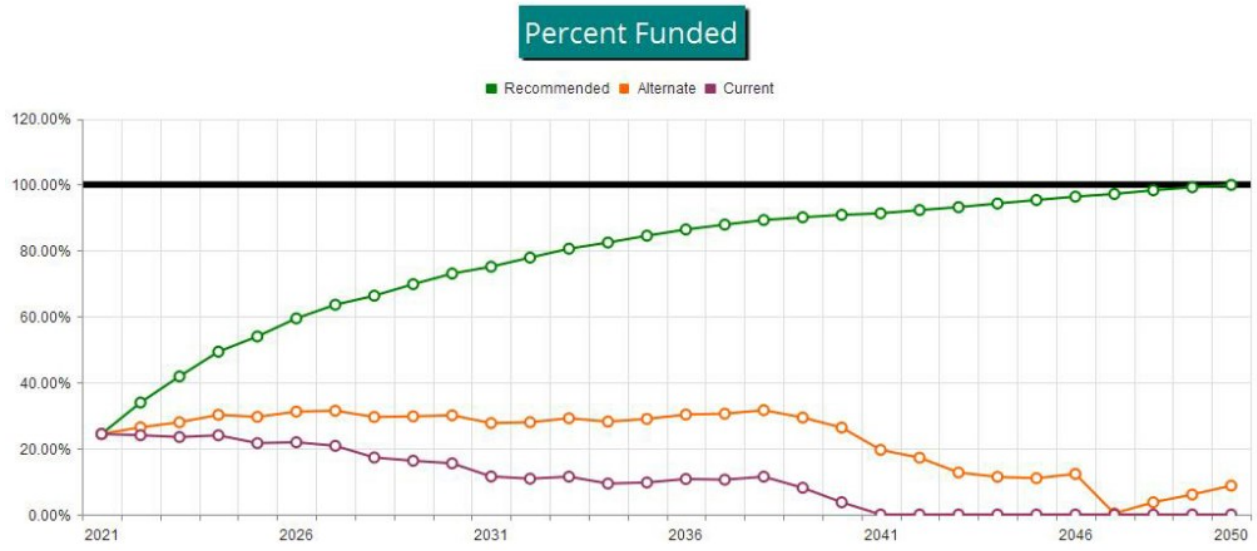


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Site/Grounds					
100	Concrete - Repair/Replace	Aggregate	5	4	$5,500	$10,900
142	Privacy Fence/Screen - Replc 1 of 7	(8) buildings	28	6	$16,400	$27,300
143	Privacy Fence/Screen - Replc 2 of 7	~(6) buildings	28	10	$12,300	$20,500
144	Privacy Fence/Screen - Repc 3 of 7	(16) buildings	28	12	$35,800	$59,800
145	Privacy Fence/Screen - Repc 4 of 7	(11) buildings	28	12	$23,600	$39,300
146	Privacy Fence/Screen - Repc 5 of 7	(7) buildings, ~175 LF	15	4	$7,700	$9,600
147	Privacy Fence/Screen - Repc 6 of 7	(6) buildings, ~110 LF	15	10	$4,800	$6,000
148	Privacy Fence/Screen - Repc 7 of 7	(9) buildings, ~200 LF	15	13	$8,600	$10,800
160	Pole Lights - Replace Phases 1-5	(95) pole lights	20	3	$51,900	$83,000
162	Pole Lights - Rplce Phase 6	(44) pole lights	20	15	$24,000	$38,400
170	Landscape/Trees - Refurbish	Grass, trees, bushes, etc	5	2	$5,500	$10,900
172	Bark/Mulch - Replenish	Bark/mulch, extensive	3	0	$21,900	$28,400
175	Irrigation System - Repair/Replace	Controls, valves, etc.	5	1	$5,500	$10,900
200	Entry Sign - Replace	(1) monument/sign	25	12	$2,200	$4,400
205	Mailbox Clusters Phase 6 - Replace	(3) metal cluster units	30	17	$3,900	$4,900
	Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	(7) buildings	30	19	$203,000	$225,000
500	Shngle Roof, Skyls- Replace 2 of 3	(6) buildings	30	25	$173,000	$195,000
501	Shngle Roof, Skyls- Replace 3 of 3	(9) buildings	30	25	$261,000	$288,000
502	Tile Roofs, Skyls - Replace 1 of 5	(9) buildings	50	30	$279,000	$301,000
503	Tile Roofs, Skyls - Replace 2 of 5	(9) buildings	50	31	$294,000	$316,000
504	Tile Roofs, Skyls - Replace 3 of 5	(9) buildings	50	32	$294,000	$316,000
505	Tile Roofs, Skyls - Replace 4 of 5	(9) buildings	50	33	$279,000	$300,000
506	Tile Roofs, Skyls - Replace 5 of 5	(9) buildings	50	34	$294,000	$316,000
507	Gutters/Downspouts - (2014 Paint)	(16) Units	60	41	$9,600	$14,400
507	Gutters/Downspouts - (2015 Paint)	(16) Units	60	42	$9,600	$14,400
507	Gutters/Downspouts - (2016 Paint)	(16) Units	60	43	$9,600	$14,400
507	Gutters/Downspouts - (2017 Paint)	(17) Units	60	44	$10,200	$15,300
507	Gutters/Downspouts - (2018 Paint)	(14) Units	60	45	$8,400	$12,600
507	Gutters/Downspouts - (2019 Paint)	(13) Units	60	46	$7,800	$11,700
507	Gutters/Downspouts - (2020 Paint)	(5) Units	60	47	$3,000	$4,500
507	Gutters/Downspouts - (2021 Paint)	(2) Units	60	48	$1,200	$1,800
507	Gutters/Downspouts - (2022 Paint)	(8) Units	60	49	$4,800	$7,200
507	Gutters/Downspouts - (2027 Paint)	(8) Units	60	54	$4,800	$7,200
507	Gutters/Downspouts - (2030 Paint)	(24) Units	60	57	$14,400	$21,600
517	Siding/Trim - Replace (2014 Paint)	(16) Units	60	41	$144,000	$208,000
517	Siding/Trim - Replace (2015 Paint)	(16) Units	60	42	$144,000	$208,000
519	Siding/Trim - Replace (2016 Paint)	(16) Units	60	43	$144,000	$208,000
519	Siding/Trim - Replace (2017 Paint)	(17) Units	60	44	$153,000	$221,000
519	Siding/Trim - Replace (2018 Paint)	(14) Units	60	45	$126,000	$182,000
519	Siding/Trim - Replace (2019 Paint)	(13) Units	60	46	$117,000	$169,000
519	Siding/Trim - Replace (2020 Paint)	(5) Units	60	47	$45,000	$65,000
519	Siding/Trim - Replace (2021 Paint)	(2) Units	60	48	$18,000	$26,000
519	Siding/Trim - Replace (2022 Paint)	(8) Units	60	49	$72,000	$104,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
519	Siding/Trim - Replace (2027 Paint)	(8) Units	60	54	$72,000	$104,000
519	Siding/Trim - Replace (2030 Paint)	(24) Units	60	57	$216,000	$312,000
529	Building Painting - 2014 Completion	(16) Units	12	5	$56,000	$64,000
529	Building Painting - 2015 Completion	(16) Units	12	6	$56,000	$64,000
529	Building Painting - 2016 Completion	(16) Units	12	7	$56,000	$64,000
529	Building Painting - 2017 Completion	(17) Units	12	8	$59,500	$68,000
529	Building Painting - 2018 Completion	(14) Units	12	9	$49,000	$56,000
529	Building Painting - 2019 Completion	(13) Units	12	10	$45,500	$52,000
529	Building Painting - 2020 Completion	(5) Units	12	11	$17,500	$20,000
530	Building Paint - 2021 Recommended	(2) Units	12	0	$7,000	$8,000
530	Building Paint - 2022 Recommended	(8) Units	12	1	$28,000	$32,000
530	Building Paint - 2027 Recommended	(8) Units	12	6	$28,000	$32,000
530	Building Paint - 2030 Recommended	(24) Units	12	9	$84,000	$96,000
533	Windows, Sliders - (2014 Paint)	(16) Units	30	17	$104,000	$136,000
533	Windows, Sliders - (2015 Paint)	(16) Units	30	18	$104,000	$136,000
533	Windows, Sliders - (2016 Paint)	(16) Units	30	19	$104,000	$136,000
533	Windows, Sliders - (2017 Paint)	(17) Units	30	20	$111,000	$162,000
533	Windows, Sliders - (2018 Paint)	(14) Units	30	21	$91,000	$133,000
533	Windows, Sliders - (2019 Paint)	(13) Units	30	22	$84,500	$124,000
533	Windows, Sliders - (2020 Paint)	(5) Units	30	23	$32,500	$47,500
533	Windows, Sliders - (2021 Paint)	(2) Units	30	24	$13,000	$19,000
533	Windows, Sliders - (2022 Paint)	(8) Units	30	25	$52,000	$76,000
533	Windows, Sliders - (2027 Paint)	(8) Units	30	30	$52,000	$76,000
533	Windows, Sliders - (2030 Paint)	(24) Units	30	33	$156,000	$204,000
67	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Site/Grounds							
100	Concrete - Repair/Replace	$8,200	X	1	/	5	=	$1,640
142	Privacy Fence/Screen - Replc 1 of 7	$21,850	X	22	/	28	=	$17,168
143	Privacy Fence/Screen - Replc 2 of 7	$16,400	X	18	/	28	=	$10,543
144	Privacy Fence/Screen - Repc 3 of 7	$47,800	X	16	/	28	=	$27,314
145	Privacy Fence/Screen - Repc 4 of 7	$31,450	X	16	/	28	=	$17,971
146	Privacy Fence/Screen - Repc 5 of 7	$8,650	X	11	/	15	=	$6,343
147	Privacy Fence/Screen - Repc 6 of 7	$5,400	X	5	/	15	=	$1,800
148	Privacy Fence/Screen - Repc 7 of 7	$9,700	X	2	/	15	=	$1,293
160	Pole Lights - Replace Phases 1-5	$67,450	X	17	/	20	=	$57,333
162	Pole Lights - Rplce Phase 6	$31,200	X	5	/	20	=	$7,800
170	Landscape/Trees - Refurbish	$8,200	X	3	/	5	=	$4,920
172	Bark/Mulch - Replenish	$25,150	X	3	/	3	=	$25,150
175	Irrigation System - Repair/Replace	$8,200	X	4	/	5	=	$6,560
200	Entry Sign - Replace	$3,300	X	13	/	25	=	$1,716
205	Mailbox Clusters Phase 6 - Replace	$4,400	X	13	/	30	=	$1,907
	Buildings							
499	Shngle Roof, Skyls- Replace 1 of 3	$214,000	X	11	/	30	=	$78,467
500	Shngle Roof, Skyls- Replace 2 of 3	$184,000	X	5	/	30	=	$30,667
501	Shngle Roof, Skyls- Replace 3 of 3	$274,500	X	5	/	30	=	$45,750
502	Tile Roofs, Skyls - Replace 1 of 5	$290,000	X	20	/	50	=	$116,000
503	Tile Roofs, Skyls - Replace 2 of 5	$305,000	X	19	/	50	=	$115,900
504	Tile Roofs, Skyls - Replace 3 of 5	$305,000	X	18	/	50	=	$109,800
505	Tile Roofs, Skyls - Replace 4 of 5	$289,500	X	17	/	50	=	$98,430
506	Tile Roofs, Skyls - Replace 5 of 5	$305,000	X	16	/	50	=	$97,600
507	Gutters/Downspouts - (2014 Paint)	$12,000	X	19	/	60	=	$3,800
507	Gutters/Downspouts - (2015 Paint)	$12,000	X	18	/	60	=	$3,600
507	Gutters/Downspouts - (2016 Paint)	$12,000	X	17	/	60	=	$3,400
507	Gutters/Downspouts - (2017 Paint)	$12,750	X	16	/	60	=	$3,400
507	Gutters/Downspouts - (2018 Paint)	$10,500	X	15	/	60	=	$2,625
507	Gutters/Downspouts - (2019 Paint)	$9,750	X	14	/	60	=	$2,275
507	Gutters/Downspouts - (2020 Paint)	$3,750	X	13	/	60	=	$813
507	Gutters/Downspouts - (2021 Paint)	$1,500	X	12	/	60	=	$300
507	Gutters/Downspouts - (2022 Paint)	$6,000	X	11	/	60	=	$1,100
507	Gutters/Downspouts - (2027 Paint)	$6,000	X	6	/	60	=	$600
507	Gutters/Downspouts - (2030 Paint)	$18,000	X	3	/	60	=	$900
517	Siding/Trim - Replace (2014 Paint)	$176,000	X	19	/	60	=	$55,733
517	Siding/Trim - Replace (2015 Paint)	$176,000	X	18	/	60	=	$52,800
519	Siding/Trim - Replace (2016 Paint)	$176,000	X	17	/	60	=	$49,867
519	Siding/Trim - Replace (2017 Paint)	$187,000	X	16	/	60	=	$49,867
519	Siding/Trim - Replace (2018 Paint)	$154,000	X	15	/	60	=	$38,500
519	Siding/Trim - Replace (2019 Paint)	$143,000	X	14	/	60	=	$33,367
519	Siding/Trim - Replace (2020 Paint)	$55,000	X	13	/	60	=	$11,917
519	Siding/Trim - Replace (2021 Paint)	$22,000	X	12	/	60	=	$4,400
519	Siding/Trim - Replace (2022 Paint)	$88,000	X	11	/	60	=	$16,133
519	Siding/Trim - Replace (2027 Paint)	$88,000	X	6	/	60	=	$8,800

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
519	Siding/Trim - Replace (2030 Paint)	$264,000	X	3	/	60	=	$13,200
529	Building Painting - 2014 Completion	$60,000	X	7	/	12	=	$35,000
529	Building Painting - 2015 Completion	$60,000	X	6	/	12	=	$30,000
529	Building Painting - 2016 Completion	$60,000	X	5	/	12	=	$25,000
529	Building Painting - 2017 Completion	$63,750	X	4	/	12	=	$21,250
529	Building Painting - 2018 Completion	$52,500	X	3	/	12	=	$13,125
529	Building Painting - 2019 Completion	$48,750	X	2	/	12	=	$8,125
529	Building Painting - 2020 Completion	$18,750	X	1	/	12	=	$1,563
530	Building Paint - 2021 Recommended	$7,500	X	12	/	12	=	$7,500
530	Building Paint - 2022 Recommended	$30,000	X	11	/	12	=	$27,500
530	Building Paint - 2027 Recommended	$30,000	X	6	/	12	=	$15,000
530	Building Paint - 2030 Recommended	$90,000	X	3	/	12	=	$22,500
533	Windows, Sliders - (2014 Paint)	$120,000	X	13	/	30	=	$52,000
533	Windows, Sliders - (2015 Paint)	$120,000	X	12	/	30	=	$48,000
533	Windows, Sliders - (2016 Paint)	$120,000	X	11	/	30	=	$44,000
533	Windows, Sliders - (2017 Paint)	$136,500	X	10	/	30	=	$45,500
533	Windows, Sliders - (2018 Paint)	$112,000	X	9	/	30	=	$33,600
533	Windows, Sliders - (2019 Paint)	$104,250	X	8	/	30	=	$27,800
533	Windows, Sliders - (2020 Paint)	$40,000	X	7	/	30	=	$9,333
533	Windows, Sliders - (2021 Paint)	$16,000	X	6	/	30	=	$3,200
533	Windows, Sliders - (2022 Paint)	$64,000	X	5	/	30	=	$10,667
533	Windows, Sliders - (2027 Paint)	$64,000	X	0	/	30	=	$0
533	Windows, Sliders - (2030 Paint)	$180,000	X	0	/	30	=	$0
								$1,720,130

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Site/Grounds				
100	Concrete - Repair/Replace	5	$8,200	$1,640	0.90 %
142	Privacy Fence/Screen - Replc 1 of 7	28	$21,850	$780	0.43 %
143	Privacy Fence/Screen - Replc 2 of 7	28	$16,400	$586	0.32 %
144	Privacy Fence/Screen - Repc 3 of 7	28	$47,800	$1,707	0.93 %
145	Privacy Fence/Screen - Repc 4 of 7	28	$31,450	$1,123	0.61 %
146	Privacy Fence/Screen - Repc 5 of 7	15	$8,650	$577	0.31 %
147	Privacy Fence/Screen - Repc 6 of 7	15	$5,400	$360	0.20 %
148	Privacy Fence/Screen - Repc 7 of 7	15	$9,700	$647	0.35 %
160	Pole Lights - Replace Phases 1-5	20	$67,450	$3,373	1.84 %
162	Pole Lights - Rplce Phase 6	20	$31,200	$1,560	0.85 %
170	Landscape/Trees - Refurbish	5	$8,200	$1,640	0.90 %
172	Bark/Mulch - Replenish	3	$25,150	$8,383	4.58 %
175	Irrigation System - Repair/Replace	5	$8,200	$1,640	0.90 %
200	Entry Sign - Replace	25	$3,300	$132	0.07 %
205	Mailbox Clusters Phase 6 - Replace	30	$4,400	$147	0.08 %
	Buildings				
499	Shngle Roof, Skyls- Replace 1 of 3	30	$214,000	$7,133	3.89 %
500	Shngle Roof, Skyls- Replace 2 of 3	30	$184,000	$6,133	3.35 %
501	Shngle Roof, Skyls- Replace 3 of 3	30	$274,500	$9,150	5.00 %
502	Tile Roofs, Skyls - Replace 1 of 5	50	$290,000	$5,800	3.17 %
503	Tile Roofs, Skyls - Replace 2 of 5	50	$305,000	$6,100	3.33 %
504	Tile Roofs, Skyls - Replace 3 of 5	50	$305,000	$6,100	3.33 %
505	Tile Roofs, Skyls - Replace 4 of 5	50	$289,500	$5,790	3.16 %
506	Tile Roofs, Skyls - Replace 5 of 5	50	$305,000	$6,100	3.33 %
507	Gutters/Downspouts - (2014 Paint)	60	$12,000	$200	0.11 %
507	Gutters/Downspouts - (2015 Paint)	60	$12,000	$200	0.11 %
507	Gutters/Downspouts - (2016 Paint)	60	$12,000	$200	0.11 %
507	Gutters/Downspouts - (2017 Paint)	60	$12,750	$213	0.12 %
507	Gutters/Downspouts - (2018 Paint)	60	$10,500	$175	0.10 %
507	Gutters/Downspouts - (2019 Paint)	60	$9,750	$163	0.09 %
507	Gutters/Downspouts - (2020 Paint)	60	$3,750	$63	0.03 %
507	Gutters/Downspouts - (2021 Paint)	60	$1,500	$25	0.01 %
507	Gutters/Downspouts - (2022 Paint)	60	$6,000	$100	0.05 %
507	Gutters/Downspouts - (2027 Paint)	60	$6,000	$100	0.05 %
507	Gutters/Downspouts - (2030 Paint)	60	$18,000	$300	0.16 %
517	Siding/Trim - Replace (2014 Paint)	60	$176,000	$2,933	1.60 %
517	Siding/Trim - Replace (2015 Paint)	60	$176,000	$2,933	1.60 %
519	Siding/Trim - Replace (2016 Paint)	60	$176,000	$2,933	1.60 %
519	Siding/Trim - Replace (2017 Paint)	60	$187,000	$3,117	1.70 %
519	Siding/Trim - Replace (2018 Paint)	60	$154,000	$2,567	1.40 %
519	Siding/Trim - Replace (2019 Paint)	60	$143,000	$2,383	1.30 %
519	Siding/Trim - Replace (2020 Paint)	60	$55,000	$917	0.50 %
519	Siding/Trim - Replace (2021 Paint)	60	$22,000	$367	0.20 %
519	Siding/Trim - Replace (2022 Paint)	60	$88,000	$1,467	0.80 %
519	Siding/Trim - Replace (2027 Paint)	60	$88,000	$1,467	0.80 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
519	Siding/Trim - Replace (2030 Paint)	60	$264,000	$4,400	2.40 %
529	Building Painting - 2014 Completion	12	$60,000	$5,000	2.73 %
529	Building Painting - 2015 Completion	12	$60,000	$5,000	2.73 %
529	Building Painting - 2016 Completion	12	$60,000	$5,000	2.73 %
529	Building Painting - 2017 Completion	12	$63,750	$5,313	2.90 %
529	Building Painting - 2018 Completion	12	$52,500	$4,375	2.39 %
529	Building Painting - 2019 Completion	12	$48,750	$4,063	2.22 %
529	Building Painting - 2020 Completion	12	$18,750	$1,563	0.85 %
530	Building Paint - 2021 Recommended	12	$7,500	$625	0.34 %
530	Building Paint - 2022 Recommended	12	$30,000	$2,500	1.36 %
530	Building Paint - 2027 Recommended	12	$30,000	$2,500	1.36 %
530	Building Paint - 2030 Recommended	12	$90,000	$7,500	4.09 %
533	Windows, Sliders - (2014 Paint)	30	$120,000	$4,000	2.18 %
533	Windows, Sliders - (2015 Paint)	30	$120,000	$4,000	2.18 %
533	Windows, Sliders - (2016 Paint)	30	$120,000	$4,000	2.18 %
533	Windows, Sliders - (2017 Paint)	30	$136,500	$4,550	2.48 %
533	Windows, Sliders - (2018 Paint)	30	$112,000	$3,733	2.04 %
533	Windows, Sliders - (2019 Paint)	30	$104,250	$3,475	1.90 %
533	Windows, Sliders - (2020 Paint)	30	$40,000	$1,333	0.73 %
533	Windows, Sliders - (2021 Paint)	30	$16,000	$533	0.29 %
533	Windows, Sliders - (2022 Paint)	30	$64,000	$2,133	1.16 %
533	Windows, Sliders - (2027 Paint)	30	$64,000	$2,133	1.16 %
533	Windows, Sliders - (2030 Paint)	30	$180,000	$6,000	3.28 %
67	Total Funded Components			$183,151	100.00 %

30-Year Reserve Plan Summary

19544-9
WSV

Fiscal Year Start: 2021	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	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	$420,000	$1,720,130	24.4 %	High	270.29 %	$259,200	$0	$5,357	$32,650
2022	$651,907	$1,920,570	33.9 %	Medium	4.00 %	$269,568	$0	$7,705	$39,346
2023	$889,835	$2,125,600	41.9 %	Medium	4.00 %	$280,351	$0	$10,304	$8,699
2024	$1,171,790	$2,373,985	49.4 %	Medium	4.00 %	$291,565	$0	$12,728	$101,187
2025	$1,374,896	$2,547,121	54.0 %	Medium	4.00 %	$303,227	$0	$15,240	$18,965
2026	$1,674,399	$2,816,323	59.5 %	Medium	4.00 %	$315,356	$0	$18,056	$69,556
2027	$1,938,254	$3,047,861	63.6 %	Medium	4.00 %	$327,971	$0	$20,248	$173,376
2028	$2,113,097	$3,185,972	66.3 %	Medium	4.00 %	$341,090	$0	$22,520	$83,877
2029	$2,392,829	$3,427,167	69.8 %	Medium	4.00 %	$354,733	$0	$25,414	$80,757
2030	$2,692,220	$3,685,773	73.0 %	Low	4.00 %	$368,922	$0	$27,747	$229,444
2031	$2,859,444	$3,806,158	75.1 %	Low	3.00 %	$379,990	$0	$30,158	$94,813
2032	$3,174,779	$4,076,209	77.9 %	Low	3.00 %	$391,390	$0	$33,672	$37,305
2033	$3,562,536	$4,421,200	80.6 %	Low	3.00 %	$403,131	$0	$36,930	$175,939
2034	$3,826,659	$4,641,583	82.4 %	Low	3.00 %	$415,225	$0	$40,235	$58,301
2035	$4,223,819	$4,997,813	84.5 %	Low	3.00 %	$427,682	$0	$44,518	$12,403
2036	$4,683,616	$5,420,315	86.4 %	Low	3.00 %	$440,513	$0	$48,823	$87,791
2037	$5,085,161	$5,786,403	87.9 %	Low	3.00 %	$453,728	$0	$53,298	$13,159
2038	$5,579,028	$6,249,162	89.3 %	Low	3.00 %	$467,340	$0	$56,795	$318,338
2039	$5,784,825	$6,420,550	90.1 %	Low	3.00 %	$481,360	$0	$58,521	$400,327
2040	$5,924,379	$6,521,986	90.8 %	Low	3.00 %	$495,801	$0	$58,388	$720,428
2041	$5,758,140	$6,306,396	91.3 %	Low	3.00 %	$510,675	$0	$58,594	$361,674
2042	$5,965,735	$6,463,778	92.3 %	Low	3.00 %	$525,995	$0	$59,884	$535,486
2043	$6,016,129	$6,457,078	93.2 %	Low	3.00 %	$541,775	$0	$61,608	$308,876
2044	$6,310,635	$6,694,112	94.3 %	Low	3.00 %	$558,028	$0	$64,948	$249,067
2045	$6,684,545	$7,010,705	95.3 %	Low	3.00 %	$574,769	$0	$69,459	$115,564
2046	$7,213,209	$7,485,472	96.4 %	Low	3.00 %	$592,012	$0	$69,570	$1,168,119
2047	$6,706,673	$6,901,856	97.2 %	Low	3.00 %	$609,773	$0	$70,349	$17,684
2048	$7,369,110	$7,497,528	98.3 %	Low	3.00 %	$628,066	$0	$76,812	$74,080
2049	$7,999,909	$8,065,187	99.2 %	Low	3.00 %	$646,908	$0	$83,505	$22,193
2050	$8,708,128	$8,715,892	99.9 %	Low	3.00 %	$666,315	$0	$90,021	$160,718

30-Year Reserve Plan Summary (Alternate Funding Plan)

19544-9
WSV

Fiscal Year Start: 2021	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	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	$420,000	$1,720,130	24.4 %		High	65.43 %	$115,800	$0	$4,637	$32,650
2022	$507,787	$1,920,570	26.4 %		High	4.00 %	$120,432	$0	$5,509	$39,346
2023	$594,381	$2,125,600	28.0 %		High	4.00 %	$125,249	$0	$6,557	$8,699
2024	$717,488	$2,373,985	30.2 %		Medium	4.00 %	$130,259	$0	$7,354	$101,187
2025	$753,915	$2,547,121	29.6 %		High	4.00 %	$135,470	$0	$8,159	$18,965
2026	$878,578	$2,816,323	31.2 %		Medium	4.00 %	$140,888	$0	$9,184	$69,556
2027	$959,095	$3,047,861	31.5 %		Medium	4.00 %	$146,524	$0	$9,500	$173,376
2028	$941,742	$3,185,972	29.6 %		High	4.00 %	$152,385	$0	$9,805	$83,877
2029	$1,020,055	$3,427,167	29.8 %		High	4.00 %	$158,480	$0	$10,638	$80,757
2030	$1,108,416	$3,685,773	30.1 %		Medium	4.00 %	$164,820	$0	$10,810	$229,444
2031	$1,054,602	$3,806,158	27.7 %		High	3.00 %	$169,764	$0	$10,971	$94,813
2032	$1,140,524	$4,076,209	28.0 %		High	3.00 %	$174,857	$0	$12,149	$37,305
2033	$1,290,224	$4,421,200	29.2 %		High	3.00 %	$180,103	$0	$12,982	$175,939
2034	$1,307,371	$4,641,583	28.2 %		High	3.00 %	$185,506	$0	$13,773	$58,301
2035	$1,448,348	$4,997,813	29.0 %		High	3.00 %	$191,071	$0	$15,447	$12,403
2036	$1,642,464	$5,420,315	30.3 %		Medium	3.00 %	$196,803	$0	$17,048	$87,791
2037	$1,768,523	$5,786,403	30.6 %		Medium	3.00 %	$202,707	$0	$18,719	$13,159
2038	$1,976,790	$6,249,162	31.6 %		Medium	3.00 %	$208,788	$0	$19,308	$318,338
2039	$1,886,549	$6,420,550	29.4 %		High	3.00 %	$215,052	$0	$18,022	$400,327
2040	$1,719,295	$6,521,986	26.4 %		High	3.00 %	$221,504	$0	$14,766	$720,428
2041	$1,235,137	$6,306,396	19.6 %		High	3.00 %	$228,149	$0	$11,737	$361,674
2042	$1,113,349	$6,463,778	17.2 %		High	3.00 %	$234,993	$0	$9,675	$535,486
2043	$822,532	$6,457,078	12.7 %		High	3.00 %	$242,043	$0	$7,927	$308,876
2044	$763,626	$6,694,112	11.4 %		High	3.00 %	$249,304	$0	$7,673	$249,067
2045	$771,536	$7,010,705	11.0 %		High	3.00 %	$256,783	$0	$8,460	$115,564
2046	$921,216	$7,485,472	12.3 %		High	3.00 %	$264,487	$0	$4,716	$1,168,119
2047	$22,300	$6,901,856	0.3 %		High	3.00 %	$272,422	$0	$1,504	$17,684
2048	$278,541	$7,497,528	3.7 %		High	3.00 %	$280,594	$0	$3,836	$74,080
2049	$488,890	$8,065,187	6.1 %		High	3.00 %	$289,012	$0	$6,252	$22,193
2050	$761,961	$8,715,892	8.7 %		High	3.00 %	$297,682	$0	$8,343	$160,718

30-Year Income/Expense Detail

19544-9
WSV

	Fiscal Year	2021	2022	2023	2024	2025
	Starting Reserve Balance	$420,000	$651,907	$889,835	$1,171,790	$1,374,896
	Annual Reserve Contribution	$259,200	$269,568	$280,351	$291,565	$303,227
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,357	$7,705	$10,304	$12,728	$15,240
	Total Income	$684,557	$929,181	$1,180,489	$1,476,083	$1,693,363
#	Component					
	Site/Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$9,229
142	Privacy Fence/Screen - Replc 1 of 7	$0	$0	$0	$0	$0
143	Privacy Fence/Screen - Replc 2 of 7	$0	$0	$0	$0	$0
144	Privacy Fence/Screen - Repc 3 of 7	$0	$0	$0	$0	$0
145	Privacy Fence/Screen - Repc 4 of 7	$0	$0	$0	$0	$0
146	Privacy Fence/Screen - Repc 5 of 7	$0	$0	$0	$0	$9,736
147	Privacy Fence/Screen - Repc 6 of 7	$0	$0	$0	$0	$0
148	Privacy Fence/Screen - Repc 7 of 7	$0	$0	$0	$0	$0
160	Pole Lights - Replace Phases 1-5	$0	$0	$0	$73,704	$0
162	Pole Lights - Rplce Phase 6	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$8,699	$0	$0
172	Bark/Mulch - Replenish	$25,150	$0	$0	$27,482	$0
175	Irrigation System - Repair/Replace	$0	$8,446	$0	$0	$0
200	Entry Sign - Replace	$0	$0	$0	$0	$0
205	Mailbox Clusters Phase 6 - Replace	$0	$0	$0	$0	$0
	Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	$0	$0	$0	$0	$0
500	Shngle Roof, Skyls- Replace 2 of 3	$0	$0	$0	$0	$0
501	Shngle Roof, Skyls- Replace 3 of 3	$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 - (2014 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2015 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2016 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2017 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2018 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2019 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2020 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2021 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2022 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2027 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2030 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2014 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2015 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2016 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2017 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2018 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2019 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2020 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2021 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2022 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2027 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2030 Paint)	$0	$0	$0	$0	$0
529	Building Painting - 2014 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2015 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2016 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2017 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2018 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2019 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2020 Completion	$0	$0	$0	$0	$0
530	Building Paint - 2021 Recommended	$7,500	$0	$0	$0	$0
530	Building Paint - 2022 Recommended	$0	$30,900	$0	$0	$0
530	Building Paint - 2027 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2030 Recommended	$0	$0	$0	$0	$0

Fiscal Year	2021	2022	2023	2024	2025
533 Windows, Sliders - (2014 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2015 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2016 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2017 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2018 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2019 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2020 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2021 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2022 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2027 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2030 Paint)	$0	$0	$0	$0	$0
Total Expenses	$32,650	$39,346	$8,699	$101,187	$18,965
Ending Reserve Balance	$651,907	$889,835	$1,171,790	$1,374,896	$1,674,399

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$1,674,399	$1,938,254	$2,113,097	$2,392,829	$2,692,220
	Annual Reserve Contribution	$315,356	$327,971	$341,090	$354,733	$368,922
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$18,056	$20,248	$22,520	$25,414	$27,747
	Total Income	$2,007,811	$2,286,473	$2,476,706	$2,772,976	$3,088,889
#	Component					
	Site/Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$10,699
142	Privacy Fence/Screen - Replc 1 of 7	$0	$26,090	$0	$0	$0
143	Privacy Fence/Screen - Replc 2 of 7	$0	$0	$0	$0	$0
144	Privacy Fence/Screen - Repc 3 of 7	$0	$0	$0	$0	$0
145	Privacy Fence/Screen - Repc 4 of 7	$0	$0	$0	$0	$0
146	Privacy Fence/Screen - Repc 5 of 7	$0	$0	$0	$0	$0
147	Privacy Fence/Screen - Repc 6 of 7	$0	$0	$0	$0	$0
148	Privacy Fence/Screen - Repc 7 of 7	$0	$0	$0	$0	$0
160	Pole Lights - Replace Phases 1-5	$0	$0	$0	$0	$0
162	Pole Lights - Rplce Phase 6	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$10,085	$0	$0
172	Bark/Mulch - Replenish	$0	$30,030	$0	$0	$32,815
175	Irrigation System - Repair/Replace	$0	$9,791	$0	$0	$0
200	Entry Sign - Replace	$0	$0	$0	$0	$0
205	Mailbox Clusters Phase 6 - Replace	$0	$0	$0	$0	$0
	Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	$0	$0	$0	$0	$0
500	Shngle Roof, Skyls- Replace 2 of 3	$0	$0	$0	$0	$0
501	Shngle Roof, Skyls- Replace 3 of 3	$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 - (2014 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2015 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2016 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2017 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2018 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2019 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2020 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2021 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2022 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2027 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2030 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2014 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2015 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2016 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2017 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2018 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2019 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2020 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2021 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2022 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2027 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2030 Paint)	$0	$0	$0	$0	$0
529	Building Painting - 2014 Completion	$69,556	$0	$0	$0	$0
529	Building Painting - 2015 Completion	$0	$71,643	$0	$0	$0
529	Building Painting - 2016 Completion	$0	$0	$73,792	$0	$0
529	Building Painting - 2017 Completion	$0	$0	$0	$80,757	$0
529	Building Painting - 2018 Completion	$0	$0	$0	$0	$68,501
529	Building Painting - 2019 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2020 Completion	$0	$0	$0	$0	$0
530	Building Paint - 2021 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2022 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2027 Recommended	$0	$35,822	$0	$0	$0
530	Building Paint - 2030 Recommended	$0	$0	$0	$0	$117,430
533	Windows, Sliders - (2014 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2015 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2016 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2017 Paint)	$0	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
533	Windows, Sliders - (2018 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2019 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2020 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2021 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2022 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2027 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2030 Paint)	$0	$0	$0	$0	$0
	Total Expenses	$69,556	$173,376	$83,877	$80,757	$229,444
	Ending Reserve Balance	$1,938,254	$2,113,097	$2,392,829	$2,692,220	$2,859,444

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$2,859,444	$3,174,779	$3,562,536	$3,826,659	$4,223,819
	Annual Reserve Contribution	$379,990	$391,390	$403,131	$415,225	$427,682
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$30,158	$33,672	$36,930	$40,235	$44,518
	Total Income	$3,269,593	$3,599,841	$4,002,598	$4,282,120	$4,696,020
#	Component					
	Site/Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$12,403
142	Privacy Fence/Screen - Replc 1 of 7	$0	$0	$0	$0	$0
143	Privacy Fence/Screen - Replc 2 of 7	$22,040	$0	$0	$0	$0
144	Privacy Fence/Screen - Repc 3 of 7	$0	$0	$68,151	$0	$0
145	Privacy Fence/Screen - Repc 4 of 7	$0	$0	$44,840	$0	$0
146	Privacy Fence/Screen - Repc 5 of 7	$0	$0	$0	$0	$0
147	Privacy Fence/Screen - Repc 6 of 7	$7,257	$0	$0	$0	$0
148	Privacy Fence/Screen - Repc 7 of 7	$0	$0	$0	$14,245	$0
160	Pole Lights - Replace Phases 1-5	$0	$0	$0	$0	$0
162	Pole Lights - Rplce Phase 6	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$11,691	$0	$0
172	Bark/Mulch - Replenish	$0	$0	$35,858	$0	$0
175	Irrigation System - Repair/Replace	$0	$11,351	$0	$0	$0
200	Entry Sign - Replace	$0	$0	$4,705	$0	$0
205	Mailbox Clusters Phase 6 - Replace	$0	$0	$0	$0	$0
	Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	$0	$0	$0	$0	$0
500	Shngle Roof, Skyls- Replace 2 of 3	$0	$0	$0	$0	$0
501	Shngle Roof, Skyls- Replace 3 of 3	$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 - (2014 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2015 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2016 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2017 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2018 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2019 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2020 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2021 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2022 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2027 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2030 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2014 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2015 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2016 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2017 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2018 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2019 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2020 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2021 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2022 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2027 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2030 Paint)	$0	$0	$0	$0	$0
529	Building Painting - 2014 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2015 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2016 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2017 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2018 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2019 Completion	$65,516	$0	$0	$0	$0
529	Building Painting - 2020 Completion	$0	$25,954	$0	$0	$0
530	Building Paint - 2021 Recommended	$0	$0	$10,693	$0	$0
530	Building Paint - 2022 Recommended	$0	$0	$0	$44,056	$0
530	Building Paint - 2027 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2030 Recommended	$0	$0	$0	$0	$0
533	Windows, Sliders - (2014 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2015 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2016 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2017 Paint)	$0	$0	$0	$0	$0

	Fiscal Year	2031	2032	2033	2034	2035
533	Windows, Sliders - (2018 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2019 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2020 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2021 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2022 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2027 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2030 Paint)	$0	$0	$0	$0	$0
	Total Expenses	$94,813	$37,305	$175,939	$58,301	$12,403
	Ending Reserve Balance	$3,174,779	$3,562,536	$3,826,659	$4,223,819	$4,683,616

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$4,683,616	$5,085,161	$5,579,028	$5,784,825	$5,924,379
	Annual Reserve Contribution	$440,513	$453,728	$467,340	$481,360	$495,801
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$48,823	$53,298	$56,795	$58,521	$58,388
	Total Income	$5,172,952	$5,592,187	$6,103,163	$6,324,706	$6,478,568
#	Component					
	Site/Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$14,379
142	Privacy Fence/Screen - Replc 1 of 7	$0	$0	$0	$0	$0
143	Privacy Fence/Screen - Replc 2 of 7	$0	$0	$0	$0	$0
144	Privacy Fence/Screen - Repc 3 of 7	$0	$0	$0	$0	$0
145	Privacy Fence/Screen - Repc 4 of 7	$0	$0	$0	$0	$0
146	Privacy Fence/Screen - Repc 5 of 7	$0	$0	$0	$0	$15,168
147	Privacy Fence/Screen - Repc 6 of 7	$0	$0	$0	$0	$0
148	Privacy Fence/Screen - Repc 7 of 7	$0	$0	$0	$0	$0
160	Pole Lights - Replace Phases 1-5	$0	$0	$0	$0	$0
162	Pole Lights - Rplce Phase 6	$48,609	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$13,553	$0	$0
172	Bark/Mulch - Replenish	$39,183	$0	$0	$42,816	$0
175	Irrigation System - Repair/Replace	$0	$13,159	$0	$0	$0
200	Entry Sign - Replace	$0	$0	$0	$0	$0
205	Mailbox Clusters Phase 6 - Replace	$0	$0	$7,273	$0	$0
	Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	$0	$0	$0	$0	$375,250
500	Shngle Roof, Skyls- Replace 2 of 3	$0	$0	$0	$0	$0
501	Shngle Roof, Skyls- Replace 3 of 3	$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 - (2014 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2015 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2016 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2017 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2018 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2019 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2020 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2021 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2022 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2027 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2030 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2014 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2015 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2016 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2017 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2018 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2019 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2020 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2021 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2022 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2027 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2030 Paint)	$0	$0	$0	$0	$0
529	Building Painting - 2014 Completion	$0	$0	$99,171	$0	$0
529	Building Painting - 2015 Completion	$0	$0	$0	$102,146	$0
529	Building Painting - 2016 Completion	$0	$0	$0	$0	$105,210
529	Building Painting - 2017 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2018 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2019 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2020 Completion	$0	$0	$0	$0	$0
530	Building Paint - 2021 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2022 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2027 Recommended	$0	$0	$0	$51,073	$0
530	Building Paint - 2030 Recommended	$0	$0	$0	$0	$0
533	Windows, Sliders - (2014 Paint)	$0	$0	$198,342	$0	$0
533	Windows, Sliders - (2015 Paint)	$0	$0	$0	$204,292	$0
533	Windows, Sliders - (2016 Paint)	$0	$0	$0	$0	$210,421
533	Windows, Sliders - (2017 Paint)	$0	$0	$0	$0	$0

Fiscal Year	2036	2037	2038	2039	2040
533 Windows, Sliders - (2018 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2019 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2020 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2021 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2022 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2027 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2030 Paint)	$0	$0	$0	$0	$0
Total Expenses	$87,791	$13,159	$318,338	$400,327	$720,428
Ending Reserve Balance	$5,085,161	$5,579,028	$5,784,825	$5,924,379	$5,758,140

	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$5,758,140	$5,965,735	$6,016,129	$6,310,635	$6,684,545
	Annual Reserve Contribution	$510,675	$525,995	$541,775	$558,028	$574,769
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$58,594	$59,884	$61,608	$64,948	$69,459
	Total Income	$6,327,409	$6,551,614	$6,619,511	$6,933,612	$7,328,774
#	Component					
	Site/Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$16,669
142	Privacy Fence/Screen - Replc 1 of 7	$0	$0	$0	$0	$0
143	Privacy Fence/Screen - Replc 2 of 7	$0	$0	$0	$0	$0
144	Privacy Fence/Screen - Repc 3 of 7	$0	$0	$0	$0	$0
145	Privacy Fence/Screen - Repc 4 of 7	$0	$0	$0	$0	$0
146	Privacy Fence/Screen - Repc 5 of 7	$0	$0	$0	$0	$0
147	Privacy Fence/Screen - Repc 6 of 7	$0	$0	$0	$0	$0
148	Privacy Fence/Screen - Repc 7 of 7	$0	$0	$0	$0	$0
160	Pole Lights - Replace Phases 1-5	$0	$0	$0	$133,118	$0
162	Pole Lights - Rplce Phase 6	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$15,712	$0	$0
172	Bark/Mulch - Replenish	$0	$46,786	$0	$0	$51,125
175	Irrigation System - Repair/Replace	$0	$15,254	$0	$0	$0
200	Entry Sign - Replace	$0	$0	$0	$0	$0
205	Mailbox Clusters Phase 6 - Replace	$0	$0	$0	$0	$0
	Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	$0	$0	$0	$0	$0
500	Shngle Roof, Skyls- Replace 2 of 3	$0	$0	$0	$0	$0
501	Shngle Roof, Skyls- Replace 3 of 3	$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 - (2014 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2015 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2016 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2017 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2018 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2019 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2020 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2021 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2022 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2027 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2030 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2014 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2015 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2016 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2017 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2018 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2019 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2020 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2021 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2022 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2027 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2030 Paint)	$0	$0	$0	$0	$0
529	Building Painting - 2014 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2015 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2016 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2017 Completion	$115,140	$0	$0	$0	$0
529	Building Painting - 2018 Completion	$0	$97,665	$0	$0	$0
529	Building Painting - 2019 Completion	$0	$0	$93,410	$0	$0
529	Building Painting - 2020 Completion	$0	$0	$0	$37,005	$0
530	Building Paint - 2021 Recommended	$0	$0	$0	$0	$15,246
530	Building Paint - 2022 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2027 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2030 Recommended	$0	$167,427	$0	$0	$0
533	Windows, Sliders - (2014 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2015 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2016 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2017 Paint)	$246,534	$0	$0	$0	$0

Fiscal Year	2041	2042	2043	2044	2045
533 Windows, Sliders - (2018 Paint)	$0	$208,353	$0	$0	$0
533 Windows, Sliders - (2019 Paint)	$0	$0	$199,754	$0	$0
533 Windows, Sliders - (2020 Paint)	$0	$0	$0	$78,943	$0
533 Windows, Sliders - (2021 Paint)	$0	$0	$0	$0	$32,525
533 Windows, Sliders - (2022 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2027 Paint)	$0	$0	$0	$0	$0
533 Windows, Sliders - (2030 Paint)	$0	$0	$0	$0	$0
Total Expenses	$361,674	$535,486	$308,876	$249,067	$115,564
Ending Reserve Balance	$5,965,735	$6,016,129	$6,310,635	$6,684,545	$7,213,209

	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$7,213,209	$6,706,673	$7,369,110	$7,999,909	$8,708,128
	Annual Reserve Contribution	$592,012	$609,773	$628,066	$646,908	$666,315
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$69,570	$70,349	$76,812	$83,505	$90,021
	Total Income	$7,874,792	$7,386,794	$8,073,988	$8,730,321	$9,464,464
#	Component					
	Site/Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$19,324
142	Privacy Fence/Screen - Replc 1 of 7	$0	$0	$0	$0	$0
143	Privacy Fence/Screen - Replc 2 of 7	$0	$0	$0	$0	$0
144	Privacy Fence/Screen - Repc 3 of 7	$0	$0	$0	$0	$0
145	Privacy Fence/Screen - Repc 4 of 7	$0	$0	$0	$0	$0
146	Privacy Fence/Screen - Repc 5 of 7	$0	$0	$0	$0	$0
147	Privacy Fence/Screen - Repc 6 of 7	$11,306	$0	$0	$0	$0
148	Privacy Fence/Screen - Repc 7 of 7	$0	$0	$0	$22,193	$0
160	Pole Lights - Replace Phases 1-5	$0	$0	$0	$0	$0
162	Pole Lights - Rplce Phase 6	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$18,215	$0	$0
172	Bark/Mulch - Replenish	$0	$0	$55,865	$0	$0
175	Irrigation System - Repair/Replace	$0	$17,684	$0	$0	$0
200	Entry Sign - Replace	$0	$0	$0	$0	$0
205	Mailbox Clusters Phase 6 - Replace	$0	$0	$0	$0	$0
	Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	$0	$0	$0	$0	$0
500	Shngle Roof, Skyls- Replace 2 of 3	$385,255	$0	$0	$0	$0
501	Shngle Roof, Skyls- Replace 3 of 3	$574,742	$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 - (2014 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2015 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2016 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2017 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2018 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2019 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2020 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2021 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2022 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2027 Paint)	$0	$0	$0	$0	$0
507	Gutters/Downspouts - (2030 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2014 Paint)	$0	$0	$0	$0	$0
517	Siding/Trim - Replace (2015 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2016 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2017 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2018 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2019 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2020 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2021 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2022 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2027 Paint)	$0	$0	$0	$0	$0
519	Siding/Trim - Replace (2030 Paint)	$0	$0	$0	$0	$0
529	Building Painting - 2014 Completion	$0	$0	$0	$0	$141,394
529	Building Painting - 2015 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2016 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2017 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2018 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2019 Completion	$0	$0	$0	$0	$0
529	Building Painting - 2020 Completion	$0	$0	$0	$0	$0
530	Building Paint - 2021 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2022 Recommended	$62,813	$0	$0	$0	$0
530	Building Paint - 2027 Recommended	$0	$0	$0	$0	$0
530	Building Paint - 2030 Recommended	$0	$0	$0	$0	$0
533	Windows, Sliders - (2014 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2015 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2016 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2017 Paint)	$0	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
533	Windows, Sliders - (2018 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2019 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2020 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2021 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2022 Paint)	$134,002	$0	$0	$0	$0
533	Windows, Sliders - (2027 Paint)	$0	$0	$0	$0	$0
533	Windows, Sliders - (2030 Paint)	$0	$0	$0	$0	$0
	Total Expenses	$1,168,119	$17,684	$74,080	$22,193	$160,718
	Ending Reserve Balance	$6,706,673	$7,369,110	$7,999,909	$8,708,128	$9,303,746

Accuracy, Limitations, and Disclosures

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

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

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

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

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

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

Terms and Definitions

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

Component Details

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

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

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

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

Comp #: 100 Concrete - Repair/Replace **Quantity: Aggregate**
Location: Sidewalks, walkways, driveways, etc.
Funded?: Yes.
History: Repairs anticipated in 2020; previous repairs about 2016
Comments: No widespread major damage/deterioration noted of concrete, however some local cracks. Association budgeting some work in 2020.

Factored here is periodic allowance for repairs/replacement to supplement the operating budget. 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:
4 years

Best Case: $ 5,500 Worst Case: $ 10,900

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
Comments: 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
Comments: 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 previously 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 previous 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 7 **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

Comments: 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.

Factored here is 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. See next components for other phases.

Useful Life:
28 years

Remaining Life:
6 years

Best Case:	$ 16,400	Worst Case:	$ 27,300
	Lower allowance		Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 143 Privacy Fence/Screen - Replc 2 of 7 **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
Comments: 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:
10 years

Best Case: $ 12,300 Worst Case: $ 20,500

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 144 Privacy Fence/Screen - Repc 3 of 7 **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
Comments: 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:
12 years

Best Case: $ 35,800 Worst Case: $ 59,800

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 145 Privacy Fence/Screen - Repc 4 of 7 **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
Comments: 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:
12 years

Best Case: $ 23,600 Worst Case: $ 39,300

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 146 Privacy Fence/Screen - Repc 5 of 7 **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
Comments: 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:
4 years

Best Case: $ 7,700 Worst Case: $ 9,600

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 147 Privacy Fence/Screen - Repc 6 of 7 **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
Comments: 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:
10 years

Best Case: $ 4,800 Worst Case: $ 6,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 148 Privacy Fence/Screen - Repc 7 of 7 **Quantity: (9) buildings, ~200 LF**
Location: 100/110, 121/131, 181/191, 221/231, 250/260, 261/271, 270/280, 301/311, 321/331, Mount Baker Loop (Phase 6)
Funded?: Yes.
History: Installed around 2018/2019
Comments: Like previous component (#147), 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: $ 8,600 Worst Case: $ 10,800

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)
Comments: No obvious widespread instability or major damage noted of metal pole lights. These posts are a plastic exterior over steel. Observed during daylight hours; lights are assumed to be in functional operating condition. In a previous reserve study, board was considering lamp upgrade, however no reserve expense history provided to reflect project completed.

Factored here is 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:
3 years

Best Case: $ 51,900 Worst Case: $ 83,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 162 Pole Lights - Rplce Phase 6 **Quantity: (44) pole lights**
Location: Mount Baker Loop
Funded?: Yes.
History: Original to construction (Installed between 2008 to 2019)
Comments: No widespread issues observed of metal posts with glass fixtures. Observed during daylight hours; assumed to be in functional operating condition.

Factored here is 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:
15 years

Best Case: $ 24,000 Worst Case: $ 38,400

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
Comments: No obvious major or widespread issues of landscaping observed.

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. Factored here is periodic allowance for these non-annual expenses. This is a place marker 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: $ 5,500 Worst Case: $ 10,900

Lower allowance Higher allowance

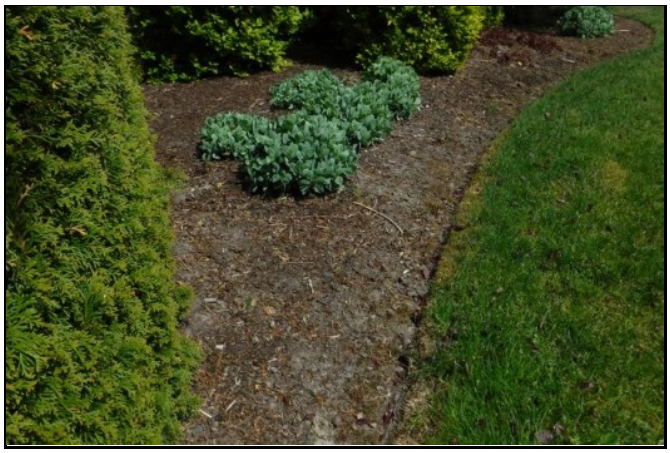
Cost Source: Allowance

Comp #: 172 Bark/Mulch - Replenish **Quantity: Bark/mulch, extensive**
Location: Throughout community
Funded?: Yes.
History: Last major replenishment in 2017
Comments: Some sparse coverage in areas.

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:
0 years



Best Case: $ 21,900 Worst Case: $ 28,400

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

Comments: 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. In a previous reserve study our board contact reported all systems are 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. A periodic allowance for these non-annual expenses is included here. 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:
1 years

Best Case: $ 5,500 Worst Case: $ 10,900

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
Comments: Various drainage improvements at this site include underground piping from roof downspouts, yard drains, etc. 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
Comments: No major damage/deterioration of wood structure with affixed stone tiles and lettering and wood trellis above. Refinished (painted/stained) since our last reserves study site visit and in good condition.

Factored here is reserve funding 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:
12 years

Best Case: $ 2,200 Worst Case: $ 4,400

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
Comments: No major damage noted of metal cluster box units installed within shelter.

Factored here is replacement of metal cluster boxes 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:
17 years

Best Case: $ 3,900 Worst Case: $ 4,900

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
Comments: 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

Comments: 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:

Comp #: 499 Shngle Roof, Skyls- Replace 1 of 3 **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
Comments: Roofing in recorded Phase 6 of the plat is architectural, composition shingle roofing. No widespread or obvious damage/deterioration noted of this roofing. We observed ridge vents, gable 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 visible; we observed from ground level. 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).

This component is for (7) buildings built between 2008 and 2011 in Phase 6. An average age is used for the replacement year but could vary. The next component (6) buildings built between 2014-2017 in Phase 6. 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:
19 years

Best Case: $ 203,000 Worst Case: $ 225,000

Lower allowance Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 500 Shngle Roof, Skyls- Replace 2 of 3 **Quantity: (6) buildings**
Location: Roof exteriors - Mt Baker Blvd - Inc Skylights (81/91, 130/140, 141/151, 150/160, 201/211, 281/291 Mt. Baker)
Funded?: Yes.
History: Original roofs
Comments: 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:
25 years

Best Case: $ 173,000 Worst Case: $ 195,000

Lower allowance Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 501 Shngle Roof, Skyls- Replace 3 of 3 **Quantity: (9) buildings**
Location: Roof exteriors - Mt Baker Blvd - Inc Skylights 100/110, 121/131, 181/191, 221/231, 250/260, 261/271, 270/280, 301/311, 321/331, Mount Baker Loop (Phase 6)
Funded?: Yes.
History: Installed 2018/2019
Comments: This is the third year of the anticipated roof replacement for roofs identified here in Phase 6 of the plat. Roofs named here were installed in 2018 & 2019.

Useful Life:
30 years

Remaining Life:
25 years

Best Case: $ 261,000 Worst Case: $ 288,000

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
Comments: Roofing within recorded Phases 1-5 are a concrete tile roofing. We observed some moss at some surfaces, most prevalent at more shaded, less exposed roofing areas. In previous reserve study, reported to us surfaces are treated as part of operating budget funding; we noted $11,000 in the 2020 budget for this. We observed 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 visible. 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 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. Factored here is 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 inflated 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:
30 years

Best Case: $ 279,000 Worst Case: $ 301,000

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
Comments: 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:
31 years

Best Case: $ 294,000 Worst Case: $ 316,000

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
Comments: 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:
32 years

Best Case: $ 294,000 Worst Case: $ 316,000

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
Comments: 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:
33 years

Best Case: $ 279,000 Worst Case: $ 300,000

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
Comments: 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:
34 years

Best Case: $ 294,000 Worst Case: $ 316,000

Lower allowance Higher allowance

Cost Source: Estimate from builder in 2016, inflated

Comp #: 507 Gutters/Downspouts - (2014 Paint) **Quantity: (16) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: The specific units in this component are ones that were last repainted in 2014 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". No obvious major damage/deterioration such as improper slope, poor attachment, etc. observed of metal gutters/downspouts.

Factored here is 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 several components that align with siding replacement which is also driven by paint cycles (see separate components).

Useful Life:
60 years

Remaining Life:
41 years

Best Case: $ 9,600 Worst Case: $ 14,400

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2015 Paint) **Quantity: (16) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that were last repainted in 2015 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
42 years

Best Case: $ 9,600 Worst Case: $ 14,400

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2016 Paint) **Quantity: (16) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that were last repainted in 2016 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
43 years

Best Case: $ 9,600 Worst Case: $ 14,400

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2017 Paint) **Quantity: (17) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that were last repainted in 2017 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
44 years

Best Case: $ 10,200 Worst Case: $ 15,300

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2018 Paint) **Quantity: (14) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that were last repainted in 2018 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
45 years

Best Case: $ 8,400 Worst Case: $ 12,600

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2019 Paint) **Quantity: (13) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that were last repainted in 2019 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
46 years

Best Case: $ 7,800 Worst Case: $ 11,700

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2020 Paint) **Quantity: (5) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that are anticipated to be repainted in 2020 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
47 years

Best Case: $ 3,000 Worst Case: $ 4,500

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2021 Paint) **Quantity: (2) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that are recommended to be repainted in 2021 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
48 years

Best Case: $ 1,200 Worst Case: $ 1,800

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2022 Paint) **Quantity: (8) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that are recommended to be repainted in 2022 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
49 years

Best Case: $ 4,800 Worst Case: $ 7,200

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2027 Paint) **Quantity: (8) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: No major projects known
Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that are recommended to be repainted in 2027 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
54 years

Best Case: $ 4,800 Worst Case: $ 7,200

Lower allowance Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - (2030 Paint) **Quantity: (24) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This component is one of several phased gutter/downspout replacement components. The specific units in this component are ones that are recommended to be repainted in 2030 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on gutters/downspouts.

Useful Life:
60 years

Remaining Life:
57 years

Best Case: $ 14,400 Worst Case: $ 21,600

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

Comments: 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

Comments: 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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 517 Siding/Trim - Replace (2014 Paint) **Quantity: (16) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: The specific units in this component are ones that were last repainted in 2014 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". As we previously observed, 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. While previously reported, some rot/deterioration of trim areas in the past, local 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.

Factored here is replacement 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.

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:
60 years

Remaining Life:
41 years

Best Case: $ 144,000 Worst Case: $ 208,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 517 Siding/Trim - Replace (2015 Paint) **Quantity: (16) Units**

Location: See Association Spreadsheet
Funded?: Yes.
History: Local repairs of trim/wood areas
Comments: This component is one of several phased siding replacement components. The specific units in this component are ones that were last repainted in 2015 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
42 years

Best Case: $ 144,000 Worst Case: $ 208,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2016 Paint) **Quantity: (16) Units**

Location: See Association Spreadsheet
Funded?: Yes.
History: Local repairs of trim/wood areas
Comments: This component is one of several phased siding replacement components. The specific units in this component are ones that were last repainted in 2016 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
43 years

Best Case: $ 144,000 Worst Case: $ 208,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2017 Paint) **Quantity: (17) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Local repairs of trim/wood areas
Comments: This component is one of several phased siding replacement components. The specific units in this component are ones that were last repainted in 2017 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
44 years

Best Case: $ 153,000 Worst Case: $ 221,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2018 Paint) **Quantity: (14) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Local repairs of trim/wood areas
Comments: This component is one of several phased siding replacement components. The specific units in this component are ones that were last repainted in 2018 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
45 years

Best Case: $ 126,000 Worst Case: $ 182,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2019 Paint) **Quantity: (13) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Local repairs of trim/wood areas
Comments: This component is one of several phased siding replacement components. The specific units in this component are ones that were last repainted in 2019 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
46 years

Best Case: $ 117,000 Worst Case: $ 169,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2020 Paint) **Quantity: (5) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Local repairs of trim/wood areas
Comments: This component is one of several phased siding replacement components. The specific units in this component are ones that were last repainted in 2020 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
47 years

Best Case: $ 45,000 Worst Case: $ 65,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2021 Paint) **Quantity: (2) Units**
Location: 61/71 Mt. Baker Blvd.
Funded?: Yes.
History: Local repairs of trim/wood areas
Comments: This component is one of several phased siding replacement components. The specific units in this component are ones that are recommended for repainting in 2021 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
48 years

Best Case: $ 18,000 Worst Case: $ 26,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2022 Paint) **Quantity: (8) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Constructed during 2009-2011
Comments: This component is one of several phased siding replacement components. The specific units in this component are units that were constructed during 2009-2011. The remaining useful life here of siding coincides with a future recommended paint cycle for these units which are shown for repainting next in 2022 (see separate component). See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
49 years

Best Case: $ 72,000 Worst Case: $ 104,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2027 Paint) **Quantity: (8) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Constructed during 2014 & 2016
Comments: This component is one of several phased siding replacement components. The specific units in this component are units that were constructed in 2014 & 2016. The remaining useful life here of siding coincides with a future recommended paint cycle for these units which are shown for repainting next in 2027 (see separate component). See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
54 years

Best Case: $ 72,000 Worst Case: $ 104,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding/Trim - Replace (2030 Paint) **Quantity: (24) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Constructed during 2017, 2018 & 2019
Comments: This component is one of several phased siding replacement components. The specific units in this component are units that were constructed in 2017, 2018 & 2019. The remaining useful life here of siding coincides with a future recommended paint cycle for these units which are shown for repainting next in 2030 (see separate component). See first component in this series for complete details on siding.

Useful Life:
60 years

Remaining Life:
57 years

Best Case: $ 216,000 Worst Case: $ 312,000

Lower allowance Higher allowance

Cost Source: Inflated Estimate

Comp #: 529 Building Painting - 2014 Completion **Quantity: (16) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Painted in 2014
Comments: 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:
12 years

Remaining Life:
5 years

Best Case: $ 56,000 Worst Case: $ 64,000

Lower allowance Higher allowance

Cost Source: Inflated actual/Extrapolated from current costs

Comp #: 529 Building Painting - 2015 Completion **Quantity: (16) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Painted in 2015
Comments: 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:
12 years

Remaining Life:
6 years

Best Case: $ 56,000 Worst Case: $ 64,000

Lower allowance Higher allowance

Cost Source: Inflated actual/Extrapolated from current costs

Comp #: 529 Building Painting - 2016 Completion **Quantity: (16) Units**

Location: See Association Spreadsheet
Funded?: Yes.
History: Painted in 2016
Comments: 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:
12 years

Remaining Life:
7 years

Best Case: $ 56,000 Worst Case: $ 64,000

Lower allowance Higher allowance

Cost Source: Inflated actual/Extrapolated from current costs

Comp #: 529 Building Painting - 2017 Completion **Quantity: (17) Units**

Location: See Association Spreadsheet
Funded?: Yes.
History: Repainted in 2017
Comments: The Association began the first repainting of buildings at a rate of about seven to eight buildings per year which started in 2014. No major deterioration of surfaces noted.

Factored here is regular repainting to maintain appearance and provide protection. 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).

Useful Life:
12 years

Remaining Life:
8 years

Best Case: $ 59,500 Worst Case: $ 68,000

Lower allowance Higher allowance

Cost Source: Inflated actual/Extrapolated from current costs

Comp #: 529 Building Painting - 2018 Completion **Quantity: (14) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Repainted in 2018
Comments: No major deterioration of buildings identified here as ones reportedly repainted in 2018. For additional information on building exterior painting, see component #525.

Useful Life:
12 years

Remaining Life:
9 years

Best Case: $ 49,000 Worst Case: $ 56,000

Lower allowance Higher allowance

Cost Source: Inflated actual/Extrapolated from current costs

Comp #: 529 Building Painting - 2019 Completion **Quantity: (13) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Repainted in 2019
Comments: No major deterioration of buildings identified here as ones reportedly repainted in 2019. For additional information on building exterior painting, see component #525.

Useful Life:
12 years

Remaining Life:
10 years

Best Case: $ 45,500 Worst Case: $ 52,000

Lower allowance Higher allowance

Cost Source: Inflated actual/Extrapolated from current costs

Comp #: 529 Building Painting - 2020 Completion **Quantity: (5) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Anticipated repaint in 2020
Comments: Five units anticipated to be repainted in 2020 subsequent to our May 2020 site visit. For additional information on building exterior painting, see component #525.

Useful Life:
12 years

Remaining Life:
11 years

Best Case: $ 17,500 Worst Case: $ 20,000

Lower allowance Higher allowance

Cost Source: 2020 actual bids

Comp #: 530 Building Paint - 2021 Recommended **Quantity: (2) Units**
Location: 61/71 Mt. Baker Blvd.
Funded?: Yes.
History: Last painted in 2008
Comments: These two units were last painted in 2008. Plan to repaint as shown.

Useful Life:
12 years

Remaining Life:
0 years

Best Case: $ 7,000 Worst Case: $ 8,000

Lower allowance Higher allowance

Cost Source: Extrapolated 2020 actual bids

Comp #: 530 Building Paint - 2022 Recommended **Quantity: (8) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Buildings painted last during construction from 2009-2011
Comments: 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:
12 years

Remaining Life:
1 years

Best Case: $ 28,000 Worst Case: $ 32,000

Lower allowance Higher allowance

Cost Source: Extrapolated 2020 actual bids

Comp #: 530 Building Paint - 2027 Recommended **Quantity: (8) Units**
Location: See Association Spreadsheet
Funded?: Yes.
History: Buildings painted last during construction in 2014 & 2016
Comments: 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:
12 years

Remaining Life:
6 years

Best Case: $ 28,000 Worst Case: $ 32,000

Lower allowance Higher allowance

Cost Source: Extrapolated 2020 actual bids

Comp #: 530 Building Paint - 2030 Recommended **Quantity: (24) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: Buildings painted last during construction in 2017, 2018 & 2019

Comments: 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:
12 years

Remaining Life:
9 years

Best Case: $ 84,000

Lower allowance

Worst Case: $ 96,000

Higher allowance

Cost Source: Extrapolated 2020 actual bids

Comp #: 533 Windows, Sliders - (2014 Paint) **Quantity: (16) Units**

Location: See Association Spreadsheet
Funded?: Yes.
History: No reported history of repair/replacement
Comments: The specific units in this component are ones that were last repainted in 2014 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". 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. No problems reported to us.

Factored here is replacement of windows due to typical deterioration that will occur - this component aligns with a future paint cycle for these units for cost efficiency/consistency. 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. 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:
30 years

Remaining Life:
17 years

Best Case: $ 104,000 Worst Case: $ 136,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2015 Paint) **Quantity: (16) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones that were last repainted in 2015 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
18 years

Best Case: $ 104,000 Worst Case: $ 136,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2016 Paint) **Quantity: (16) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones that were last repainted in 2016 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
19 years

Best Case:	$ 104,000	Worst Case:	$ 136,000
	Lower allowance		Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2017 Paint) **Quantity: (17) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones that were last repainted in 2017 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
20 years

Best Case: $ 111,000 Worst Case: $ 162,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2018 Paint) **Quantity: (14) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones that were last repainted in 2018 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
21 years

Best Case: $ 91,000 Worst Case: $ 133,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2019 Paint) **Quantity: (13) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones that were last repainted in 2019 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
22 years

Best Case: $ 84,500 Worst Case: $ 124,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2020 Paint) **Quantity: (5) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones that were last repainted in 2020 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
23 years

Best Case: $ 32,500 Worst Case: $ 47,500

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2021 Paint) **Quantity: (2) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones recommended for repainting in 2021 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
24 years

Best Case: $ 13,000 Worst Case: $ 19,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2022 Paint) **Quantity: (8) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones recommended for repainting in 2022 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
25 years

Best Case:	$ 52,000	Worst Case:	$ 76,000
	Lower allowance		Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2027 Paint) **Quantity: (8) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones recommended for repainting in 2027 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
30 years

Best Case: $ 52,000 Worst Case: $ 76,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - (2030 Paint) **Quantity: (24) Units**

Location: See Association Spreadsheet

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window/sliding glass door replacement components. The specific units in this component are ones recommended for repainting in 2030 (see that component) and outlined in the Association Spreadsheet "Exterior Paint Directory". This component set to align with future paint cycle for cost efficiency/consistency with the actual remaining useful life longer than the 30 year useful life to align with paint. Due to his, we strongly recommend professional inspection and adjust this component if needed as could be needed sooner than shown here. See first component in this series for complete details on windows/sliding glass doors.

Useful Life:
30 years

Remaining Life:
33 years

Best Case: $ 156,000 Worst Case: $ 204,000

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

Comments: 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
Comments: 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
Comments: 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 - Repr/Replace **Quantity: Main systems**
Location: Throughout
Funded?: No. Useful life not predictable
History: None known
Comments: 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
Comments: 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

Comments: 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:

Remaining Life:

Best Case: Worst Case:

Cost Source: