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**Sunland North Division 17  
Sequim, WA**

Report #: 19544-11  
Beginning: January 1, 2023  
Expires: December 31, 2023

**RESERVE STUDY  
"Do-It-Yourself" Kit**

June 28, 2022

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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## Table of Contents

<b>Executive Summary</b>	<b>4</b>
Executive Summary (Component List)	5
<b>Introduction, Objectives, and Methodology</b>	<b>7</b>
Which Physical Assets are Covered by Reserves?	8
The Financial Analysis	8
So... How much Reserves are enough? Computing your Percent Funded.	8
How much should we contribute?	9
What is our Funding Goal?	10
<b>Projected Expenses</b>	<b>11</b>
Annual Reserve Expenses Graph	11
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>12</b>
Annual Reserve Funding Graph	12
30-Yr Cash Flow Graph	13
Percent Funded Graph	13
<b>Table Descriptions</b>	<b>14</b>
Reserve Component List Detail	15
Fully Funded Balance	17
Component Significance	19
30-Year Reserve Plan Summary	21
30-Year Reserve Plan Summary (Alternate Funding Plan)	22
30-Year Income/Expense Detail	23
<b>Accuracy, Limitations, and Disclosures</b>	<b>35</b>
<b>Terms and Definitions</b>	<b>36</b>
<b>Component Details</b>	<b>37</b>
Inventory Appendix - client supplied data	38
<b>Do-It-Yourself Reserve Study Worksheet</b>	<b>48</b>



Sunland North Division 17 - DIY

Report #: 19544-11

Sequim, WA

# of Units: 139

Level of Service: "Do-It-Yourself" Kit

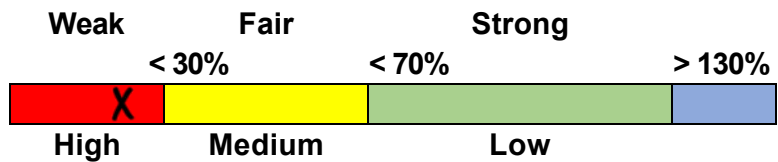
January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Starting Reserve Balance	\$651,186
Current Fully Funded Reserve Balance	\$2,894,801
Percent Funded	22.5 %
Average Reserve (Deficit) or Surplus Per Unit	(\$16,141)
Recommended 2023 100% Annual "Full Funding" Contributions	\$489,450
2023 "Baseline Funding" minimum to keep Reserves above \$0	\$266,640
Most Recent Budgeted Contribution Rate	\$70,000

Reserve Fund Strength: 22.5%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.75 %
Annual Inflation Rate	3.00 %

- This is a "Do-It-Yourself" Kit, based upon client supplied assumptions, prepared without oversight by Association Reserves personnel.
- Your Reserve Fund is currently 22.5 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$325,278 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 100% range as noted above. The 100% "Full" contribution rate is designed to gradually achieve the funding objective by the end of our 30-year report scope.
- "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Inventory Appendix - client supplied data</b>			
1 Phase 1 - Replace Tile Roofs	50	29	\$178,000
2 Phase 2 - Replace Tile Roofs	50	30	\$311,500
3 Phase 3 - Replace Tile Roofs	50	32	\$378,250
4 Phase 4 - Replace Tile Roofs	50	24	\$734,250
5 Phase 5 - Replace Tile Roofs	50	35	\$511,750
6 Phase 6 - Replace Comp. Roofs	35	25	\$445,000
7 Phase 7 - Replace Comp. Roofs	35	32	\$534,000
8 Phase 8 - Replace Tile Roofs	50	49	\$44,500
9 Phase 1 - Replace Siding	60	39	\$112,000
10 Phase 2 - Replace Siding	60	40	\$196,000
11 Phase 3 - Replace Siding	60	42	\$238,000
12 Phase 4 - Replace Siding	60	44	\$462,000
13 Phase 5 - Replace Siding	60	45	\$294,000
14 Phase 6 - Replace Siding	60	50	\$280,000
15 Phase 7 - Replace Siding	60	57	\$336,000
16 Phase 8 - Replace Siding	60	59	\$28,000
17 Phase 1 - Painting	12	5	\$112,000
18 Phase 2 - Painting	12	6	\$196,000
19 Phase 3 - Painting	12	6	\$238,000
20 Phase 4 - Painting	12	7	\$462,000
21 Phase 5 - Painting	12	10	\$322,000
22 Phase 6 - Painting	12	1	\$280,000
23 Phase 7 - Painting	12	8	\$336,000
24 Phase 8 - Painting	12	11	\$28,000
25 Phase 1 - Replace Privacy Fences	28	6	\$10,600
26 Phase 2 - Replace Privacy Fences	28	7	\$19,000
27 Phase 3 - Replace Privacy Fences	28	11	\$22,600
28 Phase 4 - Replace Privacy Fences	28	11	\$44,200
29 Phase 5 - Replace Privacy Fences	28	12	\$28,500
30 Phase 6 - Replace Privacy Fences	28	10	\$14,000
31 Phase 7 - Replace Privacy Fences	28	16	\$24,000
32 Phase 8 - Replace Privacy Fences	28	27	\$1,500
33 Phase 1 - Replace Windows/Sliders	35	14	\$50,000
34 Phase 2 - Replace Windows/Sliders	35	15	\$87,500
35 Phase 3 - Replace Windows/Sliders	35	17	\$106,250
36 Phase 4 - Replace Windows/Sliders	35	19	\$206,250
37 Phase 5 - Replace Windows/Sliders	35	20	\$131,250

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
38 Phase 6 - Replace Windows/Sliders	35	25	\$125,000
39 Phase 7 - Replace Windows/Sliders	35	32	\$150,000
40 Phase 8 - Replace Windows/Sliders	35	34	\$12,500
41 Phase 1 - Replace Light Poles	25	4	\$5,000
42 Phase 2 - Replace Light Poles	25	5	\$8,750
43 Phase 3 - Replace Light Poles	25	7	\$10,625
44 Phase 4 - Replace Light Poles	25	9	\$20,625
45 Phase 5 - Replace Light Poles	25	10	\$13,125
46 Phase 6 - Replace Light Poles	25	15	\$12,500
47 Phase 7 - Replace Light Poles	25	22	\$15,000
48 Phase 8 - Replace Light Poles	25	24	\$1,250
49 Phase 1 - Gutters/Downspouts	60	39	\$6,000
50 Phase 2 - Gutters/Downspouts	60	40	\$8,750
51 Phase 3 - Gutters/Downspouts	60	42	\$11,000
52 Phase 4 - Gutters/Downspouts	60	44	\$25,000
53 Phase 5 - Gutters/Downspouts	60	45	\$15,000
54 Phase 6 - Gutters/Downspouts	60	50	\$15,000
55 Phase 7 - Gutters/Downspouts	60	57	\$17,000
56 Phase 8 - Gutters/Downspouts	60	59	\$15,000
57 Landscaping Mulch Project	3	3	\$33,000
58 Concrete repairs	1	0	\$10,000
59 Mount Baker Mailbox Enclosure	28	15	\$4,500

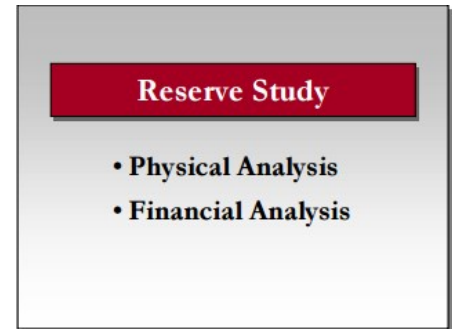
### 59 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

## Introduction

It is all very simple, really. A Reserve Study is the art and science of anticipating and preparing for major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a process of research and analysis along well defined methodologies.

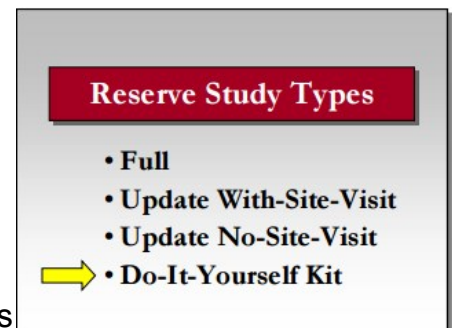
A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. In this Do-It-Yourself Reserve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



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

## Methodology

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



## *Which Physical Assets are Covered by Reserves?*

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

There is a national-standard four-part test to determine which expense items should be funded through Reserves. This four-part test was provided to the client in the workbook used to help compile the Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (not a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Most Reserve Studies do not typically Reserve for building foundations and major infrastructure elements since they do not have limited life expectancies. Light bulbs or other small items are usually not listed as Reserve Components since their individual costs are insignificant. Finally, it is usually inappropriate to include unpredictable expenses such as damage due to fire, flood, or earthquake since these typically cannot be considered “reasonably predictable”.

### **Reserve Components**

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

## *The Financial Analysis*

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

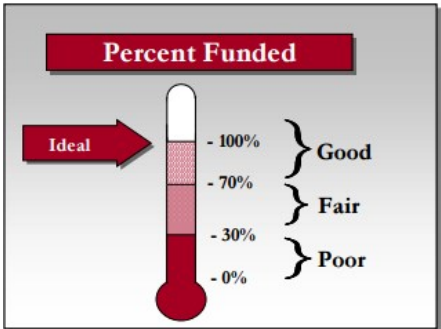
### *So... How much Reserves are enough? Computing your Percent Funded.*

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



components are replaced. Deteriorated associations have a higher FFB than association with assets in good condition. The Fully Funded Balance changes each year, and is a predictable, but moving target.

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



*How much should we contribute?*

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

- 
- The figure is a box titled "Funding Principles" containing four bullet points:
- Sufficient Cash
  - Stable Contribution Rate
  - Evenly Distributed
  - Fiscally Responsible

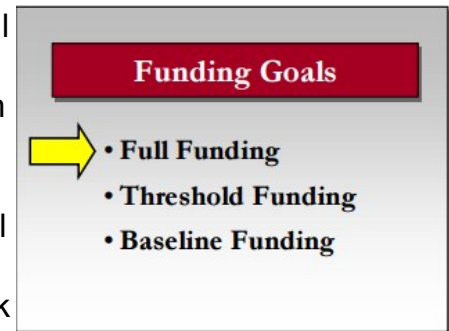
## What is our Funding Goal?

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

“Full Funding” is when the association has the goal of becoming Fully Funded (Reserve Cash equals the FFB). Such an objective means the association is following the simple and responsible principle that you “replace what you use up”. Believing this to be the responsible choice, our Funding Plan will direct you to Full Funding. Members of Fully Funded associations enjoy low exposure to the risk of special assessments or deferred maintenance.

Strong interest earnings will minimize their Reserve contributions. Board members enjoy peace of mind that the association’s physical and financial assets are in balance, and therefore a degree of insulation from claims of fiscal irresponsibility.

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



## Projected Expenses

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.

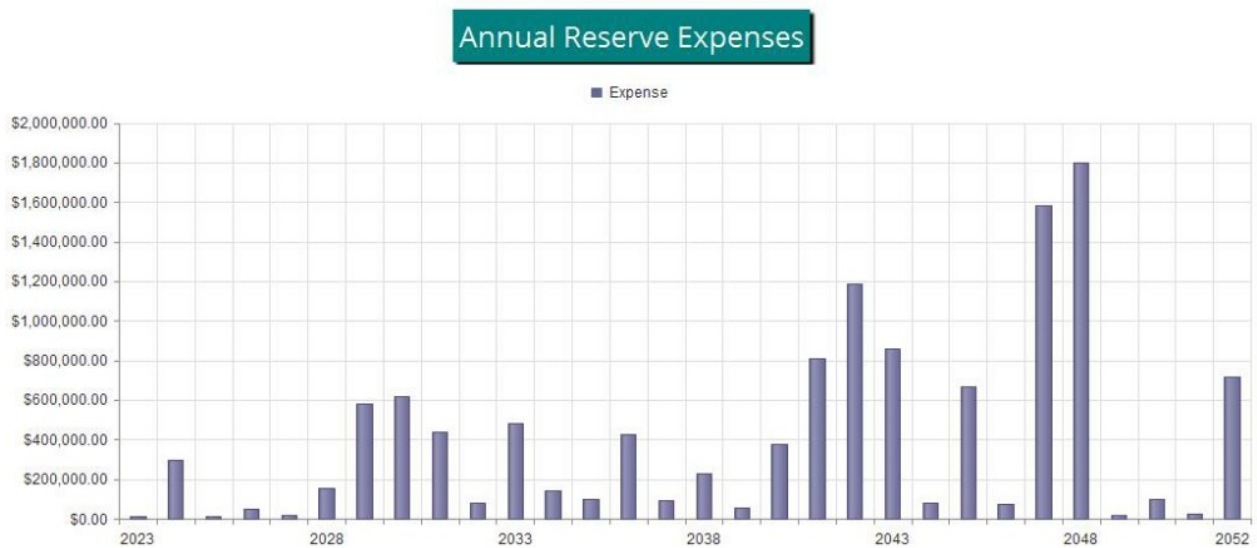


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$651,186 as-of the start of your Fiscal Year on 1/1/2023. As of that date, your Fully Funded Balance is computed to be \$2,894,801 (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 \$489,450 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

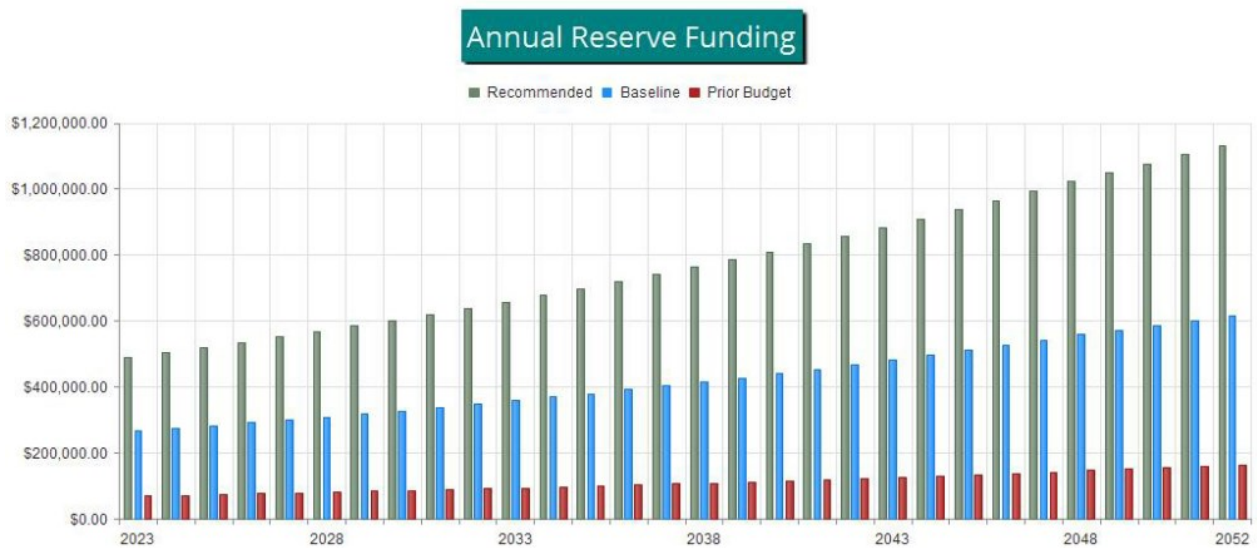


Figure 2

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

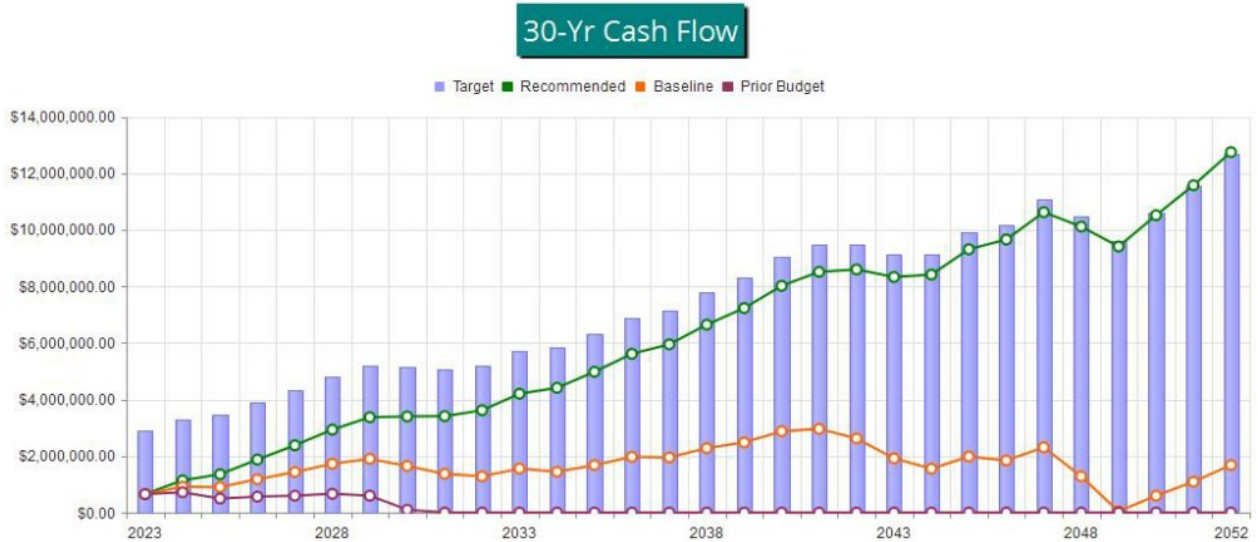


Figure 3

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

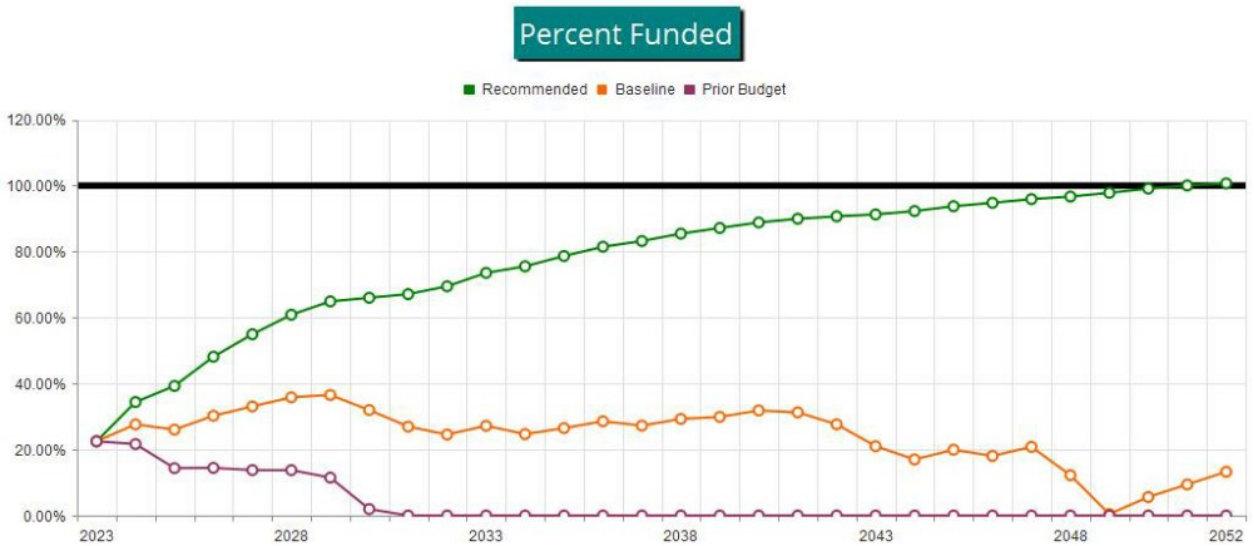


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
Inventory Appendix - client supplied data					
1 Phase 1 - Replace Tile Roofs	4 Duplexes (8 units)	50	29	\$177,000	\$179,000
2 Phase 2 - Replace Tile Roofs	7 Duplexes (14 units)	50	30	\$310,500	\$312,500
3 Phase 3 - Replace Tile Roofs	7 Duplexes/1 Triplex (17)	50	32	\$377,250	\$379,250
4 Phase 4 - Replace Tile Roofs	12 Duplexes/3 Triplex(33)	50	24	\$733,250	\$735,250
5 Phase 5 - Replace Tile Roofs	10 Duplexes/1 Triplex(23)	50	35	\$510,750	\$512,750
6 Phase 6 - Replace Comp. Roofs	10 Duplexes (20 units)	35	25	\$444,000	\$446,000
7 Phase 7 - Replace Comp. Roofs	12 Duplexes (24 units)	35	32	\$533,000	\$535,000
8 Phase 8 - Replace Tile Roofs	1 Duplex (2 units)	50	49	\$43,500	\$45,500
9 Phase 1 - Replace Siding	4 Duplexes (8 units)	60	39	\$111,000	\$113,000
10 Phase 2 - Replace Siding	7 Duplexes (14 units)	60	40	\$195,000	\$197,000
11 Phase 3 - Replace Siding	7 Duplexes/1 Triplex (17)	60	42	\$237,000	\$239,000
12 Phase 4 - Replace Siding	12 Duplexes/3 Triplexes	60	44	\$461,000	\$463,000
13 Phase 5 - Replace Siding	10 Duplexes/1 Triplex(23)	60	45	\$293,000	\$295,000
14 Phase 6 - Replace Siding	10 Duplexes (20 uits)	60	50	\$279,000	\$281,000
15 Phase 7 - Replace Siding	12 Duplexes (24 units)	60	57	\$335,000	\$337,000
16 Phase 8 - Replace Siding	Duplex (2 units)	60	59	\$27,000	\$29,000
17 Phase 1 - Painting	4 Duplexes (8 units)	12	5	\$111,000	\$113,000
18 Phase 2 - Painting	7 Duplexes (14 units)	12	6	\$195,000	\$197,000
19 Phase 3 - Painting	7 Duplexes/1 Triplex(17)	12	6	\$237,000	\$239,000
20 Phase 4 - Painting	12 Duplexes/3 Triplexes	12	7	\$461,000	\$463,000
21 Phase 5 - Painting	10 Duplexes/1Triplex (23)	12	10	\$321,000	\$323,000
22 Phase 6 - Painting	10 Duplexes (20 units)	12	1	\$279,000	\$281,000
23 Phase 7 - Painting	12 Duplexes (24 units)	12	8	\$335,000	\$337,000
24 Phase 8 - Painting	1 Duplex (2 units)	12	11	\$27,000	\$29,000
25 Phase 1 - Replace Privacy Fences	4 Duplexes (8 units)	28	6	\$9,600	\$11,600
26 Phase 2 - Replace Privacy Fences	7 Duplexes (14 units)	28	7	\$18,000	\$20,000
27 Phase 3 - Replace Privacy Fences	7 Duplexes/1 Triplex (17)	28	11	\$21,600	\$23,600
28 Phase 4 - Replace Privacy Fences	12 Duplexes/3 Triplexes	28	11	\$43,200	\$45,200
29 Phase 5 - Replace Privacy Fences	10 Duplexes/1 Triplex	28	12	\$27,500	\$29,500
30 Phase 6 - Replace Privacy Fences	10 Duplexes (20 units)	28	10	\$13,000	\$15,000
31 Phase 7 - Replace Privacy Fences	12 Duplexes (24 units)	28	16	\$23,000	\$25,000
32 Phase 8 - Replace Privacy Fences	1 Duplex (2 units)	28	27	\$1,000	\$2,000
33 Phase 1 - Replace Windows/Sliders	4 Duplexes (8 units)	35	14	\$45,000	\$55,000
34 Phase 2 - Replace Windows/Sliders	7 Duplexes (14 units)	35	15	\$86,500	\$88,500
35 Phase 3 - Replace Windows/Sliders	7 Duplexes/1 Triplex (17)	35	17	\$105,250	\$107,250
36 Phase 4 - Replace Windows/Sliders	12 Duplexes/3 Triplexes	35	19	\$205,250	\$207,250
37 Phase 5 - Replace Windows/Sliders	10 Duplexes/1 Triplex	35	20	\$130,250	\$132,250
38 Phase 6 - Replace Windows/Sliders	10 Duplexes (20 units)	35	25	\$120,000	\$130,000
39 Phase 7 - Replace Windows/Sliders	12 Duplexes (24 units)	35	32	\$145,000	\$155,000
40 Phase 8 - Replace Windows/Sliders	1 Duplex (2 units)	35	34	\$11,500	\$13,500
41 Phase 1 - Replace Light Poles	4 Duplexes (8 units)	25	4	\$4,500	\$5,500
42 Phase 2 - Replace Light Poles	7 Duplexes (14 units)	25	5	\$7,750	\$9,750
43 Phase 3 - Replace Light Poles	7 Duplexes/1 Triplex (17)	25	7	\$9,625	\$11,625

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
44 Phase 4 - Replace Light Poles	12 Duplexes/3 Triplexes	25	9	\$19,625	\$21,625
45 Phase 5 - Replace Light Poles	10 Duplexes/1 Triplex	25	10	\$12,125	\$14,125
46 Phase 6 - Replace Light Poles	10 Duplexes (20 units)	25	15	\$11,500	\$13,500
47 Phase 7 - Replace Light Poles	12 Duplexes (24 units)	25	22	\$14,000	\$16,000
48 Phase 8 - Replace Light Poles	1 Duplex (2 units)	25	24	\$1,000	\$1,500
49 Phase 1 - Gutters/Downspouts	4 Duplexes	60	39	\$5,000	\$7,000
50 Phase 2 - Gutters/Downspouts	7 Duplexes (14 units)	60	40	\$7,750	\$9,750
51 Phase 3 - Gutters/Downspouts	7 Duplexes/1 Triplex (17)	60	42	\$10,000	\$12,000
52 Phase 4 - Gutters/Downspouts	12 Duplexes/3 Triplexes	60	44	\$24,000	\$26,000
53 Phase 5 - Gutters/Downspouts	10 Duplexes/1 Triplex	60	45	\$14,000	\$16,000
54 Phase 6 - Gutters/Downspouts	10 Duplexes (20 units)	60	50	\$14,000	\$16,000
55 Phase 7 - Gutters/Downspouts	12 Duplexes (24 units)	60	57	\$16,000	\$18,000
56 Phase 8 - Gutters/Downspouts	1 Duplex (2 units)	60	59	\$14,000	\$16,000
57 Landscaping Mulch Project	All beds in Sunland	3	3	\$32,000	\$34,000
58 Concrete repairs	Sidewalks/Driveways/Patio	1	0	\$9,000	\$11,000
59 Mount Baker Mailbox Enclosure	Mailbox	28	15	\$4,000	\$5,000
<hr/>					
59 Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix - client supplied data								
1	Phase 1 - Replace Tile Roofs	\$178,000	X	21	/	50	=	\$74,760
2	Phase 2 - Replace Tile Roofs	\$311,500	X	20	/	50	=	\$124,600
3	Phase 3 - Replace Tile Roofs	\$378,250	X	18	/	50	=	\$136,170
4	Phase 4 - Replace Tile Roofs	\$734,250	X	26	/	50	=	\$381,810
5	Phase 5 - Replace Tile Roofs	\$511,750	X	15	/	50	=	\$153,525
6	Phase 6 - Replace Comp. Roofs	\$445,000	X	10	/	35	=	\$127,143
7	Phase 7 - Replace Comp. Roofs	\$534,000	X	3	/	35	=	\$45,771
8	Phase 8 - Replace Tile Roofs	\$44,500	X	1	/	50	=	\$890
9	Phase 1 - Replace Siding	\$112,000	X	21	/	60	=	\$39,200
10	Phase 2 - Replace Siding	\$196,000	X	20	/	60	=	\$65,333
11	Phase 3 - Replace Siding	\$238,000	X	18	/	60	=	\$71,400
12	Phase 4 - Replace Siding	\$462,000	X	16	/	60	=	\$123,200
13	Phase 5 - Replace Siding	\$294,000	X	15	/	60	=	\$73,500
14	Phase 6 - Replace Siding	\$280,000	X	10	/	60	=	\$46,667
15	Phase 7 - Replace Siding	\$336,000	X	3	/	60	=	\$16,800
16	Phase 8 - Replace Siding	\$28,000	X	1	/	60	=	\$467
17	Phase 1 - Painting	\$112,000	X	7	/	12	=	\$65,333
18	Phase 2 - Painting	\$196,000	X	6	/	12	=	\$98,000
19	Phase 3 - Painting	\$238,000	X	6	/	12	=	\$119,000
20	Phase 4 - Painting	\$462,000	X	5	/	12	=	\$192,500
21	Phase 5 - Painting	\$322,000	X	2	/	12	=	\$53,667
22	Phase 6 - Painting	\$280,000	X	11	/	12	=	\$256,667
23	Phase 7 - Painting	\$336,000	X	4	/	12	=	\$112,000
24	Phase 8 - Painting	\$28,000	X	1	/	12	=	\$2,333
25	Phase 1 - Replace Privacy Fences	\$10,600	X	22	/	28	=	\$8,329
26	Phase 2 - Replace Privacy Fences	\$19,000	X	21	/	28	=	\$14,250
27	Phase 3 - Replace Privacy Fences	\$22,600	X	17	/	28	=	\$13,721
28	Phase 4 - Replace Privacy Fences	\$44,200	X	17	/	28	=	\$26,836
29	Phase 5 - Replace Privacy Fences	\$28,500	X	16	/	28	=	\$16,286
30	Phase 6 - Replace Privacy Fences	\$14,000	X	18	/	28	=	\$9,000
31	Phase 7 - Replace Privacy Fences	\$24,000	X	12	/	28	=	\$10,286
32	Phase 8 - Replace Privacy Fences	\$1,500	X	1	/	28	=	\$54
33	Phase 1 - Replace Windows/Sliders	\$50,000	X	21	/	35	=	\$30,000
34	Phase 2 - Replace Windows/Sliders	\$87,500	X	20	/	35	=	\$50,000
35	Phase 3 - Replace Windows/Sliders	\$106,250	X	18	/	35	=	\$54,643
36	Phase 4 - Replace Windows/Sliders	\$206,250	X	16	/	35	=	\$94,286
37	Phase 5 - Replace Windows/Sliders	\$131,250	X	15	/	35	=	\$56,250
38	Phase 6 - Replace Windows/Sliders	\$125,000	X	10	/	35	=	\$35,714
39	Phase 7 - Replace Windows/Sliders	\$150,000	X	3	/	35	=	\$12,857
40	Phase 8 - Replace Windows/Sliders	\$12,500	X	1	/	35	=	\$357
41	Phase 1 - Replace Light Poles	\$5,000	X	21	/	25	=	\$4,200
42	Phase 2 - Replace Light Poles	\$8,750	X	20	/	25	=	\$7,000
43	Phase 3 - Replace Light Poles	\$10,625	X	18	/	25	=	\$7,650
44	Phase 4 - Replace Light Poles	\$20,625	X	16	/	25	=	\$13,200

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
45	Phase 5 - Replace Light Poles	\$13,125	X	15	/	25	=	\$7,875
46	Phase 6 - Replace Light Poles	\$12,500	X	10	/	25	=	\$5,000
47	Phase 7 - Replace Light Poles	\$15,000	X	3	/	25	=	\$1,800
48	Phase 8 - Replace Light Poles	\$1,250	X	1	/	25	=	\$50
49	Phase 1 - Gutters/Downspouts	\$6,000	X	21	/	60	=	\$2,100
50	Phase 2 - Gutters/Downspouts	\$8,750	X	20	/	60	=	\$2,917
51	Phase 3 - Gutters/Downspouts	\$11,000	X	18	/	60	=	\$3,300
52	Phase 4 - Gutters/Downspouts	\$25,000	X	16	/	60	=	\$6,667
53	Phase 5 - Gutters/Downspouts	\$15,000	X	15	/	60	=	\$3,750
54	Phase 6 - Gutters/Downspouts	\$15,000	X	10	/	60	=	\$2,500
55	Phase 7 - Gutters/Downspouts	\$17,000	X	3	/	60	=	\$850
56	Phase 8 - Gutters/Downspouts	\$15,000	X	1	/	60	=	\$250
57	Landscaping Mulch Project	\$33,000	X	0	/	3	=	\$0
58	Concrete repairs	\$10,000	X	1	/	1	=	\$10,000
59	Mount Baker Mailbox Enclosure	\$4,500	X	13	/	28	=	\$2,089
								\$2,894,801

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix - client supplied data				
1 Phase 1 - Replace Tile Roofs	50	\$178,000	\$3,560	1.09 %
2 Phase 2 - Replace Tile Roofs	50	\$311,500	\$6,230	1.92 %
3 Phase 3 - Replace Tile Roofs	50	\$378,250	\$7,565	2.33 %
4 Phase 4 - Replace Tile Roofs	50	\$734,250	\$14,685	4.51 %
5 Phase 5 - Replace Tile Roofs	50	\$511,750	\$10,235	3.15 %
6 Phase 6 - Replace Comp. Roofs	35	\$445,000	\$12,714	3.91 %
7 Phase 7 - Replace Comp. Roofs	35	\$534,000	\$15,257	4.69 %
8 Phase 8 - Replace Tile Roofs	50	\$44,500	\$890	0.27 %
9 Phase 1 - Replace Siding	60	\$112,000	\$1,867	0.57 %
10 Phase 2 - Replace Siding	60	\$196,000	\$3,267	1.00 %
11 Phase 3 - Replace Siding	60	\$238,000	\$3,967	1.22 %
12 Phase 4 - Replace Siding	60	\$462,000	\$7,700	2.37 %
13 Phase 5 - Replace Siding	60	\$294,000	\$4,900	1.51 %
14 Phase 6 - Replace Siding	60	\$280,000	\$4,667	1.43 %
15 Phase 7 - Replace Siding	60	\$336,000	\$5,600	1.72 %
16 Phase 8 - Replace Siding	60	\$28,000	\$467	0.14 %
17 Phase 1 - Painting	12	\$112,000	\$9,333	2.87 %
18 Phase 2 - Painting	12	\$196,000	\$16,333	5.02 %
19 Phase 3 - Painting	12	\$238,000	\$19,833	6.10 %
20 Phase 4 - Painting	12	\$462,000	\$38,500	11.84 %
21 Phase 5 - Painting	12	\$322,000	\$26,833	8.25 %
22 Phase 6 - Painting	12	\$280,000	\$23,333	7.17 %
23 Phase 7 - Painting	12	\$336,000	\$28,000	8.61 %
24 Phase 8 - Painting	12	\$28,000	\$2,333	0.72 %
25 Phase 1 - Replace Privacy Fences	28	\$10,600	\$379	0.12 %
26 Phase 2 - Replace Privacy Fences	28	\$19,000	\$679	0.21 %
27 Phase 3 - Replace Privacy Fences	28	\$22,600	\$807	0.25 %
28 Phase 4 - Replace Privacy Fences	28	\$44,200	\$1,579	0.49 %
29 Phase 5 - Replace Privacy Fences	28	\$28,500	\$1,018	0.31 %
30 Phase 6 - Replace Privacy Fences	28	\$14,000	\$500	0.15 %
31 Phase 7 - Replace Privacy Fences	28	\$24,000	\$857	0.26 %
32 Phase 8 - Replace Privacy Fences	28	\$1,500	\$54	0.02 %
33 Phase 1 - Replace Windows/Sliders	35	\$50,000	\$1,429	0.44 %
34 Phase 2 - Replace Windows/Sliders	35	\$87,500	\$2,500	0.77 %
35 Phase 3 - Replace Windows/Sliders	35	\$106,250	\$3,036	0.93 %
36 Phase 4 - Replace Windows/Sliders	35	\$206,250	\$5,893	1.81 %
37 Phase 5 - Replace Windows/Sliders	35	\$131,250	\$3,750	1.15 %
38 Phase 6 - Replace Windows/Sliders	35	\$125,000	\$3,571	1.10 %
39 Phase 7 - Replace Windows/Sliders	35	\$150,000	\$4,286	1.32 %
40 Phase 8 - Replace Windows/Sliders	35	\$12,500	\$357	0.11 %
41 Phase 1 - Replace Light Poles	25	\$5,000	\$200	0.06 %
42 Phase 2 - Replace Light Poles	25	\$8,750	\$350	0.11 %
43 Phase 3 - Replace Light Poles	25	\$10,625	\$425	0.13 %
44 Phase 4 - Replace Light Poles	25	\$20,625	\$825	0.25 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
45 Phase 5 - Replace Light Poles	25	\$13,125	\$525	0.16 %
46 Phase 6 - Replace Light Poles	25	\$12,500	\$500	0.15 %
47 Phase 7 - Replace Light Poles	25	\$15,000	\$600	0.18 %
48 Phase 8 - Replace Light Poles	25	\$1,250	\$50	0.02 %
49 Phase 1 - Gutters/Downspouts	60	\$6,000	\$100	0.03 %
50 Phase 2 - Gutters/Downspouts	60	\$8,750	\$146	0.04 %
51 Phase 3 - Gutters/Downspouts	60	\$11,000	\$183	0.06 %
52 Phase 4 - Gutters/Downspouts	60	\$25,000	\$417	0.13 %
53 Phase 5 - Gutters/Downspouts	60	\$15,000	\$250	0.08 %
54 Phase 6 - Gutters/Downspouts	60	\$15,000	\$250	0.08 %
55 Phase 7 - Gutters/Downspouts	60	\$17,000	\$283	0.09 %
56 Phase 8 - Gutters/Downspouts	60	\$15,000	\$250	0.08 %
57 Landscaping Mulch Project	3	\$33,000	\$11,000	3.38 %
58 Concrete repairs	1	\$10,000	\$10,000	3.07 %
59 Mount Baker Mailbox Enclosure	28	\$4,500	\$161	0.05 %
59 Total Funded Components			\$325,278	100.00 %

# 30-Year Reserve Plan Summary

Report # 19544-11  
Do-It-Yourself Kit

Fiscal Year Start: 2023

Interest:

0.75 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$651,186	\$2,894,801	22.5 %	High	599.21 %	\$489,450	\$0	\$6,705	\$10,000
2024	\$1,137,341	\$3,306,381	34.4 %	Medium	3.00 %	\$504,134	\$0	\$9,332	\$298,700
2025	\$1,352,107	\$3,442,999	39.3 %	Medium	3.00 %	\$519,258	\$0	\$12,090	\$10,609
2026	\$1,872,845	\$3,890,801	48.1 %	Medium	3.00 %	\$534,835	\$0	\$15,930	\$46,987
2027	\$2,376,623	\$4,325,231	54.9 %	Medium	3.00 %	\$550,880	\$0	\$19,895	\$16,883
2028	\$2,930,517	\$4,814,684	60.9 %	Medium	3.00 %	\$567,407	\$0	\$23,619	\$151,575
2029	\$3,369,968	\$5,191,401	64.9 %	Medium	3.00 %	\$584,429	\$0	\$25,370	\$582,220
2030	\$3,397,547	\$5,147,507	66.0 %	Medium	3.00 %	\$601,962	\$0	\$25,513	\$616,935
2031	\$3,408,086	\$5,078,540	67.1 %	Medium	3.00 %	\$620,021	\$0	\$26,332	\$438,302
2032	\$3,616,137	\$5,203,858	69.5 %	Medium	3.00 %	\$638,621	\$0	\$29,305	\$83,016
2033	\$4,201,047	\$5,711,613	73.6 %	Low	3.00 %	\$657,780	\$0	\$32,275	\$482,634
2034	\$4,408,468	\$5,836,108	75.5 %	Low	3.00 %	\$677,513	\$0	\$35,181	\$145,068
2035	\$4,976,095	\$6,325,540	78.7 %	Low	3.00 %	\$697,839	\$0	\$39,692	\$101,942
2036	\$5,611,683	\$6,887,987	81.5 %	Low	3.00 %	\$718,774	\$0	\$43,335	\$425,875
2037	\$5,947,917	\$7,147,987	83.2 %	Low	3.00 %	\$740,337	\$0	\$47,207	\$90,755
2038	\$6,644,706	\$7,775,720	85.5 %	Low	3.00 %	\$762,547	\$0	\$52,012	\$229,800
2039	\$7,229,464	\$8,294,273	87.2 %	Low	3.00 %	\$785,424	\$0	\$57,158	\$54,560
2040	\$8,017,486	\$9,024,538	88.8 %	Low	3.00 %	\$808,986	\$0	\$61,963	\$377,262
2041	\$8,511,173	\$9,460,457	90.0 %	Low	3.00 %	\$833,256	\$0	\$64,133	\$812,061
2042	\$8,596,501	\$9,478,224	90.7 %	Low	3.00 %	\$858,254	\$0	\$63,450	\$1,189,315
2043	\$8,328,889	\$9,125,064	91.3 %	Low	3.00 %	\$884,001	\$0	\$62,765	\$861,967
2044	\$8,413,689	\$9,116,102	92.3 %	Low	3.00 %	\$910,521	\$0	\$66,445	\$79,993
2045	\$9,310,662	\$9,930,458	93.8 %	Low	3.00 %	\$937,837	\$0	\$71,098	\$664,888
2046	\$9,654,709	\$10,185,500	94.8 %	Low	3.00 %	\$965,972	\$0	\$76,012	\$74,996
2047	\$10,621,697	\$11,075,041	95.9 %	Low	3.00 %	\$994,951	\$0	\$77,726	\$1,582,530
2048	\$10,111,844	\$10,458,345	96.7 %	Low	3.00 %	\$1,024,800	\$0	\$73,181	\$1,800,649
2049	\$9,409,175	\$9,618,918	97.8 %	Low	2.50 %	\$1,050,420	\$0	\$74,683	\$21,566
2050	\$10,512,712	\$10,607,808	99.1 %	Low	2.50 %	\$1,076,680	\$0	\$82,796	\$98,847
2051	\$11,573,342	\$11,568,441	100.0 %	Low	2.50 %	\$1,103,597	\$0	\$91,166	\$22,879
2052	\$12,745,225	\$12,658,466	100.7 %	Low	2.50 %	\$1,131,187	\$0	\$97,470	\$718,752

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 19544-11  
Do-It-Yourself Kit

Fiscal Year Start: 2023

Interest: 0.75 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$651,186	\$2,894,801	22.5 %	High	280.91 %	\$266,640	\$0	\$5,866	\$10,000
2024	\$913,692	\$3,306,381	27.6 %	High	3.00 %	\$274,639	\$0	\$6,786	\$298,700
2025	\$896,417	\$3,442,999	26.0 %	High	3.00 %	\$282,878	\$0	\$7,771	\$10,609
2026	\$1,176,458	\$3,890,801	30.2 %	Medium	3.00 %	\$291,365	\$0	\$9,773	\$46,987
2027	\$1,430,608	\$4,325,231	33.1 %	Medium	3.00 %	\$300,106	\$0	\$11,832	\$16,883
2028	\$1,725,664	\$4,814,684	35.8 %	Medium	3.00 %	\$309,109	\$0	\$13,580	\$151,575
2029	\$1,896,777	\$5,191,401	36.5 %	Medium	3.00 %	\$318,382	\$0	\$13,282	\$582,220
2030	\$1,646,222	\$5,147,507	32.0 %	Medium	3.00 %	\$327,934	\$0	\$11,302	\$616,935
2031	\$1,368,521	\$5,078,540	26.9 %	High	3.00 %	\$337,772	\$0	\$9,921	\$438,302
2032	\$1,277,911	\$5,203,858	24.6 %	High	3.00 %	\$347,905	\$0	\$10,614	\$83,016
2033	\$1,553,414	\$5,711,613	27.2 %	High	3.00 %	\$358,342	\$0	\$11,223	\$482,634
2034	\$1,440,345	\$5,836,108	24.7 %	High	3.00 %	\$369,092	\$0	\$11,683	\$145,068
2035	\$1,676,052	\$6,325,540	26.5 %	High	3.00 %	\$380,165	\$0	\$13,661	\$101,942
2036	\$1,967,936	\$6,887,987	28.6 %	High	3.00 %	\$391,570	\$0	\$14,681	\$425,875
2037	\$1,948,312	\$7,147,987	27.3 %	High	3.00 %	\$403,317	\$0	\$15,839	\$90,755
2038	\$2,276,713	\$7,775,720	29.3 %	High	3.00 %	\$415,416	\$0	\$17,833	\$229,800
2039	\$2,480,161	\$8,294,273	29.9 %	High	3.00 %	\$427,879	\$0	\$20,070	\$54,560
2040	\$2,873,550	\$9,024,538	31.8 %	Medium	3.00 %	\$440,715	\$0	\$21,865	\$377,262
2041	\$2,958,868	\$9,460,457	31.3 %	Medium	3.00 %	\$453,937	\$0	\$20,920	\$812,061
2042	\$2,621,664	\$9,478,224	27.7 %	High	3.00 %	\$467,555	\$0	\$17,014	\$1,189,315
2043	\$1,916,918	\$9,125,064	21.0 %	High	3.00 %	\$481,581	\$0	\$12,995	\$861,967
2044	\$1,549,528	\$9,116,102	17.0 %	High	3.00 %	\$496,029	\$0	\$13,227	\$79,993
2045	\$1,978,791	\$9,930,458	19.9 %	High	3.00 %	\$510,910	\$0	\$14,313	\$664,888
2046	\$1,839,126	\$10,185,500	18.1 %	High	3.00 %	\$526,237	\$0	\$15,539	\$74,996
2047	\$2,305,906	\$11,075,041	20.8 %	High	3.00 %	\$542,024	\$0	\$13,439	\$1,582,530
2048	\$1,278,838	\$10,458,345	12.2 %	High	3.00 %	\$558,285	\$0	\$4,949	\$1,800,649
2049	\$41,423	\$9,618,918	0.4 %	High	2.50 %	\$572,242	\$0	\$2,384	\$21,566
2050	\$594,484	\$10,607,808	5.6 %	High	2.50 %	\$586,548	\$0	\$6,309	\$98,847
2051	\$1,088,493	\$11,568,441	9.4 %	High	2.50 %	\$601,212	\$0	\$10,368	\$22,879
2052	\$1,677,194	\$12,658,466	13.2 %	High	2.50 %	\$616,242	\$0	\$12,237	\$718,752

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$651,186	\$1,137,341	\$1,352,107	\$1,872,845	\$2,376,623
Annual Reserve Funding	\$489,450	\$504,134	\$519,258	\$534,835	\$550,880
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,705	\$9,332	\$12,090	\$15,930	\$19,895
Total Income	\$1,147,341	\$1,650,807	\$1,883,454	\$2,423,611	\$2,947,399
# Component					
<b>Inventory Appendix - client supplied data</b>					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$288,400	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$5,628
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$0	\$0	\$36,060	\$0
58 Concrete repairs	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$10,000	\$298,700	\$10,609	\$46,987	\$16,883
Ending Reserve Balance	\$1,137,341	\$1,352,107	\$1,872,845	\$2,376,623	\$2,930,517



<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Reserve Balance	\$2,930,517	\$3,369,968	\$3,397,547	\$3,408,086	\$3,616,137
Annual Reserve Funding	\$567,407	\$584,429	\$601,962	\$620,021	\$638,621
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,619	\$25,370	\$25,513	\$26,332	\$29,305
<b>Total Income</b>	<b>\$3,521,543</b>	<b>\$3,979,767</b>	<b>\$4,025,021</b>	<b>\$4,054,439</b>	<b>\$4,284,063</b>
# Component					
<b>Inventory Appendix - client supplied data</b>					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$129,839	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$234,034	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$284,184	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$568,202	\$0	\$0
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$425,635	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$12,657	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$23,368	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$10,144	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$13,067	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$26,911
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$39,404	\$0	\$0	\$43,058
58 Concrete repairs	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$151,575</b>	<b>\$582,220</b>	<b>\$616,935</b>	<b>\$438,302</b>	<b>\$83,016</b>

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Ending Reserve Balance	\$3,369,968	\$3,397,547	\$3,408,086	\$3,616,137	\$4,201,047

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Starting Reserve Balance	\$4,201,047	\$4,408,468	\$4,976,095	\$5,611,683	\$5,947,917
Annual Reserve Funding	\$657,780	\$677,513	\$697,839	\$718,774	\$740,337
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,275	\$35,181	\$39,692	\$43,335	\$47,207
<b>Total Income</b>	<b>\$4,891,102</b>	<b>\$5,121,162</b>	<b>\$5,713,625</b>	<b>\$6,373,792</b>	<b>\$6,735,461</b>
# Component					
<b>Inventory Appendix - client supplied data</b>					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$432,741	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$411,189	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$0	\$38,759	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$31,284	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$61,183	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$40,634	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$18,815	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$75,629
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$17,639	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$0	\$47,050	\$0	\$0
58 Concrete repairs	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$482,634</b>	<b>\$145,068</b>	<b>\$101,942</b>	<b>\$425,875</b>	<b>\$90,755</b>

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Ending Reserve Balance	\$4,408,468	\$4,976,095	\$5,611,683	\$5,947,917	\$6,644,706

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Starting Reserve Balance	\$6,644,706	\$7,229,464	\$8,017,486	\$8,511,173	\$8,596,501
Annual Reserve Funding	\$762,547	\$785,424	\$808,986	\$833,256	\$858,254
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$52,012	\$57,158	\$61,963	\$64,133	\$63,450
<b>Total Income</b>	<b>\$7,459,265</b>	<b>\$8,072,046</b>	<b>\$8,888,435</b>	<b>\$9,408,562</b>	<b>\$9,518,205</b>
# Component					
<b>Inventory Appendix - client supplied data</b>					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$185,119	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$333,677	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$405,179	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$810,120
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$38,513	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$136,322	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$175,615	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$361,661
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$19,475	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$51,413	\$0	\$0	\$56,180	\$0
58 Concrete repairs	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535
59 Mount Baker Mailbox Enclosure	\$7,011	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$229,800</b>	<b>\$54,560</b>	<b>\$377,262</b>	<b>\$812,061</b>	<b>\$1,189,315</b>

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Ending Reserve Balance	\$7,229,464	\$8,017,486	\$8,511,173	\$8,596,501	\$8,328,889

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Starting Reserve Balance	\$8,328,889	\$8,413,689	\$9,310,662	\$9,654,709	\$10,621,697
Annual Reserve Funding	\$884,001	\$910,521	\$937,837	\$965,972	\$994,951
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,765	\$66,445	\$71,098	\$76,012	\$77,726
<b>Total Income</b>	<b>\$9,275,655</b>	<b>\$9,390,655</b>	<b>\$10,319,597</b>	<b>\$10,696,693</b>	<b>\$11,694,374</b>
# Component					
<b>Inventory Appendix - client supplied data</b>					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$1,492,579
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$0	\$0	\$616,985	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$606,853	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$55,260	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$237,052	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$28,742	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$2,541
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$61,390	\$0	\$0	\$67,082
58 Concrete repairs	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$861,967</b>	<b>\$79,993</b>	<b>\$664,888</b>	<b>\$74,996</b>	<b>\$1,582,530</b>

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Ending Reserve Balance	\$8,413,689	\$9,310,662	\$9,654,709	\$10,621,697	\$10,111,844



<b>Fiscal Year</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
Starting Reserve Balance	\$10,111,844	\$9,409,175	\$10,512,712	\$11,573,342	\$12,745,225
Annual Reserve Funding	\$1,024,800	\$1,050,420	\$1,076,680	\$1,103,597	\$1,131,187
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$73,181	\$74,683	\$82,796	\$91,166	\$97,470
<b>Total Income</b>	<b>\$11,209,824</b>	<b>\$10,534,278</b>	<b>\$11,672,189</b>	<b>\$12,768,104</b>	<b>\$13,973,882</b>
# Component					
<b>Inventory Appendix - client supplied data</b>					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$419,469
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$931,731	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$263,935
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$586,258	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$3,332	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$261,722	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$11,783
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$0	\$73,303	\$0	\$0
58 Concrete repairs	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,800,649</b>	<b>\$21,566</b>	<b>\$98,847</b>	<b>\$22,879</b>	<b>\$718,752</b>

<b>Fiscal Year</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
Ending Reserve Balance	\$9,409,175	\$10,512,712	\$11,573,342	\$12,745,225	\$13,255,130



## 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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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.

## Inventory Appendix - client supplied data

**Comp #: 1 Phase 1 - Replace Tile Roofs** **Quantity: 4 Duplexes (8 units)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 29 years  
 Best Case: \$ 177,000 Worst Case: \$179,000  
     Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 2 Phase 2 - Replace Tile Roofs** **Quantity: 7 Duplexes (14 units)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 30 years  
 Best Case: \$ 310,500 Worst Case: \$312,500  
     Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 3 Phase 3 - Replace Tile Roofs** **Quantity: 7 Duplexes/1 Triplex (17)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 32 years  
 Best Case: \$ 377,250 Worst Case: \$379,250  
     Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 4 Phase 4 - Replace Tile Roofs** **Quantity: 12 Duplexes/3 Triplex(33)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 24 years  
 Best Case: \$ 733,250 Worst Case: \$735,250  
     Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 5 Phase 5 - Replace Tile Roofs** **Quantity: 10 Duplexes/1 Triplex(23)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 35 years  
 Best Case: \$ 510,750 Worst Case: \$512,750  
     Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 6 Phase 6 - Replace Comp. Roofs** **Quantity: 10 Duplexes (20 units)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 35 years Remaining Life: 25 years  
 Best Case: \$ 444,000 Worst Case: \$446,000  
     Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 7 Phase 7 - Replace Comp. Roofs****Quantity: 12 Duplexes (24 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 32 years

Best Case: \$ 533,000

Worst Case: \$535,000

Lower allowance

High allowance

Cost Source:

**Comp #: 8 Phase 8 - Replace Tile Roofs****Quantity: 1 Duplex (2 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 50 years

Remaining Life: 49 years

Best Case: \$ 43,500

Worst Case: \$45,500

Lower allowance

Higher allowance

Cost Source:

**Comp #: 9 Phase 1 - Replace Siding****Quantity: 4 Duplexes (8 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 39 years

Best Case: \$ 111,000

Worst Case: \$113,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 10 Phase 2 - Replace Siding****Quantity: 7 Duplexes (14 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 40 years

Best Case: \$ 195,000

Worst Case: \$197,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 11 Phase 3 - Replace Siding****Quantity: 7 Duplexes/1 Triplex (17)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 42 years

Best Case: \$ 237,000

Worst Case: \$239,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 12 Phase 4 - Replace Siding****Quantity: 12 Duplexes/3 Triplexes**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 44 years

Best Case: \$ 461,000

Worst Case: \$463,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 13 Phase 5 - Replace Siding****Quantity: 10 Duplexes/1 Triplex(23)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 45 years

Best Case: \$ 293,000

Worst Case: \$295,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 14 Phase 6 - Replace Siding****Quantity: 10 Duplexes (20 uits)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 50 years

Best Case: \$ 279,000

Worst Case: \$281,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 15 Phase 7 - Replace Siding****Quantity: 12 Duplexes (24 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 57 years

Best Case: \$ 335,000

Worst Case: \$337,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 16 Phase 8 - Replace Siding****Quantity: Duplex (2 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 59 years

Best Case: \$ 27,000

Worst Case: \$29,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 17 Phase 1 - Painting****Quantity: 4 Duplexes (8 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 111,000

Worst Case: \$113,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 18 Phase 2 - Painting****Quantity: 7 Duplexes (14 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 195,000

Worst Case: \$197,000

Lower allowance

Higher allowance

Cost Source:



**Comp #: 19 Phase 3 - Painting****Quantity: 7 Duplexes/1 Triplex(17)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 237,000

Worst Case: \$239,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 20 Phase 4 - Painting****Quantity: 12 Duplexes/3 Triplexes**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 461,000

Worst Case: \$463,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 21 Phase 5 - Painting****Quantity: 10 Duplexes/1Triplex (23)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 321,000

Worst Case: \$323,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 22 Phase 6 - Painting****Quantity: 10 Duplexes (20 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 279,000

Worst Case: \$281,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 23 Phase 7 - Painting****Quantity: 12 Duplexes (24 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 335,000

Worst Case: \$337,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 24 Phase 8 - Painting****Quantity: 1 Duplex (2 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 11 years

Best Case: \$ 27,000

Worst Case: \$29,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 25 Phase 1 - Replace Privacy Fences****Quantity: 4 Duplexes (8 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 6 years

Best Case: \$ 9,600

Worst Case: \$11,600

Lower allowance

Higher allowance

Cost Source:

**Comp #: 26 Phase 2 - Replace Privacy Fences****Quantity: 7 Duplexes (14 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 7 years

Best Case: \$ 18,000

Worst Case: \$20,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 27 Phase 3 - Replace Privacy Fences****Quantity: 7 Duplexes/1 Triplex (17)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 21,600

Worst Case: \$23,600

Lower allowance

Higher allowance

Cost Source:

**Comp #: 28 Phase 4 - Replace Privacy Fences****Quantity: 12 Duplexes/3 Triplexes**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 43,200

Worst Case: \$45,200

Lower allowance

Higher allowance

Cost Source:

**Comp #: 29 Phase 5 - Replace Privacy Fences****Quantity: 10 Duplexes/1 Triplex**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 12 years

Best Case: \$ 27,500

Worst Case: \$29,500

Lower allowance

Higher allowance

Cost Source:

**Comp #: 30 Phase 6 - Replace Privacy Fences****Quantity: 10 Duplexes (20 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 10 years

Best Case: \$ 13,000

Worst Case: \$15,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 31 Phase 7 - Replace Privacy Fences****Quantity: 12 Duplexes (24 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Best Case: \$ 23,000

Lower allowance

Cost Source:

Remaining Life: 16 years

Worst Case: \$25,000

Higher allowance

**Comp #: 32 Phase 8 - Replace Privacy Fences****Quantity: 1 Duplex (2 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Best Case: \$ 1,000

Lower allowance

Cost Source:

Remaining Life: 27 years

Worst Case: \$2,000

Higher allowance

**Comp #: 33 Phase 1 - Replace Windows/Sliders****Quantity: 4 Duplexes (8 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Best Case: \$ 45,000

Lower allowance

Cost Source:

Remaining Life: 14 years

Worst Case: \$55,000

Higher allowance

**Comp #: 34 Phase 2 - Replace Windows/Sliders****Quantity: 7 Duplexes (14 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Best Case: \$ 86,500

Lower allowance

Cost Source:

Remaining Life: 15 years

Worst Case: \$88,500

Higher allowance

**Comp #: 35 Phase 3 - Replace Windows/Sliders****Quantity: 7 Duplexes/1 Triplex (17)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Best Case: \$ 105,250

Lower allowance

Cost Source:

Remaining Life: 17 years

Worst Case: \$107,250

Higher allowance

**Comp #: 36 Phase 4 - Replace Windows/Sliders****Quantity: 12 Duplexes/3 Triplexes**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Best Case: \$ 205,250

Lower allowance

Cost Source:

Remaining Life: 19 years

Worst Case: \$207,250

Higher allowance

**Comp #: 37 Phase 5 - Replace Windows/Sliders****Quantity: 10 Duplexes/1 Triplex**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 20 years

Best Case: \$ 130,250

Worst Case: \$132,250

Lower allowance

Higher allowance

Cost Source:

**Comp #: 38 Phase 6 - Replace Windows/Sliders****Quantity: 10 Duplexes (20 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 25 years

Best Case: \$ 120,000

Worst Case: \$130,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 39 Phase 7 - Replace Windows/Sliders****Quantity: 12 Duplexes (24 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 32 years

Best Case: \$ 145,000

Worst Case: \$155,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 40 Phase 8 - Replace Windows/Sliders****Quantity: 1 Duplex (2 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 34 years

Best Case: \$ 11,500

Worst Case: \$13,500

Lower allowance

Higher allowance

Cost Source:

**Comp #: 41 Phase 1 - Replace Light Poles****Quantity: 4 Duplexes (8 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 4,500

Worst Case: \$5,500

Lower allowance

High allowance

Cost Source:

**Comp #: 42 Phase 2 - Replace Light Poles****Quantity: 7 Duplexes (14 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 7,750

Worst Case: \$9,750

Lower allowance

Higher allowance

Cost Source:

**Comp #: 43 Phase 3 - Replace Light Poles****Quantity: 7 Duplexes/1 Triplex (17)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 9,625

Worst Case: \$11,625

Lower allowance

Higher allowance

Cost Source:

**Comp #: 44 Phase 4 - Replace Light Poles****Quantity: 12 Duplexes/3 Triplexes**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 19,625

Worst Case: \$21,625

Lower allowance

Higher allowance

Cost Source:

**Comp #: 45 Phase 5 - Replace Light Poles****Quantity: 10 Duplexes/1 Triplex**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 10 years

Best Case: \$ 12,125

Worst Case: \$14,125

Lower allowance

Higher allowance

Cost Source:

**Comp #: 46 Phase 6 - Replace Light Poles****Quantity: 10 Duplexes (20 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 11,500

Worst Case: \$13,500

Lower allowance

Higher allowance

Cost Source:

**Comp #: 47 Phase 7 - Replace Light Poles****Quantity: 12 Duplexes (24 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 14,000

Worst Case: \$16,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 48 Phase 8 - Replace Light Poles****Quantity: 1 Duplex (2 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 1,000

Worst Case: \$1,500

Lower allowance

Higher allowance

Cost Source:

**Comp #: 49 Phase 1 - Gutters/Downspouts****Quantity: 4 Duplexes**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 39 years

Best Case: \$ 5,000

Worst Case: \$7,000

Lower allowance

High allowance

Cost Source:

**Comp #: 50 Phase 2 - Gutters/Downspouts****Quantity: 7 Duplexes (14 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 40 years

Best Case: \$ 7,750

Worst Case: \$9,750

Lower allowance

Higher allowance

Cost Source:

**Comp #: 51 Phase 3 - Gutters/Downspouts****Quantity: 7 Duplexes/1 Triplex (17)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 42 years

Best Case: \$ 10,000

Worst Case: \$12,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 52 Phase 4 - Gutters/Downspouts****Quantity: 12 Duplexes/3 Triplexes**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 44 years

Best Case: \$ 24,000

Worst Case: \$26,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 53 Phase 5 - Gutters/Downspouts****Quantity: 10 Duplexes/1 Triplex**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 45 years

Best Case: \$ 14,000

Worst Case: \$16,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 54 Phase 6 - Gutters/Downspouts****Quantity: 10 Duplexes (20 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 50 years

Best Case: \$ 14,000

Worst Case: \$16,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 55 Phase 7 - Gutters/Downspouts****Quantity: 12 Duplexes (24 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 57 years

Best Case: \$ 16,000

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 56 Phase 8 - Gutters/Downspouts****Quantity: 1 Duplex (2 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 59 years

Best Case: \$ 14,000

Worst Case: \$16,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 57 Landscaping Mulch Project****Quantity: All beds in Sunland**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 3 years

Remaining Life: 3 years

Best Case: \$ 32,000

Worst Case: \$34,000

Lower allowance

High allowance

Cost Source:

**Comp #: 58 Concrete repairs****Quantity: Sidewalks/Driveways/Patio**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 9,000

Worst Case: \$11,000

Lower allowance

Higher allowance

Cost Source:

**Comp #: 59 Mount Baker Mailbox Enclosure****Quantity: Mailbox**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 15 years

Best Case: \$ 4,000

Worst Case: \$5,000

Lower allowance

High allowance

Cost Source:

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



**Certification:**

Yes - we've elected to do it ourselves! We accept full responsibility for the accuracy of the information provided below and in the Component List. We understand that DIYReserveStudy.com will not verify the accuracy of the information submitted. We also acknowledge that DIYReserveStudy.com will not be responsible for updates or revisions to the Reserve Study Report required as a result of errors, omissions, or changes in the information that we provide to you.

Your Name:

Company or Title:

Your address:

City:  State:  Zip:

email address:

Telephone:  Date:

**Part 1: Association Information** (as you would like it to appear on the report)

Association Name:  # Units:

City, ST Zipcode:

**Part 2: Budget & Reserve Balance Information**

FY End:

This Report should cover the 12-month reporting period beginning:   
and ending:

(Note: this period should coincide with the Association's Fiscal Year)

Our total current budgeted assmt income is: \$  per  (mo/qtr/yr)

Our total current budgeted Reserve contrib is: \$  per  (mo/qtr/yr)

Our projected Reserve balance as-of the start date above will be: \$

Do interest earnings remain in the Reserve Account?

If yes, what is the net after tax annual interest rate?  %

## Client-Provided Component Information

#	Component Name	Quantity/Description	UL	RUL	Current Cost
1	Phase 1 - Replace Tile Roofs	4 Duplexes (8 Units)	50	29	\$178,000
2	Phase 2 - Replace Tile Roofs	7 Duplexes (14 Units)	50	30	\$311,500
3	Phase 3 - Replace Tile Roofs	7 Duplexes/1 Triplex (17 Units)	50	32	\$378,250
4	Phase 4 - Replace Tile Roofs	12 Duplexes/3 Triplexes (33 Units)	50	24	\$734,250
5	Phase 5 - Replace Tile Roofs	10 Duplexes/1 Triplex (23 Units)	50	35	\$511,750
6	Phase 6 - Replace Comp. Roofs	10 Duplexes (20 Units)	35	25	\$445,000
7	Phase 7 - Replace Comp. Roofs	12 Duplexes (24 Units)	35	32	\$534,000
8	Phase 8 - Replace Tile Roofs	1 Duplex (2 units)	50	49	\$44,500
9	Phase 1 - Replace Siding	4 Duplexes (8 Units)	60	39	\$112,000
10	Phase 2 - Replace Siding	7 Duplexes (14 Units)	60	40	\$196,000
11	Phase 3 - Replace Siding	7 Duplexes/1 Triplex (17 Units)	60	42	\$238,000
12	Phase 4 - Replace Siding	12 Duplexes/3 Triplexes (33 Units)	60	44	\$462,000
13	Phase 5 - Replace Siding	10 Duplexes/1 Triplex (23 Units)	60	45	\$294,000
14	Phase 6 - Replace Siding	10 Duplexes (20 Units)	60	50	\$280,000
15	Phase 7 - Replace Siding	12 Duplexes (24 Units)	60	57	\$336,000
16	Phase 8 - Replace siding	1 Duplex (2 units)	60	59	\$28,000
17	Phase 1 - Painting	4 Duplexes (8 Units)	12	5	\$112,000
18	Phase 2 - Painting	7 Duplexes (14 Units)	12	6	\$196,000
19	Phase 3 - Painting	7 Duplexes/1 Triplex (17 Units)	12	6	\$238,000
20	Phase 4 - Painting	12 Duplexes/3 Triplexes (33 Units)	12	7	\$462,000
21	Phase 5 - Painting	10 Duplexes/1 Triplex (23 Units)	12	10	\$322,000
22	Phase 6 - Painting	10 Duplexes (20 Units)	12	1	\$280,000
23	Phase 7 - Painting	12 Duplexes (24 Units)	12	8	\$336,000
24	Phase 8 - Painting	1 Duplex (2 units)	12	11	\$28,000
25	Phase 1 - Replace Privacy Fences	4 Duplexes (8 Units)	28	6	\$10,600
26	Phase 2 - Replace Privacy Fences	7 Duplexes (14 Units)	28	7	\$19,000
27	Phase 3 - Replace Privacy Fences	7 Duplexes/1 Triplex (17 Units)	28	11	\$22,600
28	Phase 4 - Replace Privacy Fences	12 Duplexes/3 Triplexes (33 Units)	28	11	\$44,200
29	Phase 5 - Replace Privacy Fences	10 Duplexes/1 Triplex (23 Units)	28	12	\$28,500
30	Phase 6 - Replace Privacy Fences	10 Duplexes (20 Units)	28	10	\$14,000
31	Phase 7 - Replace Privacy Fences	12 Duplexes (24 Units)	28	16	\$24,000
32	Phase 8 - Replace Privacy Fences	1 Duplex(2 units)	28	27	\$1,500
33	Phase 1 - Replace Windows/Slider	4 Duplexes (8 Units)	35	14	\$50,000
34	Phase 2 - Replace Windows/Slider	7 Duplexes (14 Units)	35	15	\$87,500
35	Phase 3 - Replace Windows/Slider	7 Duplexes/1 Triplex (17 Units)	35	17	\$106,250
36	Phase 4 - Replace Windows/Slider	12 Duplexes/3 Triplexes (33 Units)	35	19	\$206,250
37	Phase 5 - Replace Windows/Slider	10 Duplexes/1 Triplex (23 Units)	35	20	\$131,250
38	Phase 6 - Replace Windows/Slider	10 Duplexes (20 Units)	35	25	\$125,000
39	Phase 7 - Replace Windows/Slider	12 Duplexes (24 Units)	35	32	\$150,000
40	Phase 8 - Replace Windows/Slider	1 Duplex (2 units)	35	34	\$12,500

### Client-Provided Component Information

#	Component Name	Quantity/Description	UL	RUL	Current Cost
41	Phase 1 - Replace Light Poles	4 Duplexes (8 Units)	25	4	\$5,000
42	Phase 2 - Replace Light Poles	7 Duplexes (14 Units)	25	5	\$8,750
43	Phase 3 - Replace Light Poles	7 Duplexes/1 Triplex (17 Units)	25	7	\$10,625
44	Phase 4 - Replace Light Poles	12 Duplexes/3 Triplexes (33 Units)	25	9	\$20,625
45	Phase 5 - Replace Light Poles	10 Duplexes/1 Triplex (23 Units)	25	10	\$13,125
46	Phase 6 - Replace Light Poles	10 Duplexes (20 Units)	25	15	\$12,500
47	Phase 7 - Replace Light Poles	12 Duplexes (24 Units)	25	22	\$15,000
48	Phase 8 - Replace Light Poles	1 Duplex (2 units)	25	24	\$1,250
49	Phase 1 - Gutters/Downspouts	4 Duplexes (8 Units)	60	39	\$6,000
50	Phase 2 - Gutters/Downspouts	7 Duplexes (14 Units)	60	40	\$8,750
51	Phase 3 - Gutters/Downspouts	7 Duplexes/1 Triplex (17 Units)	60	42	\$11,000
52	Phase 4 - Gutters/Downspouts	12 Duplexes/3 Triplexes (33 Units)	60	44	\$25,000
53	Phase 5 - Gutters/Downspouts	10 Duplexes/1 Triplex (23 Units)	60	45	\$15,000
54	Phase 6 - Gutters/Downspouts	10 Duplexes (20 Units)	60	50	\$15,000
55	Phase 7 - Gutters/Downspouts	12 Duplexes (24 Units)	60	57	\$17,000
56	Phase 8 - Gutters/Downspouts	1 Duplex (2 units)	60	59	\$15,000
57	Landscaping Mulch Project	All Beds in Sunland Division 17	3	3	\$33,000
58	Concrete repairs	Sidewalks/Driveways/Patios	1	0	\$10,000
59	Mount Baker Mail Box Enclosure		28	15	\$4,500
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