

Serving the Pacific Northwest
10900 NE 4th St, Suite 2300
Bellevue, WA 98004



ASSOCIATION
RESERVES™

Planning For The Inevitable™

Regional Offices

Arizona
California
Colorado
Florida
Hawaii
Nevada
North Carolina
Texas
Washington

Tel : (253) 661-5437
www.reservestudy.com



Sunland Division 17 Owners' Association
Sequim, WA



Report #: 19544-12
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
Update "With-Site-Visit"

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



Est. 1986

ASSOCIATION
RESERVES™

Planning For The Inevitable™

www.reservestudy.com

Table of Contents

Executive Summary	5
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	8
Which Physical Assets are Funded by Reserves?	9
How do we establish Useful Life and Remaining Useful Life estimates?	9
How do we establish Current Repair/Replacement Cost Estimates?	9
How much Reserves are enough?	10
How much should we contribute?	11
What is our Recommended Funding Goal?	11
Site Inspection Notes	12
Projected Expenses	13
Annual Reserve Expenses Graph	13
Reserve Fund Status & Recommended Funding Plan	14
Annual Reserve Funding Graph	14
30-Yr Cash Flow Graph	15
Percent Funded Graph	15
Table Descriptions	16
Reserve Component List Detail	17
Fully Funded Balance	19
Component Significance	21
30-Year Reserve Plan Summary	23
30-Year Reserve Plan Summary (Alternate Funding Plan)	24
30-Year Income/Expense Detail	25
Accuracy, Limitations, and Disclosures	37
Terms and Definitions	38
Component Details	39
Site/Grounds	40
Buildings	51



Sunland Division 17 Owners' Association
Sequim, WA
Level of Service: Update "With-Site-Visit"

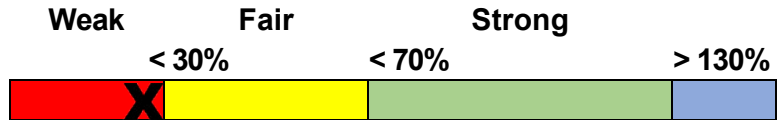
Report #: 19544-12
of Units: 139
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$762,423
Current Fully Funded Reserve Balance	\$2,972,831
Percent Funded	25.6 %
Average Reserve (Deficit) or Surplus Per Unit	(\$15,902)
Recommended 2024 100% Monthly "Full Funding" Contributions	\$34,750
Recommended 2024 70% Monthly "Threshold Funding" Contributions	\$30,420
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$21,100
Most Recent Budgeted Contribution Rate	\$7,917

Reserve Fund Strength: 25.6%



Risk of Special Assessment:

High Medium Low

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", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 25.6 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$279,031 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds			
100 Concrete - Repair/Replace	5	3	\$8,955
142 Privacy Fence/Screen - Replc 1 of 7	28	3	\$23,850
143 Privacy Fence/Screen - Replc 2 of 7	28	7	\$17,900
144 Privacy Fence/Screen - Replc 3 of 7	28	9	\$52,200
145 Privacy Fence/Screen - Replc 4 of 7	28	9	\$34,350
146 Privacy Fence/Screen - Replc 5 of 7	18	4	\$9,455
147 Privacy Fence/Screen - Replc 6 of 7	18	10	\$5,900
148 Privacy Fence/Screen - Replc 7 of 7	18	13	\$10,600
160 Pole Lights - Replace Phases 1-5	25	2	\$73,700
162 Pole Lights - Rplce Phase 6	25	17	\$34,100
170 Landscape/Trees - Refurbish	5	0	\$8,955
172 Bark/Mulch - Replenish	3	0	\$40,000
175 Irrigation System - Repair/Replace	5	2	\$8,955
200 Entry Sign - Replace	25	9	\$3,605
205 Mailbox Clusters Phase 6 - Replace	30	14	\$4,805
Buildings			
499 Shngle Roof, Skyls- Replace 1 of 3	30	16	\$245,500
500 Shngle Roof, Skyls- Replace 2 of 3	30	23	\$210,500
501 Shngle Roof, Skyls- Replace 3 of 3	30	24	\$315,500
502 Tile Roofs, Skyls - Replace 1 of 5	50	27	\$195,000
503 Tile Roofs, Skyls - Replace 2 of 5	50	28	\$330,000
504 Tile Roofs, Skyls - Replace 3 of 5	50	29	\$330,000
505 Tile Roofs, Skyls - Replace 4 of 5	50	30	\$309,500
506 Tile Roofs, Skyls - Replace 5 of 5	50	31	\$330,000
507 Gutters/Downspout - Rpr/Rplc Ph 1	60	38	\$13,100
507 Gutters/Downspout - Rpr/Rplc Ph 2	60	39	\$13,100
507 Gutters/Downspout - Rpr/Rplc Ph 3	60	40	\$13,100
507 Gutters/Downspout - Rpr/Rplc Ph 4	60	41	\$13,900
507 Gutters/Downspout - Rpr/Rplc Ph 5	60	42	\$11,490
507 Gutters/Downspout - Rpr/Rplc Ph 6	60	43	\$10,660
507 Gutters/Downspout - Rpr/Rplc Ph 7	60	44	\$4,100
507 Gutters/Downspout - Rpr/Rplc Ph 8	60	45	\$1,640
507 Gutters/Downspout - Rpr/Rplc Ph 9	60	46	\$6,555
507 Gutters/Downspouts - Rpr/Rplc Ph 10	60	51	\$6,555
507 Gutters/Downspouts - Rpr/Rplc Ph 11	60	54	\$19,650
517 Siding - Ext Renovation Ph 1	60	38	\$192,000
517 Siding - Ext Renovation Ph 2	60	39	\$192,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
519 Siding - Ext Renovation Ph 3	60	40	\$192,000
519 Siding - Ext Renovation Ph 4	60	41	\$204,000
519 Siding - Ext Renovation Ph 5	60	42	\$168,500
519 Siding - Ext Renovation Ph 6	60	43	\$156,500
519 Siding - Ext Renovation Ph 7	60	44	\$60,100
519 Siding - Ext Renovation Ph 8	60	45	\$24,050
519 Siding - Ext Renovation Ph 9	60	46	\$96,350
519 Siding - Ext Renovation Phase 10	60	51	\$96,350
519 Siding - Ext Renovation Phase 11	60	54	\$288,500
529 Building Paint - 2014 Completion	12	2	\$115,000
529 Building Paint - 2015 Completion	12	3	\$115,000
529 Building Paint - 2016 Completion	12	4	\$615,000
529 Building Paint - 2017 Completion	12	5	\$122,500
529 Building Paint - 2018 Completion	12	6	\$100,900
529 Building Paint - 2019 Completion	12	7	\$94,050
529 Building Paint - 2020-23 Completion	12	8	\$108,500
529 Building Paint - 2024 Planned	12	0	\$86,400
529 Building Paint - 2025 Planned	12	1	\$86,400
530 Building Paint - 2027 Recommended	12	3	\$57,600
533 Windows, Sliders - Ph 1	30	14	\$131,500
533 Windows, Sliders - Ph 2	30	15	\$131,500
533 Windows, Sliders - Ph 3	30	16	\$131,500
533 Windows, Sliders - Ph 4	30	17	\$149,000
533 Windows, Sliders - Ph 5	30	18	\$122,200
533 Windows, Sliders - Ph 6	30	19	\$113,650
533 Windows, Sliders - Ph 7	30	20	\$43,700
533 Windows, Sliders - Ph 8	30	21	\$17,500
533 Windows, Sliders - Ph 9	30	22	\$69,900
533 Windows/Sliders - Ph 10	30	27	\$69,900
533 Windows/Sliders - Ph 11	30	30	\$196,500

66 Total Funded Components

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

Introduction



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

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



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

Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 4/14/2023, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, 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.

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.

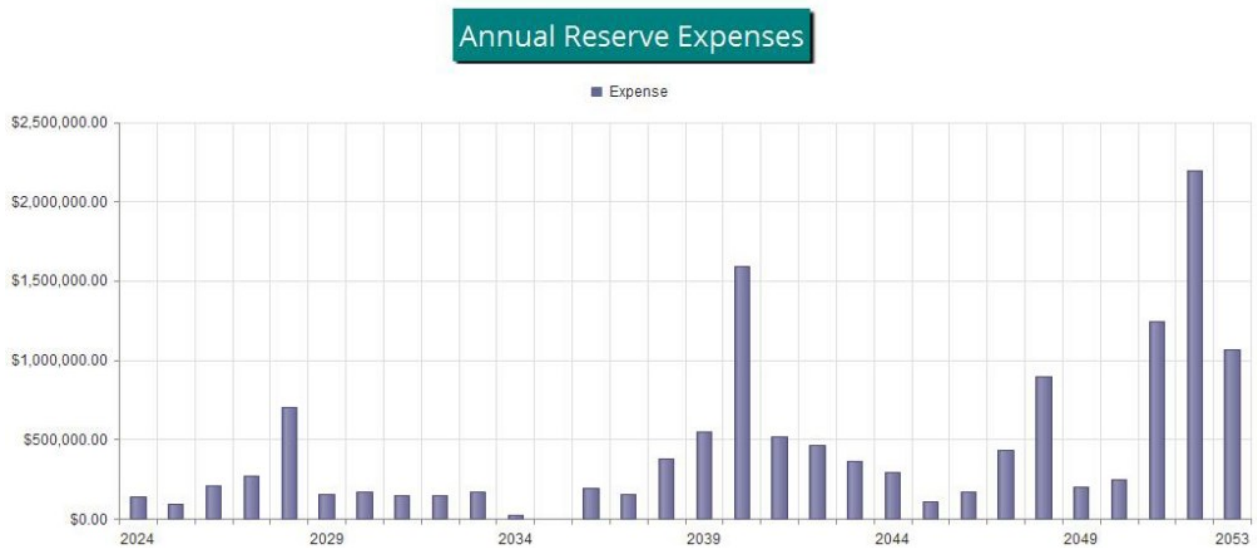


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$762,423 as-of the start of your Fiscal Year on 1/1/2024. As of that date, your Fully Funded Balance is computed to be \$2,972,831 (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 \$34,750 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.

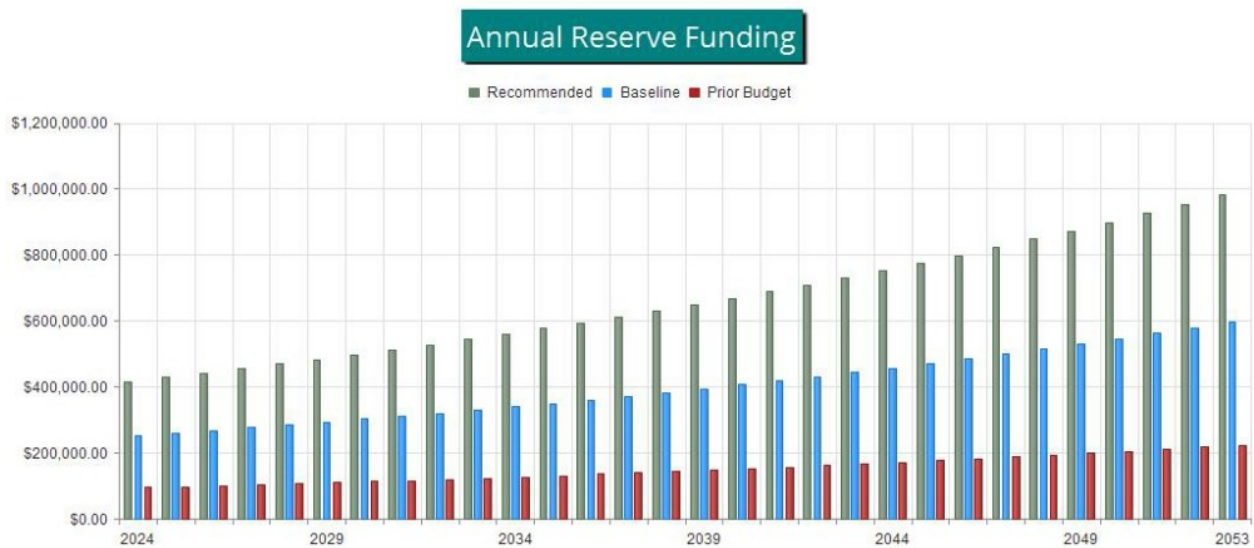


Figure 2

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.

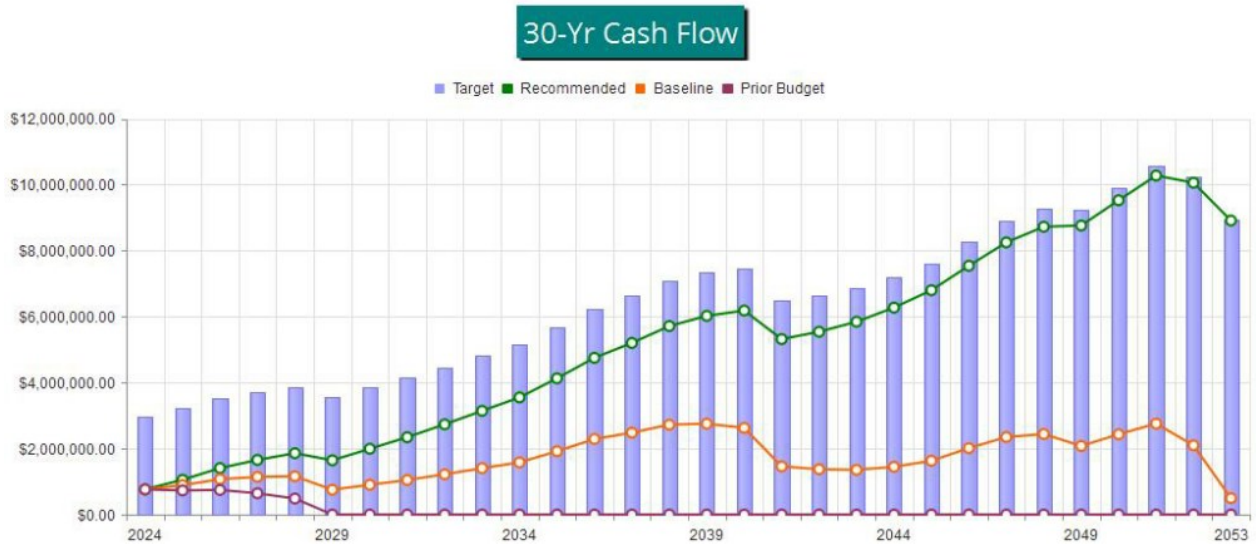


Figure 3

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.

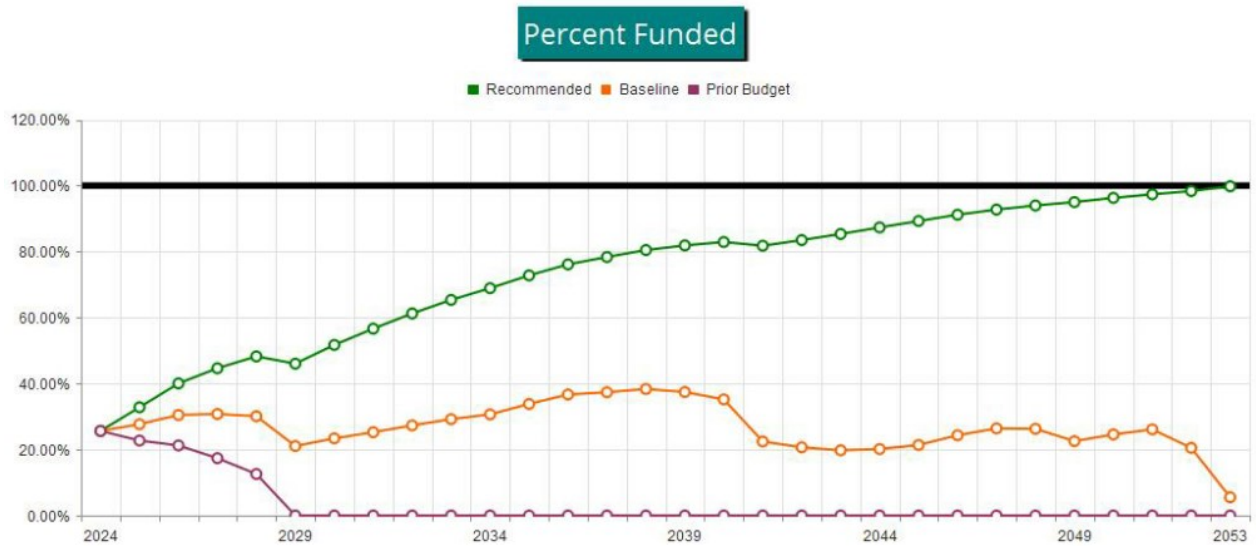


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
Site/Grounds					
100 Concrete - Repair/Replace	Aggregate	5	3	\$6,010	\$11,900
142 Privacy Fence/Screen - Replc 1 of 7	(8) buildings	28	3	\$17,900	\$29,800
143 Privacy Fence/Screen - Replc 2 of 7	~(6) buildings	28	7	\$13,400	\$22,400
144 Privacy Fence/Screen - Replc 3 of 7	(16) buildings	28	9	\$39,100	\$65,300
145 Privacy Fence/Screen - Replc 4 of 7	(11) buildings	28	9	\$25,800	\$42,900
146 Privacy Fence/Screen - Replc 5 of 7	(7) buildings, ~175 LF	18	4	\$8,410	\$10,500
147 Privacy Fence/Screen - Replc 6 of 7	(6) buildings, ~110 LF	18	10	\$5,240	\$6,560
148 Privacy Fence/Screen - Replc 7 of 7	(9) buildings, ~200 LF	18	13	\$9,400	\$11,800
160 Pole Lights - Replace Phases 1-5	(95) pole lights	25	2	\$56,700	\$90,700
162 Pole Lights - Rplce Phase 6	(44) pole lights	25	17	\$26,200	\$42,000
170 Landscape/Trees - Refurbish	Grass, trees, bushes, etc	5	0	\$6,010	\$11,900
172 Bark/Mulch - Replenish	Bark/mulch, extensive	3	0	\$35,000	\$45,000
175 Irrigation System - Repair/Replace	Controls, valves, etc.	5	2	\$6,010	\$11,900
200 Entry Sign - Replace	(1) monument/sign	25	9	\$2,400	\$4,810
205 Mailbox Clusters Phase 6 - Replace	(3) metal cluster units	30	14	\$4,260	\$5,350
Buildings					
499 Shngle Roof, Skyls- Replace 1 of 3	(7) duplex/~41,300 SF	30	16	\$221,000	\$270,000
500 Shngle Roof, Skyls- Replace 2 of 3	(6) duplex/~35,400 SF	30	23	\$189,000	\$232,000
501 Shngle Roof, Skyls- Replace 3 of 3	(9) duplex/~53,100 SF	30	24	\$284,000	\$347,000
502 Tile Roofs, Skyls - Replace 1 of 5	(9) duplex/~53,100 SF	50	27	\$27,000	\$363,000
503 Tile Roofs, Skyls - Replace 2 of 5	(8) dup (1) tri/~55,500	50	28	\$297,000	\$363,000
504 Tile Roofs, Skyls - Replace 3 of 5	(8) dup (1) tri/~55,500	50	29	\$297,000	\$363,000
505 Tile Roofs, Skyls - Replace 4 of 5	(6) dup (2) tri/~52,000	50	30	\$278,000	\$341,000
506 Tile Roofs, Skyls - Replace 5 of 5	(8) dup (1) tri/~55,500	50	31	\$297,000	\$363,000
507 Gutters/Downspout - Rpr/Rplc Ph 1	(16) Units	60	38	\$10,500	\$15,700
507 Gutters/Downspout - Rpr/Rplc Ph 2	(16) Units	60	39	\$10,500	\$15,700
507 Gutters/Downspout - Rpr/Rplc Ph 3	(16) Units	60	40	\$10,500	\$15,700
507 Gutters/Downspout - Rpr/Rplc Ph 4	(17) Units	60	41	\$11,100	\$16,700
507 Gutters/Downspout - Rpr/Rplc Ph 5	(14) Units	60	42	\$9,180	\$13,800
507 Gutters/Downspout - Rpr/Rplc Ph 6	(13) Units	60	43	\$8,520	\$12,800
507 Gutters/Downspout - Rpr/Rplc Ph 7	(5) Units	60	44	\$3,280	\$4,920
507 Gutters/Downspout - Rpr/Rplc Ph 8	(2) Units	60	45	\$1,310	\$1,970
507 Gutters/Downspout - Rpr/Rplc Ph 9	(8) Units	60	46	\$5,240	\$7,870
507 Gutters/Downspouts - Rpr/Rplc Ph 10	(8) Units	60	51	\$5,240	\$7,870
507 Gutters/Downspouts - Rpr/Rplc Ph 11	(24) Units	60	54	\$15,700	\$23,600
517 Siding - Ext Renovation Ph 1	(16) Units	60	38	\$157,000	\$227,000
517 Siding - Ext Renovation Ph 2	(16) Units	60	39	\$157,000	\$227,000
519 Siding - Ext Renovation Ph 3	(16) Units	60	40	\$157,000	\$227,000
519 Siding - Ext Renovation Ph 4	(17) Units	60	41	\$167,000	\$241,000
519 Siding - Ext Renovation Ph 5	(14) Units	60	42	\$138,000	\$199,000
519 Siding - Ext Renovation Ph 6	(13) Units	60	43	\$128,000	\$185,000
519 Siding - Ext Renovation Ph 7	(5) Units	60	44	\$49,200	\$71,000
519 Siding - Ext Renovation Ph 8	(2) Units	60	45	\$19,700	\$28,400

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
519 Siding - Ext Renovation Ph 9	(8) Units	60	46	\$78,700	\$114,000
519 Siding - Ext Renovation Phase 10	(8) Units	60	51	\$78,700	\$114,000
519 Siding - Ext Renovation Phase 11	(24) Units	60	54	\$236,000	\$341,000
529 Building Paint - 2014 Completion	(16) Units	12	2	\$107,000	\$123,000
529 Building Paint - 2015 Completion	(16) Units	12	3	\$107,000	\$123,000
529 Building Paint - 2016 Completion	(16) Units	12	4	\$107,000	\$1,123,000
529 Building Paint - 2017 Completion	(17) Units	12	5	\$114,000	\$131,000
529 Building Paint - 2018 Completion	(14) Units	12	6	\$93,800	\$108,000
529 Building Paint - 2019 Completion	(13) Units	12	7	\$87,100	\$101,000
529 Building Paint - 2020-23 Completion	(15) Units	12	8	\$101,000	\$116,000
529 Building Paint - 2024 Planned	(12) Units	12	0	\$80,400	\$92,400
529 Building Paint - 2025 Planned	(12) Units	12	1	\$80,400	\$92,400
530 Building Paint - 2027 Recommended	(8) Units	12	3	\$53,600	\$61,600
533 Windows, Sliders - Ph 1	(16) Units	30	14	\$114,000	\$149,000
533 Windows, Sliders - Ph 2	(16) Units	30	15	\$114,000	\$149,000
533 Windows, Sliders - Ph 3	(16) Units	30	16	\$114,000	\$149,000
533 Windows, Sliders - Ph 4	(17) Units	30	17	\$121,000	\$177,000
533 Windows, Sliders - Ph 5	(14) Units	30	18	\$99,400	\$145,000
533 Windows, Sliders - Ph 6	(13) Units	30	19	\$92,300	\$135,000
533 Windows, Sliders - Ph 7	(5) Units	30	20	\$35,500	\$51,900
533 Windows, Sliders - Ph 8	(2) Units	30	21	\$14,200	\$20,800
533 Windows, Sliders - Ph 9	(8) Units	30	22	\$56,800	\$83,000
533 Windows/Sliders - Ph 10	(8) Units	30	27	\$56,800	\$83,000
533 Windows/Sliders - Ph 11	(24) Units	30	30	\$170,000	\$223,000
<hr/>					
66 Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
100	Concrete - Repair/Replace	\$8,955	X	2	/	5	=	\$3,582
142	Privacy Fence/Screen - Replc 1 of 7	\$23,850	X	25	/	28	=	\$21,295
143	Privacy Fence/Screen - Replc 2 of 7	\$17,900	X	21	/	28	=	\$13,425
144	Privacy Fence/Screen - Replc 3 of 7	\$52,200	X	19	/	28	=	\$35,421
145	Privacy Fence/Screen - Replc 4 of 7	\$34,350	X	19	/	28	=	\$23,309
146	Privacy Fence/Screen - Replc 5 of 7	\$9,455	X	14	/	18	=	\$7,354
147	Privacy Fence/Screen - Replc 6 of 7	\$5,900	X	8	/	18	=	\$2,622
148	Privacy Fence/Screen - Replc 7 of 7	\$10,600	X	5	/	18	=	\$2,944
160	Pole Lights - Replace Phases 1-5	\$73,700	X	23	/	25	=	\$67,804
162	Pole Lights - Rplc Phase 6	\$34,100	X	8	/	25	=	\$10,912
170	Landscape/Trees - Refurbish	\$8,955	X	5	/	5	=	\$8,955
172	Bark/Mulch - Replenish	\$40,000	X	3	/	3	=	\$40,000
175	Irrigation System - Repair/Replace	\$8,955	X	3	/	5	=	\$5,373
200	Entry Sign - Replace	\$3,605	X	16	/	25	=	\$2,307
205	Mailbox Clusters Phase 6 - Replace	\$4,805	X	16	/	30	=	\$2,563
Buildings								
499	Shngle Roof, Skyls- Replace 1 of 3	\$245,500	X	14	/	30	=	\$114,567
500	Shngle Roof, Skyls- Replace 2 of 3	\$210,500	X	7	/	30	=	\$49,117
501	Shngle Roof, Skyls- Replace 3 of 3	\$315,500	X	6	/	30	=	\$63,100
502	Tile Roofs, Skyls - Replace 1 of 5	\$195,000	X	23	/	50	=	\$89,700
503	Tile Roofs, Skyls - Replace 2 of 5	\$330,000	X	22	/	50	=	\$145,200
504	Tile Roofs, Skyls - Replace 3 of 5	\$330,000	X	21	/	50	=	\$138,600
505	Tile Roofs, Skyls - Replace 4 of 5	\$309,500	X	20	/	50	=	\$123,800
506	Tile Roofs, Skyls - Replace 5 of 5	\$330,000	X	19	/	50	=	\$125,400
507	Gutters/Downspout - Rpr/Rplc Ph 1	\$13,100	X	22	/	60	=	\$4,803
507	Gutters/Downspout - Rpr/Rplc Ph 2	\$13,100	X	21	/	60	=	\$4,585
507	Gutters/Downspout - Rpr/Rplc Ph 3	\$13,100	X	20	/	60	=	\$4,367
507	Gutters/Downspout - Rpr/Rplc Ph 4	\$13,900	X	19	/	60	=	\$4,402
507	Gutters/Downspout - Rpr/Rplc Ph 5	\$11,490	X	18	/	60	=	\$3,447
507	Gutters/Downspout - Rpr/Rplc Ph 6	\$10,660	X	17	/	60	=	\$3,020
507	Gutters/Downspout - Rpr/Rplc Ph 7	\$4,100	X	16	/	60	=	\$1,093
507	Gutters/Downspout - Rpr/Rplc Ph 8	\$1,640	X	15	/	60	=	\$410
507	Gutters/Downspout - Rpr/Rplc Ph 9	\$6,555	X	14	/	60	=	\$1,530
507	Gutters/Downspouts - Rpr/Rplc Ph 10	\$6,555	X	9	/	60	=	\$983
507	Gutters/Downspouts - Rpr/Rplc Ph 11	\$19,650	X	6	/	60	=	\$1,965
517	Siding - Ext Renovation Ph 1	\$192,000	X	22	/	60	=	\$70,400
517	Siding - Ext Renovation Ph 2	\$192,000	X	21	/	60	=	\$67,200
519	Siding - Ext Renovation Ph 3	\$192,000	X	20	/	60	=	\$64,000
519	Siding - Ext Renovation Ph 4	\$204,000	X	19	/	60	=	\$64,600
519	Siding - Ext Renovation Ph 5	\$168,500	X	18	/	60	=	\$50,550
519	Siding - Ext Renovation Ph 6	\$156,500	X	17	/	60	=	\$44,342
519	Siding - Ext Renovation Ph 7	\$60,100	X	16	/	60	=	\$16,027
519	Siding - Ext Renovation Ph 8	\$24,050	X	15	/	60	=	\$6,013
519	Siding - Ext Renovation Ph 9	\$96,350	X	14	/	60	=	\$22,482

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
519	Siding - Ext Renovation Phase 10	\$96,350	X	9	/	60	=	\$14,453
519	Siding - Ext Renovation Phase 11	\$288,500	X	6	/	60	=	\$28,850
529	Building Paint - 2014 Completion	\$115,000	X	10	/	12	=	\$95,833
529	Building Paint - 2015 Completion	\$115,000	X	9	/	12	=	\$86,250
529	Building Paint - 2016 Completion	\$615,000	X	8	/	12	=	\$410,000
529	Building Paint - 2017 Completion	\$122,500	X	7	/	12	=	\$71,458
529	Building Paint - 2018 Completion	\$100,900	X	6	/	12	=	\$50,450
529	Building Paint - 2019 Completion	\$94,050	X	5	/	12	=	\$39,188
529	Building Paint - 2020-23 Completion	\$108,500	X	4	/	12	=	\$36,167
529	Building Paint - 2024 Planned	\$86,400	X	12	/	12	=	\$86,400
529	Building Paint - 2025 Planned	\$86,400	X	11	/	12	=	\$79,200
530	Building Paint - 2027 Recommended	\$57,600	X	9	/	12	=	\$43,200
533	Windows, Sliders - Ph 1	\$131,500	X	16	/	30	=	\$70,133
533	Windows, Sliders - Ph 2	\$131,500	X	15	/	30	=	\$65,750
533	Windows, Sliders - Ph 3	\$131,500	X	14	/	30	=	\$61,367
533	Windows, Sliders - Ph 4	\$149,000	X	13	/	30	=	\$64,567
533	Windows, Sliders - Ph 5	\$122,200	X	12	/	30	=	\$48,880
533	Windows, Sliders - Ph 6	\$113,650	X	11	/	30	=	\$41,672
533	Windows, Sliders - Ph 7	\$43,700	X	10	/	30	=	\$14,567
533	Windows, Sliders - Ph 8	\$17,500	X	9	/	30	=	\$5,250
533	Windows, Sliders - Ph 9	\$69,900	X	8	/	30	=	\$18,640
533	Windows/Sliders - Ph 10	\$69,900	X	3	/	30	=	\$6,990
533	Windows/Sliders - Ph 11	\$196,500	X	0	/	30	=	\$0
								\$2,972,831

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds					
100	Concrete - Repair/Replace	5	\$8,955	\$1,791	0.64 %
142	Privacy Fence/Screen - Replc 1 of 7	28	\$23,850	\$852	0.31 %
143	Privacy Fence/Screen - Replc 2 of 7	28	\$17,900	\$639	0.23 %
144	Privacy Fence/Screen - Replc 3 of 7	28	\$52,200	\$1,864	0.67 %
145	Privacy Fence/Screen - Replc 4 of 7	28	\$34,350	\$1,227	0.44 %
146	Privacy Fence/Screen - Replc 5 of 7	18	\$9,455	\$525	0.19 %
147	Privacy Fence/Screen - Replc 6 of 7	18	\$5,900	\$328	0.12 %
148	Privacy Fence/Screen - Replc 7 of 7	18	\$10,600	\$589	0.21 %
160	Pole Lights - Replace Phases 1-5	25	\$73,700	\$2,948	1.06 %
162	Pole Lights - Rplce Phase 6	25	\$34,100	\$1,364	0.49 %
170	Landscape/Trees - Refurbish	5	\$8,955	\$1,791	0.64 %
172	Bark/Mulch - Replenish	3	\$40,000	\$13,333	4.78 %
175	Irrigation System - Repair/Replace	5	\$8,955	\$1,791	0.64 %
200	Entry Sign - Replace	25	\$3,605	\$144	0.05 %
205	Mailbox Clusters Phase 6 - Replace	30	\$4,805	\$160	0.06 %
Buildings					
499	Shngle Roof, Skyls- Replace 1 of 3	30	\$245,500	\$8,183	2.93 %
500	Shngle Roof, Skyls- Replace 2 of 3	30	\$210,500	\$7,017	2.51 %
501	Shngle Roof, Skyls- Replace 3 of 3	30	\$315,500	\$10,517	3.77 %
502	Tile Roofs, Skyls - Replace 1 of 5	50	\$195,000	\$3,900	1.40 %
503	Tile Roofs, Skyls - Replace 2 of 5	50	\$330,000	\$6,600	2.37 %
504	Tile Roofs, Skyls - Replace 3 of 5	50	\$330,000	\$6,600	2.37 %
505	Tile Roofs, Skyls - Replace 4 of 5	50	\$309,500	\$6,190	2.22 %
506	Tile Roofs, Skyls - Replace 5 of 5	50	\$330,000	\$6,600	2.37 %
507	Gutters/Downspout - Rpr/Rplc Ph 1	60	\$13,100	\$218	0.08 %
507	Gutters/Downspout - Rpr/Rplc Ph 2	60	\$13,100	\$218	0.08 %
507	Gutters/Downspout - Rpr/Rplc Ph 3	60	\$13,100	\$218	0.08 %
507	Gutters/Downspout - Rpr/Rplc Ph 4	60	\$13,900	\$232	0.08 %
507	Gutters/Downspout - Rpr/Rplc Ph 5	60	\$11,490	\$192	0.07 %
507	Gutters/Downspout - Rpr/Rplc Ph 6	60	\$10,660	\$178	0.06 %
507	Gutters/Downspout - Rpr/Rplc Ph 7	60	\$4,100	\$68	0.02 %
507	Gutters/Downspout - Rpr/Rplc Ph 8	60	\$1,640	\$27	0.01 %
507	Gutters/Downspout - Rpr/Rplc Ph 9	60	\$6,555	\$109	0.04 %
507	Gutters/Downspouts - Rpr/Rplc Ph 10	60	\$6,555	\$109	0.04 %
507	Gutters/Downspouts - Rpr/Rplc Ph 11	60	\$19,650	\$328	0.12 %
517	Siding - Ext Renovation Ph 1	60	\$192,000	\$3,200	1.15 %
517	Siding - Ext Renovation Ph 2	60	\$192,000	\$3,200	1.15 %
519	Siding - Ext Renovation Ph 3	60	\$192,000	\$3,200	1.15 %
519	Siding - Ext Renovation Ph 4	60	\$204,000	\$3,400	1.22 %
519	Siding - Ext Renovation Ph 5	60	\$168,500	\$2,808	1.01 %
519	Siding - Ext Renovation Ph 6	60	\$156,500	\$2,608	0.93 %
519	Siding - Ext Renovation Ph 7	60	\$60,100	\$1,002	0.36 %
519	Siding - Ext Renovation Ph 8	60	\$24,050	\$401	0.14 %
519	Siding - Ext Renovation Ph 9	60	\$96,350	\$1,606	0.58 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
519 Siding - Ext Renovation Phase 10	60	\$96,350	\$1,606	0.58 %
519 Siding - Ext Renovation Phase 11	60	\$288,500	\$4,808	1.72 %
529 Building Paint - 2014 Completion	12	\$115,000	\$9,583	3.43 %
529 Building Paint - 2015 Completion	12	\$115,000	\$9,583	3.43 %
529 Building Paint - 2016 Completion	12	\$615,000	\$51,250	18.37 %
529 Building Paint - 2017 Completion	12	\$122,500	\$10,208	3.66 %
529 Building Paint - 2018 Completion	12	\$100,900	\$8,408	3.01 %
529 Building Paint - 2019 Completion	12	\$94,050	\$7,838	2.81 %
529 Building Paint - 2020-23 Completion	12	\$108,500	\$9,042	3.24 %
529 Building Paint - 2024 Planned	12	\$86,400	\$7,200	2.58 %
529 Building Paint - 2025 Planned	12	\$86,400	\$7,200	2.58 %
530 Building Paint - 2027 Recommended	12	\$57,600	\$4,800	1.72 %
533 Windows, Sliders - Ph 1	30	\$131,500	\$4,383	1.57 %
533 Windows, Sliders - Ph 2	30	\$131,500	\$4,383	1.57 %
533 Windows, Sliders - Ph 3	30	\$131,500	\$4,383	1.57 %
533 Windows, Sliders - Ph 4	30	\$149,000	\$4,967	1.78 %
533 Windows, Sliders - Ph 5	30	\$122,200	\$4,073	1.46 %
533 Windows, Sliders - Ph 6	30	\$113,650	\$3,788	1.36 %
533 Windows, Sliders - Ph 7	30	\$43,700	\$1,457	0.52 %
533 Windows, Sliders - Ph 8	30	\$17,500	\$583	0.21 %
533 Windows, Sliders - Ph 9	30	\$69,900	\$2,330	0.84 %
533 Windows/Sliders - Ph 10	30	\$69,900	\$2,330	0.84 %
533 Windows/Sliders - Ph 11	30	\$196,500	\$6,550	2.35 %
66 Total Funded Components			\$279,031	100.00 %

30-Year Reserve Plan Summary

Report # 19544-12
With-Site-Visit

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
---	-----------------------------------

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$762,423	\$2,972,831	25.6 %	High	338.95 %	\$417,000	\$0	\$9,074	\$135,355
2025	\$1,053,142	\$3,210,002	32.8 %	Medium	3.00 %	\$429,510	\$0	\$12,290	\$88,992
2026	\$1,405,950	\$3,510,664	40.0 %	Medium	3.00 %	\$442,395	\$0	\$15,293	\$209,692
2027	\$1,653,946	\$3,704,906	44.6 %	Medium	3.00 %	\$455,667	\$0	\$17,557	\$268,161
2028	\$1,859,010	\$3,853,899	48.2 %	Medium	3.00 %	\$469,337	\$0	\$17,503	\$702,830
2029	\$1,643,020	\$3,569,075	46.0 %	Medium	3.00 %	\$483,417	\$0	\$18,168	\$152,392
2030	\$1,992,213	\$3,852,361	51.7 %	Medium	3.00 %	\$497,920	\$0	\$21,670	\$168,242
2031	\$2,343,561	\$4,137,815	56.6 %	Medium	3.00 %	\$512,857	\$0	\$25,372	\$148,698
2032	\$2,733,093	\$4,462,259	61.2 %	Medium	3.00 %	\$528,243	\$0	\$29,363	\$148,788
2033	\$3,141,910	\$4,806,947	65.4 %	Medium	3.00 %	\$544,090	\$0	\$33,443	\$169,823
2034	\$3,549,621	\$5,151,232	68.9 %	Medium	3.00 %	\$560,413	\$0	\$38,374	\$19,964
2035	\$4,128,444	\$5,671,450	72.8 %	Low	3.00 %	\$577,226	\$0	\$44,374	\$0
2036	\$4,750,043	\$6,239,425	76.1 %	Low	3.00 %	\$594,542	\$0	\$49,736	\$192,984
2037	\$5,201,338	\$6,637,601	78.4 %	Low	3.00 %	\$612,379	\$0	\$54,547	\$155,598
2038	\$5,712,665	\$7,098,522	80.5 %	Low	3.00 %	\$630,750	\$0	\$58,648	\$380,121
2039	\$6,021,941	\$7,354,673	81.9 %	Low	3.00 %	\$649,672	\$0	\$60,997	\$550,048
2040	\$6,182,562	\$7,456,527	82.9 %	Low	3.00 %	\$669,163	\$0	\$57,475	\$1,591,869
2041	\$5,317,331	\$6,501,793	81.8 %	Low	3.00 %	\$689,237	\$0	\$54,268	\$519,911
2042	\$5,540,925	\$6,636,370	83.5 %	Low	3.00 %	\$709,915	\$0	\$56,903	\$463,155
2043	\$5,844,588	\$6,847,693	85.4 %	Low	3.00 %	\$731,212	\$0	\$60,558	\$364,203
2044	\$6,272,154	\$7,181,956	87.3 %	Low	3.00 %	\$753,148	\$0	\$65,331	\$291,064
2045	\$6,799,570	\$7,616,698	89.3 %	Low	3.00 %	\$775,743	\$0	\$71,667	\$106,967
2046	\$7,540,013	\$8,269,676	91.2 %	Low	3.00 %	\$799,015	\$0	\$78,910	\$169,211
2047	\$8,248,727	\$8,894,170	92.7 %	Low	3.00 %	\$822,986	\$0	\$84,825	\$433,113
2048	\$8,723,424	\$9,282,101	94.0 %	Low	3.00 %	\$847,675	\$0	\$87,381	\$898,292
2049	\$8,760,189	\$9,219,552	95.0 %	Low	3.00 %	\$873,105	\$0	\$91,387	\$199,652
2050	\$9,525,029	\$9,892,253	96.3 %	Low	3.00 %	\$899,299	\$0	\$98,959	\$248,008
2051	\$10,275,279	\$10,553,381	97.4 %	Low	3.00 %	\$926,278	\$0	\$101,628	\$1,244,266
2052	\$10,058,918	\$10,226,790	98.4 %	Low	3.00 %	\$954,066	\$0	\$94,813	\$2,196,079
2053	\$8,911,718	\$8,929,188	99.8 %	Low	3.00 %	\$982,688	\$0	\$89,107	\$1,066,346

Fiscal Year Start: 2024

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
---	-----------------------------------

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$762,423	\$2,972,831	25.6 %	High	166.53 %	\$253,200	\$0	\$8,251	\$135,355
2025	\$888,519	\$3,210,002	27.7 %	High	3.00 %	\$260,796	\$0	\$9,789	\$88,992
2026	\$1,070,112	\$3,510,664	30.5 %	Medium	3.00 %	\$268,620	\$0	\$11,046	\$209,692
2027	\$1,140,086	\$3,704,906	30.8 %	Medium	3.00 %	\$276,678	\$0	\$11,496	\$268,161
2028	\$1,160,100	\$3,853,899	30.1 %	Medium	3.00 %	\$284,979	\$0	\$9,555	\$702,830
2029	\$751,804	\$3,569,075	21.1 %	High	3.00 %	\$293,528	\$0	\$8,262	\$152,392
2030	\$901,202	\$3,852,361	23.4 %	High	3.00 %	\$302,334	\$0	\$9,727	\$168,242
2031	\$1,045,021	\$4,137,815	25.3 %	High	3.00 %	\$311,404	\$0	\$11,316	\$148,698
2032	\$1,219,042	\$4,462,259	27.3 %	High	3.00 %	\$320,746	\$0	\$13,110	\$148,788
2033	\$1,404,110	\$4,806,947	29.2 %	High	3.00 %	\$330,369	\$0	\$14,912	\$169,823
2034	\$1,579,568	\$5,151,232	30.7 %	Medium	3.00 %	\$340,280	\$0	\$17,477	\$19,964
2035	\$1,917,361	\$5,671,450	33.8 %	Medium	3.00 %	\$350,488	\$0	\$21,022	\$0
2036	\$2,288,871	\$6,239,425	36.7 %	Medium	3.00 %	\$361,003	\$0	\$23,838	\$192,984
2037	\$2,480,728	\$6,637,601	37.4 %	Medium	3.00 %	\$371,833	\$0	\$26,007	\$155,598
2038	\$2,722,970	\$7,098,522	38.4 %	Medium	3.00 %	\$382,988	\$0	\$27,369	\$380,121
2039	\$2,753,205	\$7,354,673	37.4 %	Medium	3.00 %	\$394,477	\$0	\$26,877	\$550,048
2040	\$2,624,512	\$7,456,527	35.2 %	Medium	3.00 %	\$406,312	\$0	\$20,411	\$1,591,869
2041	\$1,459,365	\$6,501,793	22.4 %	High	3.00 %	\$418,501	\$0	\$14,151	\$519,911
2042	\$1,372,106	\$6,636,370	20.7 %	High	3.00 %	\$431,056	\$0	\$13,623	\$463,155
2043	\$1,353,630	\$6,847,693	19.8 %	High	3.00 %	\$443,988	\$0	\$13,999	\$364,203
2044	\$1,447,413	\$7,181,956	20.2 %	High	3.00 %	\$457,307	\$0	\$15,376	\$291,064
2045	\$1,629,033	\$7,616,698	21.4 %	High	3.00 %	\$471,027	\$0	\$18,194	\$106,967
2046	\$2,011,286	\$8,269,676	24.3 %	High	3.00 %	\$485,157	\$0	\$21,792	\$169,211
2047	\$2,349,025	\$8,894,170	26.4 %	High	3.00 %	\$499,712	\$0	\$23,933	\$433,113
2048	\$2,439,556	\$9,282,101	26.3 %	High	3.00 %	\$514,703	\$0	\$22,581	\$898,292
2049	\$2,078,549	\$9,219,552	22.5 %	High	3.00 %	\$530,145	\$0	\$22,541	\$199,652
2050	\$2,431,582	\$9,892,253	24.6 %	High	3.00 %	\$546,049	\$0	\$25,925	\$248,008
2051	\$2,755,548	\$10,553,381	26.1 %	High	3.00 %	\$562,430	\$0	\$24,257	\$1,244,266
2052	\$2,097,969	\$10,226,790	20.5 %	High	3.00 %	\$579,303	\$0	\$12,955	\$2,196,079
2053	\$494,149	\$8,929,188	5.5 %	High	3.00 %	\$596,682	\$0	\$2,605	\$1,066,346

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$762,423	\$1,053,142	\$1,405,950	\$1,653,946	\$1,859,010
Annual Reserve Funding	\$417,000	\$429,510	\$442,395	\$455,667	\$469,337
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,074	\$12,290	\$15,293	\$17,557	\$17,503
Total Income	\$1,188,497	\$1,494,942	\$1,863,638	\$2,127,170	\$2,345,850
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$9,785	\$0
142 Privacy Fence/Screen - Replc 1 of 7	\$0	\$0	\$0	\$26,062	\$0
143 Privacy Fence/Screen - Replc 2 of 7	\$0	\$0	\$0	\$0	\$0
144 Privacy Fence/Screen - Replc 3 of 7	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 7	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 7	\$0	\$0	\$0	\$0	\$10,642
147 Privacy Fence/Screen - Replc 6 of 7	\$0	\$0	\$0	\$0	\$0
148 Privacy Fence/Screen - Replc 7 of 7	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$0	\$78,188	\$0	\$0
162 Pole Lights - Rplce Phase 6	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$8,955	\$0	\$0	\$0	\$0
172 Bark/Mulch - Replenish	\$40,000	\$0	\$0	\$43,709	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$9,500	\$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/Downspout - Rpr/Rplc Ph 1	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 2	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 3	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 4	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 6	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 7	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 8	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 9	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 10	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 11	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 1	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 2	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 3	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 4	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 5	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 6	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 7	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 8	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 9	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 10	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 11	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2014 Completion	\$0	\$0	\$122,004	\$0	\$0
529 Building Paint - 2015 Completion	\$0	\$0	\$0	\$125,664	\$0
529 Building Paint - 2016 Completion	\$0	\$0	\$0	\$0	\$692,188
529 Building Paint - 2017 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2019 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2020-23 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2024 Planned	\$86,400	\$0	\$0	\$0	\$0
529 Building Paint - 2025 Planned	\$0	\$88,992	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
530 Building Paint - 2027 Recommended	\$0	\$0	\$0	\$62,941	\$0
533 Windows, Sliders - Ph 1	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 2	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 3	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 4	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 5	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 6	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 7	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 8	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 9	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 10	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 11	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$135,355	\$88,992	\$209,692	\$268,161	\$702,830
Ending Reserve Balance	\$1,053,142	\$1,405,950	\$1,653,946	\$1,859,010	\$1,643,020

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$1,643,020	\$1,992,213	\$2,343,561	\$2,733,093	\$3,141,910
Annual Reserve Funding	\$483,417	\$497,920	\$512,857	\$528,243	\$544,090
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,168	\$21,670	\$25,372	\$29,363	\$33,443
Total Income	\$2,144,606	\$2,511,803	\$2,881,791	\$3,290,698	\$3,719,444
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$11,344	\$0
142 Privacy Fence/Screen - Replc 1 of 7	\$0	\$0	\$0	\$0	\$0
143 Privacy Fence/Screen - Replc 2 of 7	\$0	\$0	\$22,015	\$0	\$0
144 Privacy Fence/Screen - Replc 3 of 7	\$0	\$0	\$0	\$0	\$68,109
145 Privacy Fence/Screen - Replc 4 of 7	\$0	\$0	\$0	\$0	\$44,819
146 Privacy Fence/Screen - Replc 5 of 7	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 7	\$0	\$0	\$0	\$0	\$0
148 Privacy Fence/Screen - Replc 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	\$10,381	\$0	\$0	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$47,762	\$0	\$0	\$52,191
175 Irrigation System - Repair/Replace	\$0	\$0	\$11,014	\$0	\$0
200 Entry Sign - Replace	\$0	\$0	\$0	\$0	\$4,704
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/Downspout - Rpr/Rplc Ph 1	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 2	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 3	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 4	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 6	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 7	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 8	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 9	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 10	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 11	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 1	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 2	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 3	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 4	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 5	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 6	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 7	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 8	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 9	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 10	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 11	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2014 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2015 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2016 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2017 Completion	\$142,011	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Completion	\$0	\$120,480	\$0	\$0	\$0
529 Building Paint - 2019 Completion	\$0	\$0	\$115,670	\$0	\$0
529 Building Paint - 2020-23 Completion	\$0	\$0	\$0	\$137,445	\$0
529 Building Paint - 2024 Planned	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2025 Planned	\$0	\$0	\$0	\$0	\$0
530 Building Paint - 2027 Recommended	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 1	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 2	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 3	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 4	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 5	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
533 Windows, Sliders - Ph 6	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 7	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 8	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 9	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 10	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 11	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$152,392	\$168,242	\$148,698	\$148,788	\$169,823
Ending Reserve Balance	\$1,992,213	\$2,343,561	\$2,733,093	\$3,141,910	\$3,549,621

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$3,549,621	\$4,128,444	\$4,750,043	\$5,201,338	\$5,712,665
Annual Reserve Funding	\$560,413	\$577,226	\$594,542	\$612,379	\$630,750
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,374	\$44,374	\$49,736	\$54,547	\$58,648
Total Income	\$4,148,408	\$4,750,043	\$5,394,322	\$5,868,263	\$6,402,063
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$13,151	\$0
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 - Replc 3 of 7	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 7	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 7	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 7	\$7,929	\$0	\$0	\$0	\$0
148 Privacy Fence/Screen - Replc 7 of 7	\$0	\$0	\$0	\$15,566	\$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	\$12,035	\$0	\$0	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$0	\$57,030	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$12,768	\$0	\$0
200 Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailbox Clusters Phase 6 - Replace	\$0	\$0	\$0	\$0	\$7,268
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/Downspout - Rpr/Rplc Ph 1	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 2	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 3	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 4	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 6	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 7	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 8	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 9	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 10	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 11	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 1	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 2	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 3	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 4	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 5	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 6	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 7	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 8	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 9	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 10	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 11	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2014 Completion	\$0	\$0	\$0	\$0	\$173,948
529 Building Paint - 2015 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2016 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2017 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2019 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2020-23 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2024 Planned	\$0	\$0	\$123,186	\$0	\$0
529 Building Paint - 2025 Planned	\$0	\$0	\$0	\$126,881	\$0
530 Building Paint - 2027 Recommended	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 1	\$0	\$0	\$0	\$0	\$198,906
533 Windows, Sliders - Ph 2	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 3	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 4	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 5	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
533 Windows, Sliders - Ph 6	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 7	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 8	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 9	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 10	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 11	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$19,964	\$0	\$192,984	\$155,598	\$380,121
Ending Reserve Balance	\$4,128,444	\$4,750,043	\$5,201,338	\$5,712,665	\$6,021,941

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$6,021,941	\$6,182,562	\$5,317,331	\$5,540,925	\$5,844,588
Annual Reserve Funding	\$649,672	\$669,163	\$689,237	\$709,915	\$731,212
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$60,997	\$57,475	\$54,268	\$56,903	\$60,558
Total Income	\$6,732,610	\$6,909,200	\$6,060,837	\$6,307,743	\$6,636,358
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$15,245	\$0
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 - Replc 3 of 7	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 7	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 7	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 7	\$0	\$0	\$0	\$0	\$0
148 Privacy Fence/Screen - Replc 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	\$56,362	\$0	\$0
170 Landscape/Trees - Refurbish	\$13,952	\$0	\$0	\$0	\$0
172 Bark/Mulch - Replenish	\$62,319	\$0	\$0	\$68,097	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$14,801	\$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	\$393,955	\$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/Downspout - Rpr/Rplc Ph 1	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 2	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 3	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 4	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 6	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 7	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 8	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 9	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 10	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 11	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 1	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 2	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 3	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 4	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 5	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 6	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 7	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 8	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 9	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 10	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 11	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2014 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2015 Completion	\$179,166	\$0	\$0	\$0	\$0
529 Building Paint - 2016 Completion	\$0	\$986,894	\$0	\$0	\$0
529 Building Paint - 2017 Completion	\$0	\$0	\$202,474	\$0	\$0
529 Building Paint - 2018 Completion	\$0	\$0	\$0	\$171,775	\$0
529 Building Paint - 2019 Completion	\$0	\$0	\$0	\$0	\$164,917
529 Building Paint - 2020-23 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2024 Planned	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2025 Planned	\$0	\$0	\$0	\$0	\$0
530 Building Paint - 2027 Recommended	\$89,739	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 1	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 2	\$204,873	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 3	\$0	\$211,019	\$0	\$0	\$0
533 Windows, Sliders - Ph 4	\$0	\$0	\$246,274	\$0	\$0
533 Windows, Sliders - Ph 5	\$0	\$0	\$0	\$208,037	\$0

Fiscal Year	2039	2040	2041	2042	2043
533 Windows, Sliders - Ph 6	\$0	\$0	\$0	\$0	\$199,286
533 Windows, Sliders - Ph 7	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 8	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 9	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 10	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 11	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$550,048	\$1,591,869	\$519,911	\$463,155	\$364,203
Ending Reserve Balance	\$6,182,562	\$5,317,331	\$5,540,925	\$5,844,588	\$6,272,154

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$6,272,154	\$6,799,570	\$7,540,013	\$8,248,727	\$8,723,424
Annual Reserve Funding	\$753,148	\$775,743	\$799,015	\$822,986	\$847,675
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$65,331	\$71,667	\$78,910	\$84,825	\$87,381
Total Income	\$7,090,634	\$7,646,980	\$8,417,938	\$9,156,538	\$9,658,480
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$17,673	\$0
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 - Replc 3 of 7	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 7	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 7	\$0	\$0	\$18,117	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 7	\$0	\$0	\$0	\$0	\$0
148 Privacy Fence/Screen - Replc 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	\$16,174	\$0	\$0	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$74,412	\$0	\$0	\$81,312
175 Irrigation System - Repair/Replace	\$0	\$0	\$17,159	\$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	\$415,440	\$0
501 Shngle Roof, Skyls- Replace 3 of 3	\$0	\$0	\$0	\$0	\$641,347
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/Downspout - Rpr/Rplc Ph 1	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 2	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 3	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 4	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 6	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 7	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 8	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 9	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 10	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 11	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 1	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 2	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 3	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 4	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 5	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 6	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 7	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 8	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 9	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 10	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 11	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2014 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2015 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2016 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2017 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2018 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2019 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2020-23 Completion	\$195,963	\$0	\$0	\$0	\$0
529 Building Paint - 2024 Planned	\$0	\$0	\$0	\$0	\$175,633
529 Building Paint - 2025 Planned	\$0	\$0	\$0	\$0	\$0
530 Building Paint - 2027 Recommended	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 1	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 2	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 3	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 4	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 5	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
533 Windows, Sliders - Ph 6	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 7	\$78,927	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 8	\$0	\$32,555	\$0	\$0	\$0
533 Windows, Sliders - Ph 9	\$0	\$0	\$133,936	\$0	\$0
533 Windows/Sliders - Ph 10	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 11	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$291,064	\$106,967	\$169,211	\$433,113	\$898,292
Ending Reserve Balance	\$6,799,570	\$7,540,013	\$8,248,727	\$8,723,424	\$8,760,189

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$8,760,189	\$9,525,029	\$10,275,279	\$10,058,918	\$8,911,718
Annual Reserve Funding	\$873,105	\$899,299	\$926,278	\$954,066	\$982,688
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$91,387	\$98,959	\$101,628	\$94,813	\$89,107
Total Income	\$9,724,681	\$10,523,287	\$11,303,184	\$11,107,797	\$9,983,513
# Component					
Site/Grounds					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$20,488	\$0
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 - Replc 3 of 7	\$0	\$0	\$0	\$0	\$0
145 Privacy Fence/Screen - Replc 4 of 7	\$0	\$0	\$0	\$0	\$0
146 Privacy Fence/Screen - Replc 5 of 7	\$0	\$0	\$0	\$0	\$0
147 Privacy Fence/Screen - Replc 6 of 7	\$0	\$0	\$0	\$13,499	\$0
148 Privacy Fence/Screen - Replc 7 of 7	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace Phases 1-5	\$0	\$0	\$163,709	\$0	\$0
162 Pole Lights - Rplce Phase 6	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$18,750	\$0	\$0	\$0	\$0
172 Bark/Mulch - Replenish	\$0	\$0	\$88,852	\$0	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$19,892	\$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	\$433,151	\$0	\$0
503 Tile Roofs, Skyls - Replace 2 of 5	\$0	\$0	\$0	\$755,016	\$0
504 Tile Roofs, Skyls - Replace 3 of 5	\$0	\$0	\$0	\$0	\$777,667
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/Downspout - Rpr/Rplc Ph 1	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 2	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 3	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 4	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 5	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 6	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 7	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 8	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspout - Rpr/Rplc Ph 9	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 10	\$0	\$0	\$0	\$0	\$0
507 Gutters/Downspouts - Rpr/Rplc Ph 11	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 1	\$0	\$0	\$0	\$0	\$0
517 Siding - Ext Renovation Ph 2	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 3	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 4	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 5	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 6	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 7	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 8	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Ph 9	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 10	\$0	\$0	\$0	\$0	\$0
519 Siding - Ext Renovation Phase 11	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2014 Completion	\$0	\$248,008	\$0	\$0	\$0
529 Building Paint - 2015 Completion	\$0	\$0	\$255,448	\$0	\$0
529 Building Paint - 2016 Completion	\$0	\$0	\$0	\$1,407,076	\$0
529 Building Paint - 2017 Completion	\$0	\$0	\$0	\$0	\$288,679
529 Building Paint - 2018 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2019 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2020-23 Completion	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2024 Planned	\$0	\$0	\$0	\$0	\$0
529 Building Paint - 2025 Planned	\$180,902	\$0	\$0	\$0	\$0
530 Building Paint - 2027 Recommended	\$0	\$0	\$127,946	\$0	\$0
533 Windows, Sliders - Ph 1	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 2	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 3	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 4	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 5	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
533 Windows, Sliders - Ph 6	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 7	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 8	\$0	\$0	\$0	\$0	\$0
533 Windows, Sliders - Ph 9	\$0	\$0	\$0	\$0	\$0
533 Windows/Sliders - Ph 10	\$0	\$0	\$155,268	\$0	\$0
533 Windows/Sliders - Ph 11	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$199,652	\$248,008	\$1,244,266	\$2,196,079	\$1,066,346
Ending Reserve Balance	\$9,525,029	\$10,275,279	\$10,058,918	\$8,911,718	\$8,917,167



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. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). 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.

Site/Grounds

Comp #: 100 Concrete - Repair/Replace**Quantity: Aggregate**

Location: Sidewalks, walkways, driveways, etc.

Funded?: Yes.

History: Repairs in 2022; previous repairs about 2016

Comments: Some dirt/grime in areas, but no major or widespread damage/deterioration noted. Last repairs in 2022.

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 yearsRemaining Life:
3 years

Best Case: \$ 6,010

Worst Case: \$ 11,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 120 Roads - Maintain**Quantity: ~4,900 LF**

Location: Roads throughout community

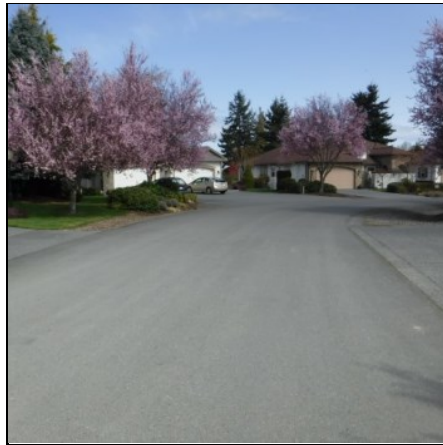
Funded?: No. Owned/Maintained by Clallam County

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: We noted 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 ~(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: We noted some local deterioration of surfaces including localized damage. 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:
3 years



Best Case: \$ 17,900

Worst Case: \$ 29,800

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:
7 years



Best Case: \$ 13,400

Worst Case: \$ 22,400

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:
9 years



Best Case: \$ 39,100

Worst Case: \$ 65,300

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:
9 years



Best Case: \$ 25,800

Worst Case: \$ 42,900

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:
18 years

Remaining Life:
4 years



Best Case: \$ 8,410

Worst Case: \$ 10,500

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:
18 years

Remaining Life:
10 years



Best Case: \$ 5,240

Worst Case: \$ 6,560

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 148 Privacy Fence/Screen - Reprc 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:
18 years

Remaining Life:
13 years



Best Case: \$ 9,400

Worst Case: \$ 11,800

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.

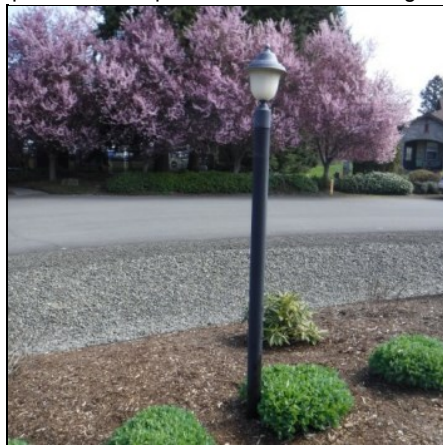
History: Original to construction (Installed between 1998 and 2008)

Comments: While no widespread instability or major damage noted of metal pole lights, surface deterioration noted; 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. This could be just lamp upgrade or entire post assembly so pricing could vary. 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:
25 years

Remaining Life:
2 years



Best Case: \$ 56,700

Worst Case: \$ 90,700

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 obvious or widespread damage or instability observed of metal poles/glass/plastic 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:
25 years

Remaining Life:
17 years



Best Case: \$ 26,200

Worst Case: \$ 42,000

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.

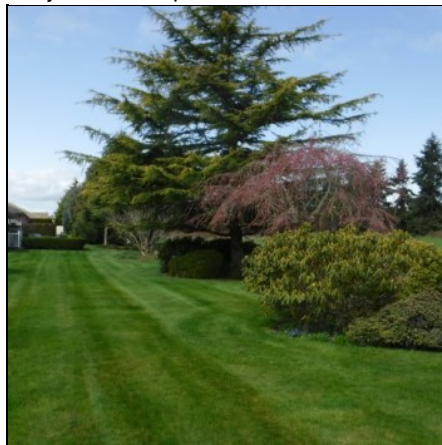
History: Varies

Comments: We noted very large trees in areas and landscape is maturing. Some areas are nearing buildings.

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:
0 years



Best Case: \$ 6,010

Worst Case: \$ 11,900

Cost Source: Budget Allowance

Comp #: 172 Bark/Mulch - Replenish

Quantity: Bark/mulch, extensive

Location: Throughout community

Funded?: Yes.

History: Replenished in 2021; previous in 2017

Comments: Weathered appearance and 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: \$ 35,000

Worst Case: \$ 45,000

Cost Source: Inflated

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: No reports of major repairs or problems. Our visual observation of the irrigation system was limited as the majority of system components are below grade. 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:
2 years



Best Case: \$ 6,010

Worst Case: \$ 11,900

Cost Source: Budget Allowance

Comp #: 182 Drainage/Stormwater Sys - Maintain

Quantity: Pond, drains, pipes, etc.

Location: Next to Sun Country Driving Range behind the houses on Cascadia Loop

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. There is also a detention pond which at the time of our April 2023 site visit, did not have any standing water. 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. Since pond does not appear to have standing water in it at all times, assumption is regular landscaper can maintain.

Useful Life:

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: Stable condition of wood structure with affixed stone tiles and lettering and wood trellis above. Refinishing in the past.

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:
9 years



Best Case: \$ 2,400

Worst Case: \$ 4,810

Cost Source: Budget Allowance

Comp #: 205 Mailbox Clusters Phase 6 - Replace

Quantity: (3) metal cluster units

Location: Installed within shelter in Phase 6 alongside road

Funded?: Yes.

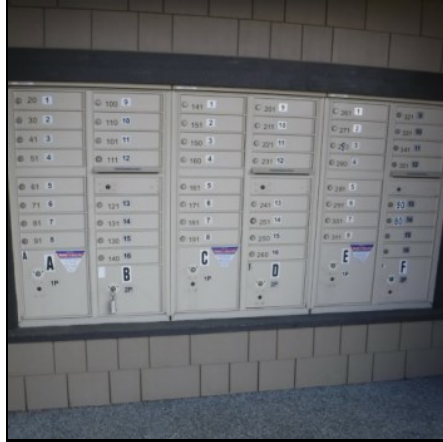
History: Original to construction ~2008

Comments: Metal cluster boxes appear stable with no major or obvious damage noted and no problems reported to us.

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:
14 years



Best Case: \$ 4,260

Worst Case: \$ 5,350

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 obvious instability or major damage noted of wood mailbox shelter with 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:

Buildings

Comp #: 499 Shngle Roof, Skyls- Replace 1 of 3

Quantity: (7) duplex/~41,300 SF

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: From our limited ground level view, no obvious major damage/deterioration such as missing shingles, granule loss, etc. noted of architectural, composition shingle roofing in Phase 6. 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) duplex 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:
16 years



Best Case: \$ 221,000

Worst Case: \$ 270,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 500 Shngle Roof, Skyls- Replace 2 of 3

Quantity: (6) duplex/~35,400 SF

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:
23 years



Best Case: \$ 189,000

Worst Case: \$ 232,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 501 Shngle Roof, Skyls- Replace 3 of 3

Quantity: (9) duplex/~53,100 SF

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:
24 years



Best Case: \$ 284,000

Worst Case: \$ 347,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Quantity: (9) duplex/~53,100 SF

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. From our limited, ground level view, 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 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. 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:
27 years



Best Case: \$ 27,000

Worst Case: \$ 363,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Quantity: (8) dup (1) tri/~55,500

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:
28 years



Best Case: \$ 297,000

Worst Case: \$ 363,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Quantity: (8) dup (1) tri/~55,500

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:
29 years



Best Case: \$ 297,000

Worst Case: \$ 363,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Quantity: (6) dup (2) tri/~52,000

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:
30 years



Best Case: \$ 278,000

Worst Case: \$ 341,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Quantity: (8) dup (1) tri/~55,500

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:
31 years



Best Case: \$ 297,000

Worst Case: \$ 363,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 1

Quantity: (16) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This schedule loosely fits painting schedule. This is Phase 1. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
38 years



Best Case: \$ 10,500

Worst Case: \$ 15,700

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 2

Quantity: (16) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 2. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
39 years



Best Case: \$ 10,500

Worst Case: \$ 15,700

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 3

Quantity: (16) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 3. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
40 years



Best Case: \$ 10,500

Worst Case: \$ 15,700

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 4

Quantity: (17) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 4. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
41 years



Best Case: \$ 11,100

Worst Case: \$ 16,700

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 5

Quantity: (14) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 5. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
42 years



Best Case: \$ 9,180

Worst Case: \$ 13,800

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 6

Quantity: (13) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 6. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
43 years



Best Case: \$ 8,520

Worst Case: \$ 12,800

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 7

Quantity: (5) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 7. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
44 years



Best Case: \$ 3,280

Worst Case: \$ 4,920

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 8

Quantity: (2) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 8. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
45 years



Best Case: \$ 1,310

Worst Case: \$ 1,970

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspout - Rpr/Rplc Ph 9

Quantity: (8) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 9. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
46 years



Best Case: \$ 5,240

Worst Case: \$ 7,870

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - Rpr/Rplc Ph 10

Quantity: (8) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 10. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
51 years



Best Case: \$ 5,240

Worst Case: \$ 7,870

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 507 Gutters/Downspouts - Rpr/Rplc Ph 11

Quantity: (24) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: No major projects known

Comments: This is phase 11. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
54 years



Best Case: \$ 15,700

Worst Case: \$ 23,600

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: Very difficult to observe from our ground level inspection, however no obvious or widespread damage/deterioration noted 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 damaged 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 - Ext Renovation Ph 1

Quantity: (16) Units

Location: Varies

Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: The specific units in this component are ones that were generally last repainted in 2014, however with paint cycles fluctuating, could be vary. 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. Photo may not represent phasing

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:
38 years



Best Case: \$ 157,000

Worst Case: \$ 227,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 517 Siding - Ext Renovation Ph 2

Quantity: (16) Units

Location: Varies

Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: This component is one of several phased siding replacement components. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
39 years



Best Case: \$ 157,000

Worst Case: \$ 227,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Ph 3

Quantity: (16) Units

Location: Varies

Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: This component is one of several phased siding replacement components. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
40 years



Best Case: \$ 157,000

Worst Case: \$ 227,000

Lower allowance

Higher allowance

Cost Source: Inflated Estimate

Comp #: 519 Siding - Ext Renovation Ph 4

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. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
41 years



Best Case: \$ 167,000

Worst Case: \$ 241,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Ph 5

Quantity: (14) Units

Location: Varies

Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: This component is one of several phased siding replacement components. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
42 years



Best Case: \$ 138,000

Worst Case: \$ 199,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Ph 6

Quantity: (13) Units

Location: Varies

Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: This component is one of several phased siding replacement components. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
43 years



Best Case: \$ 128,000

Worst Case: \$ 185,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Ph 7

Quantity: (5) Units

Location: Varies

Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: This component is one of several phased siding replacement components. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
44 years



Best Case: \$ 49,200

Worst Case: \$ 71,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Ph 8

Quantity: (2) Units

Location: 61/71 Mt. Baker

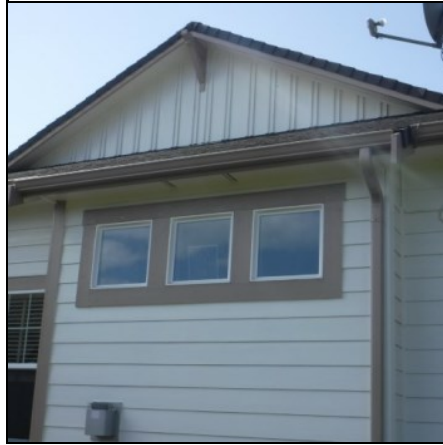
Funded?: Yes.

History: Local repairs of trim/wood areas

Comments: This component is one of several phased siding replacement components. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
45 years



Best Case: \$ 19,700

Worst Case: \$ 28,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Ph 9

Quantity: (8) Units

Location: See Association Spreadsheet

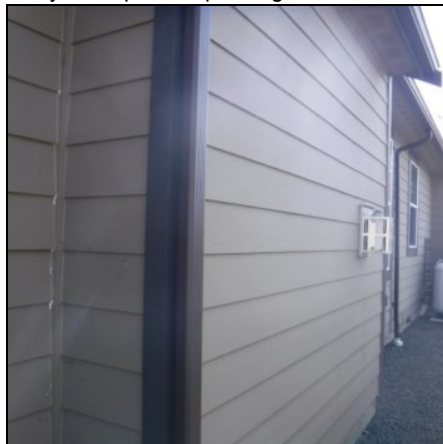
Funded?: Yes.

History: Constructed during 2009-2011

Comments: This component is one of several phased siding replacement components. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
46 years



Best Case: \$ 78,700

Worst Case: \$ 114,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Phase 10

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. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
51 years



Best Case: \$ 78,700

Worst Case: \$ 114,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 519 Siding - Ext Renovation Phase 11

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. See first component in this series for complete details on siding. Photo may not represent phasing.

Useful Life:
60 years

Remaining Life:
54 years



Best Case: \$ 236,000

Worst Case: \$ 341,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 529 Building Paint - 2014 Completion

Quantity: (16) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: Painted in 2014

Comments: The Association has a history of painting various units per year and thus we are including painting schedule based on Association history and plans. Generally funding included at a rate of repainting each unit every 12 years. There might need to be some touch-up between comprehensive repainting. This component represents number of units last repainted in 2014.

The Association began the first repainting of buildings at a rate of about seven to eight buildings per year which started in 2014.

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:
2 years



Best Case: \$ 107,000

Worst Case: \$ 123,000

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2015 Completion

Quantity: (16) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: Painted in 2015

Comments: This component represents number of units last repainted in 2015.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 107,000

Worst Case: \$ 123,000

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2016 Completion

Quantity: (16) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: Painted in 2016

Comments: This component represents number of units last repainted in 2016.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$ 107,000

Worst Case: \$ 1,123,000

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2017 Completion

Quantity: (17) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: Repainted in 2017

Comments: This component represents number of units last repainted in 2017.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 114,000

Worst Case: \$ 131,000

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2018 Completion

Quantity: (14) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: Repainted in 2018

Comments: This component represents number of units last repainted in 2018.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 93,800

Worst Case: \$ 108,000

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2019 Completion

Quantity: (13) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: Repainted in 2019

Comments: This component represents number of units last repainted in 2019.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 87,100

Worst Case: \$ 101,000

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2020-23 Completion

Quantity: (15) Units

Location: See Field Notes for exact units

Funded?: Yes.

History: Repainted in 2020, 2021 & 2023

Comments: This component represents units painted in 2020, 2021 and 2023. Average age of 2021 is used for next timing.

- 2020
- 31 Mt Baker Dr.
- 021 Mt Baker
- 041 Mt Baker Dr.
- 051 Mt Baker Dr.
- 061 Mt Baker Dr.
- 071 Mt Baker Dr.
- 131 Cascadia Loop Tri-Plex
- 141 Cascadia Loop Tri-Plex
- 151 Cascadia Loop Tri-Plex

- 2021
- 341 Mt Baker Dr.
- 351 Mt Baker Dr.
- 61 Mt Baker Dr.
- 71 Mt Baker Dr.

- 2023
- 20/30 Mt Baker
- 161/171 Mt Baker

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 101,000

Worst Case: \$ 116,000

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2024 Planned

Quantity: (12) Units

Location: See Field Notes for exact units

Funded?: Yes.

History: Anticipated repaint in 2024

Comments: This component is based on Association plans or repainting of (12) units in 2024. Units are listed by Association as:

- 150 Mt Baker
- 160 Mt Baker Dr.
- 201 Mt Baker Dr.
- 211 Mt Baker Dr.
- 250 Blakely Blvd
- 260 Blakely Blvd
- 270 Blakely Blvd
- 280 Blakely Blvd
- 290 Blakely Blvd
- 300 Blakely Blvd
- 310 Blakely Blvd
- 320 Blakely Blvd.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 80,400

Worst Case: \$ 92,400

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 529 Building Paint - 2025 Planned

Quantity: (12) Units

Location: See Field Notes for exact units

Funded?: Yes.

History: Anticipated repaint in 2025

Comments: This component is based on Association plans or repainting of (12) units in 2025. Units are listed by Association as:

- 330 Blakely Blvd
- 340 Blakely Blvd
- 350 Blakely Blvd
- 360 Blakely Blvd
- 370 Blakely Blvd
- 380 Blakely Blvd
- 311 Blakely Blvd
- 321 Blakely Blvd
- 351 Blakely Blvd
- 361 Blakely Blvd
- 371 Blakely Blvd
- 381 Blakely Blvd

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 80,400

Worst Case: \$ 92,400

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 530 Building Paint - 2027 Recommended

Quantity: (8) Units

Location: See Association Spreadsheet

Funded?: Yes.

History: Buildings painted last during construction - could range from 2014 -2019

Comments: This component is for last eight units not included in other paint components and assumed buildings that have never been repainted.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 53,600

Worst Case: \$ 61,600

Cost Source: Inflated Cost from 2022 (~\$6.6K/unit/unit)

Comp #: 533 Windows, Sliders - Ph 1

Quantity: (16) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: The specific units for this component are not specified as it was generally aligned with paint cycles however this has fluctuated considerable so not specific. 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:
14 years



Best Case: \$ 114,000

Worst Case: \$ 149,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 2

Quantity: (16) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 114,000

Worst Case: \$ 149,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 3

Quantity: (16) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 114,000

Worst Case: \$ 149,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 4

Quantity: (17) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 121,000

Worst Case: \$ 177,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 5

Quantity: (14) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 99,400

Worst Case: \$ 145,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 6

Quantity: (13) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 92,300

Worst Case: \$ 135,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 7

Quantity: (5) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 35,500

Worst Case: \$ 51,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 8

Quantity: (2) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 14,200

Worst Case: \$ 20,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows, Sliders - Ph 9

Quantity: (8) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$ 56,800

Worst Case: \$ 83,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows/Sliders - Ph 10

Quantity: (8) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 56,800

Worst Case: \$ 83,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 533 Windows/Sliders - Ph 11

Quantity: (24) Units

Location: Varies

Funded?: Yes.

History: No reported history of repair/replacement

Comments: This component is one of several phased window replacement components. See first component in this series for complete details on windows. Photo may not represent phasing.

Useful Life:
30 years

Remaining Life:
30 years



Best Case: \$ 170,000

Worst Case: \$ 223,000

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: Similar to our previous inspections, no obvious major or widespread 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

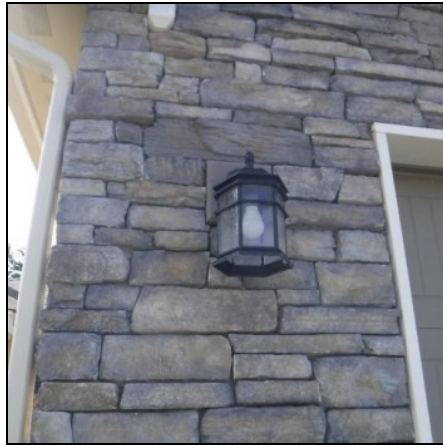
Funded?: No. No predictable basis for reserve funding

History: None known

Comments: A variety of exterior lighting includes wall mounted fixtures and recessed lighting. No widespread or significant issues noted. 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:

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: Like our previous site visits, sturdy metal doors do not exhibit major damage. 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/Unit owners responsible

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:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 995 Building Envelope & Structure

Quantity: Inspection

Location: The exterior walls, underlying waterproofing components, and structural components.

Funded?: No. Costs are best handled with operating funds.

History: None known

Comments: A reserve study is a budget model, limited to visual exterior observations and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope and structural performance, as many of the key details are hidden from view. Many associations are required to have annual inspections by a qualified engineer or architect to assess the physical condition of the improvements - check your governing documents for any such requirements. Any areas of concern observable from our limited exterior observations, and cycles for repair and replacement, have been stated in the various component field notes throughout this report. We highly recommend regular professional specialty inspections by a qualified engineering, architectural, or building envelope consulting firm to evaluate the performance of the building envelope and structural components.

Many associations are required by their Declaration to have annual inspections by a qualified architect or engineer to assess the physical condition of the building envelope enclosure. The building envelope inspection typically covers at minimum the roofs, decks, siding, windows, doors, sealants/caulking, and flashings. As the building ages, and the waterproofing typically deteriorates, provide more frequent inspections.

Building envelope inspections can be either visual or intrusive. An intrusive investigation (where finished materials are removed to view and better understand the underlying systems, conditions and performance) should be of greater benefit, since a visual review provides only a limited amount of information derived from surface observations.

In addition, we recommend the association annually survey residents to inquire about conditions only visible from the unit interiors that the association may not be aware of. Survey questions may include, but are not limited to, water intrusion/organic growth (particularly at windows and doors, skylights, water heaters, plumbing fixtures, etc), cracking or any other movement of drywall or structural members, and any other general building concerns. Such surveys can be key in identifying potential concerns early, thus increasing the opportunity to conduct repairs before advanced deterioration/damage and, therefore, larger expenses occur.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update

Quantity: Annual update

Location: Common areas of association

Funded?: No. Annual costs, best handled 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:
