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**Sunland North Division 17**  
***Sequim, WA***

Report #: 19544-13

Beginning: January 1, 2024

Expires: December 31, 2024

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

June 3, 2024

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

## Questions?

Please contact your Project Manager directly.



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Sunland North Division 17 - DIY

Report #: 19544-13

Sequim, WA

# of Units: 139

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

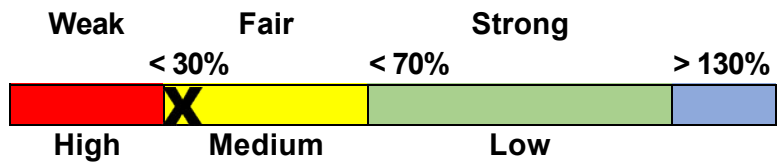
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance: . . . . .	\$1,030,000
Fully Funded Reserve Balance: . . . . .	\$3,146,572
Average Reserve Deficit (Surplus) Per Unit: . . . . .	\$.15,227
% Funded: . . . . .	32.7 %
Recommended 2024 Monthly "Full Funding" Reserve Contributions: . . . . .	\$413,630
Recommended 2024 Special Assessments for Reserves: . . . . .	\$0
Most Recent Reserve Contribution Rate: . . . . .	\$.215,000

Reserve Fund Strength: 32.7%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . .	2.00 %
Annual Inflation Rate . . . . .	3.00 %

• This is a "Do-It-Yourself" Kit, 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 32.7 % Funded. This means the association’s special assessment & deferred maintenance risk is currently Medium. 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 \$299,013 - 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
<b>Inventory Appendix - client supplied data</b>			
1 Phase 1 - Replace Tile Roofs	50	25	\$184,230
2 Phase 2 - Replace Tile Roofs	50	27	\$322,403
3 Phase 3 - Replace Tile Roofs	50	29	\$391,489
4 Phase 4 - Replace Tile Roofs	50	31	\$759,949
5 Phase 5 - Replace Tile Roofs	50	32	\$529,661
6 Phase 6 - Replace Comp. Roofs	35	22	\$460,575
7 Phase 7 - Replace Comp. Roofs	35	29	\$552,690
8 Phase 8 - Replace Tile Roofs	50	46	\$46,058
9 Phase 1 - Replace Siding	60	35	\$132,480
10 Phase 2 - Replace Siding	60	37	\$231,840
11 Phase 3 - Replace Siding	60	39	\$281,520
12 Phase 4 - Replace Siding	60	41	\$546,480
13 Phase 5 - Replace Siding	60	42	\$380,880
14 Phase 6 - Replace Siding	60	47	\$331,200
15 Phase 7 - Replace Siding	60	54	\$397,440
16 Phase 8 - Replace Siding	60	56	\$33,120
17 Phase 1 - Painting	15	5	\$99,360
18 Phase 2 - Painting	12	15	\$173,880
19 Phase 3 - Painting	15	6	\$211,140
20 Phase 4 - Painting	15	8	\$409,860
21 Phase 5 - Painting	15	10	\$285,660
22 Phase 6 - Painting	15	11	\$248,400
23 Phase 7 - Painting	15	8	\$298,080
24 Phase 8 - Painting	15	10	\$24,840
25 Phase 1 - Replace Privacy Fences	28	3	\$11,178
26 Phase 2 - Replace Privacy Fences	28	5	\$19,562
27 Phase 3 - Replace Privacy Fences	28	7	\$23,753
28 Phase 4 - Replace Privacy Fences	28	9	\$46,109
29 Phase 5 - Replace Privacy Fences	28	10	\$32,137
30 Phase 6 - Replace Privacy Fences	28	15	\$27,945
31 Phase 7 - Replace Privacy Fences	28	22	\$33,534
32 Phase 8 - Replace Privacy Fences	28	24	\$2,795
33 Phase 1 - Replace Windows/Sliders	35	10	\$51,750
34 Phase 2 - Replace Windows/Sliders	35	12	\$90,563
35 Phase 3 - Replace Windows/Sliders	35	14	\$109,969
36 Phase 4 - Replace Windows/Sliders	35	16	\$213,469
37 Phase 5 - Replace Windows/Sliders	35	17	\$148,781

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
38 Phase 6 - Replace Windows/Sliders	35	22	\$129,375
39 Phase 7 - Replace Windows/Sliders	35	29	\$155,250
40 Phase 8 - Replace Windows/Sliders	35	31	\$12,938
41 Phase 1 - Replace Light Poles	25	0	\$5,175
42 Phase 2 - Replace Light Poles	25	2	\$9,056
43 Phase 3 - Replace Light Poles	25	4	\$10,997
44 Phase 4 - Replace Light Poles	25	6	\$21,347
45 Phase 5 - Replace Light Poles	25	7	\$14,878
46 Phase 6 - Replace Light Poles	25	12	\$12,938
47 Phase 7 - Replace Light Poles	25	19	\$15,525
48 Phase 8 - Replace Light Poles	25	21	\$1,294
49 Phase 1 - Gutters/Downspouts	60	35	\$6,210
50 Phase 2 - Gutters/Downspouts	60	37	\$10,868
51 Phase 3 - Gutters/Downspouts	60	39	\$13,196
52 Phase 4 - Gutters/Downspouts	60	41	\$25,616
53 Phase 5 - Gutters/Downspouts	60	42	\$17,854
54 Phase 6 - Gutters/Downspouts	60	47	\$15,525
55 Phase 7 - Gutters/Downspouts	60	54	\$18,630
56 Phase 8 - Gutters/Downspouts	60	56	\$1,553
57 Landscaping Mulch Project	3	2	\$47,000
58 Concrete repairs	1	1	\$12,420
59 Mount Baker Mailbox Enclosure	28	13	\$4,750

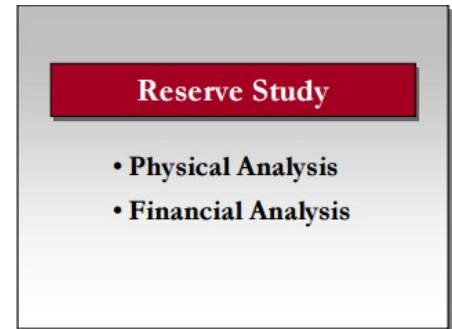
**59 Total Funded Components**

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

## Introduction

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

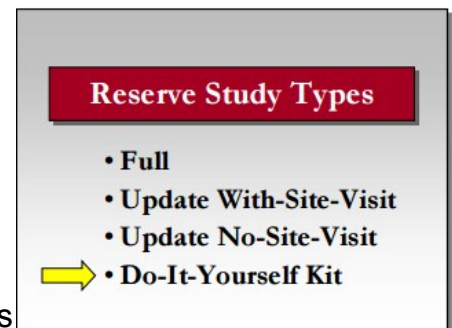
A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. In this Do-It-Yourself Reserve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



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

## Methodology

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



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

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

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. This three-part test was provided to the client in the workbook used to help compile the Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered material if it is more than 0.5% to 1% of a total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



RESERVE COMPONENT "THREE-PART TEST"

## *The Financial Analysis*

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

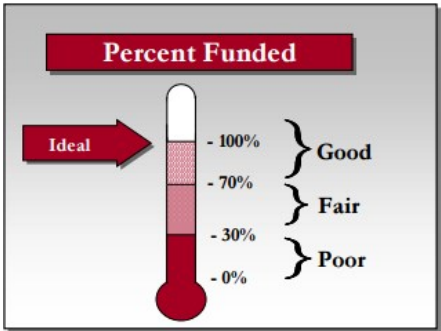
### *So... How much Reserves are enough? Computing your Percent Funded.*

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



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

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



*How much should we contribute?*

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

- 
- Sufficient Cash
  - Stable Contribution Rate
  - Evenly Distributed
  - Fiscally Responsible

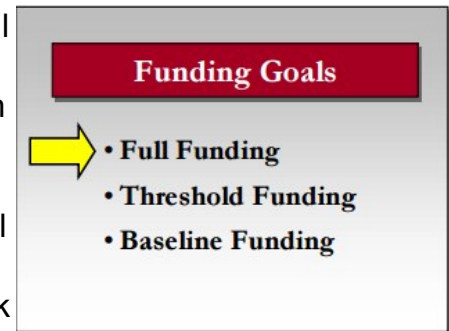
## What is our Funding Goal?

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

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

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

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



## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

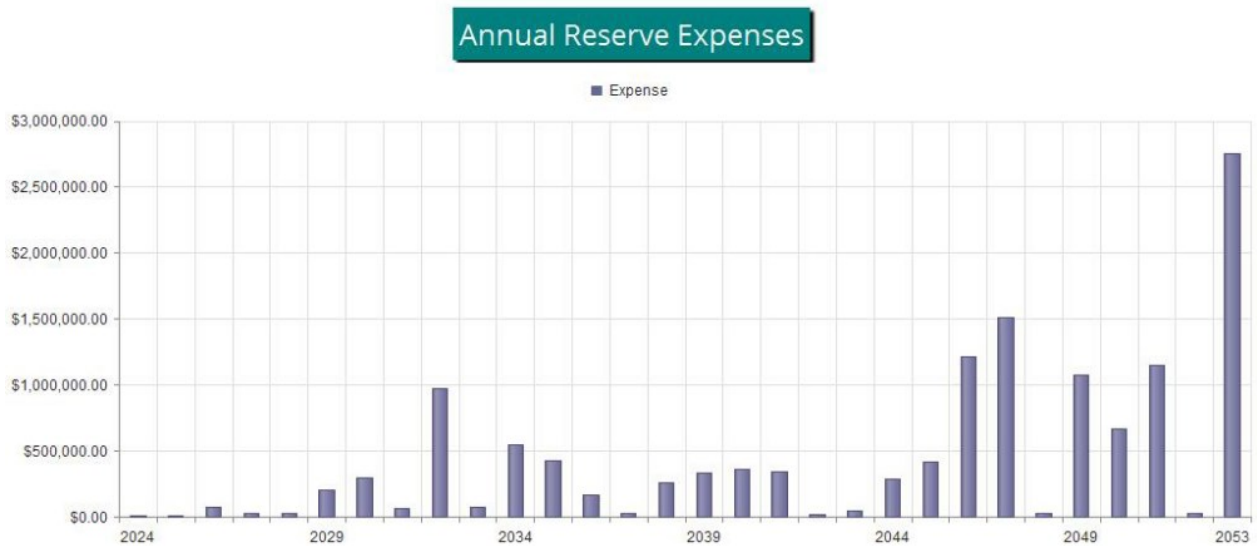


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,030,000 as-of the start of your Fiscal Year on 1/1/2024. As of that date, your Fully Funded Balance is computed to be \$3,146,572 (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 \$413,630 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.

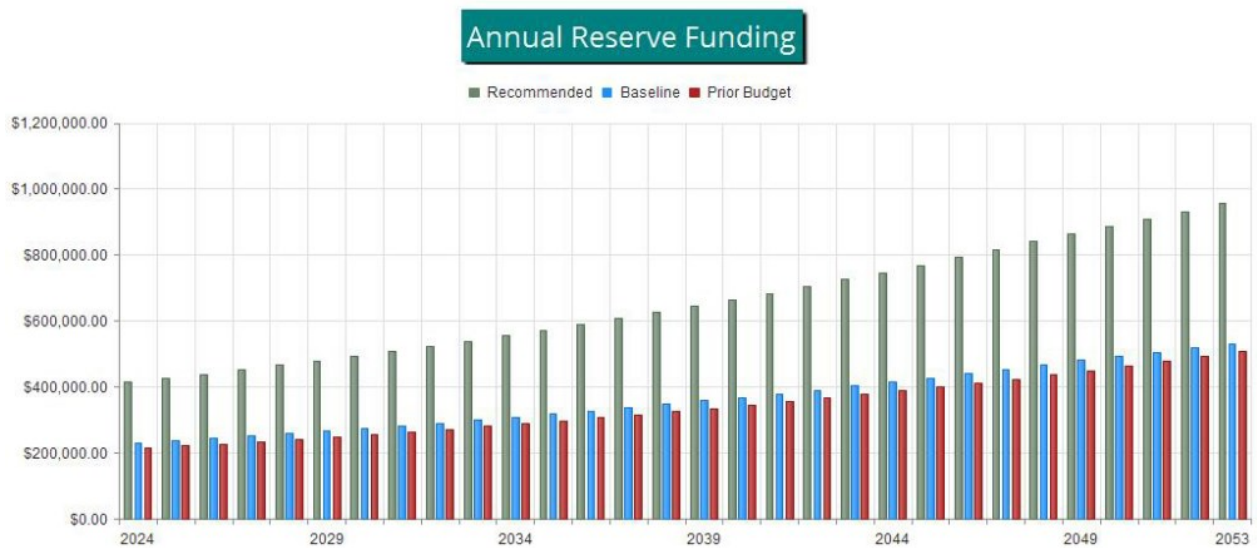


Figure 2

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.

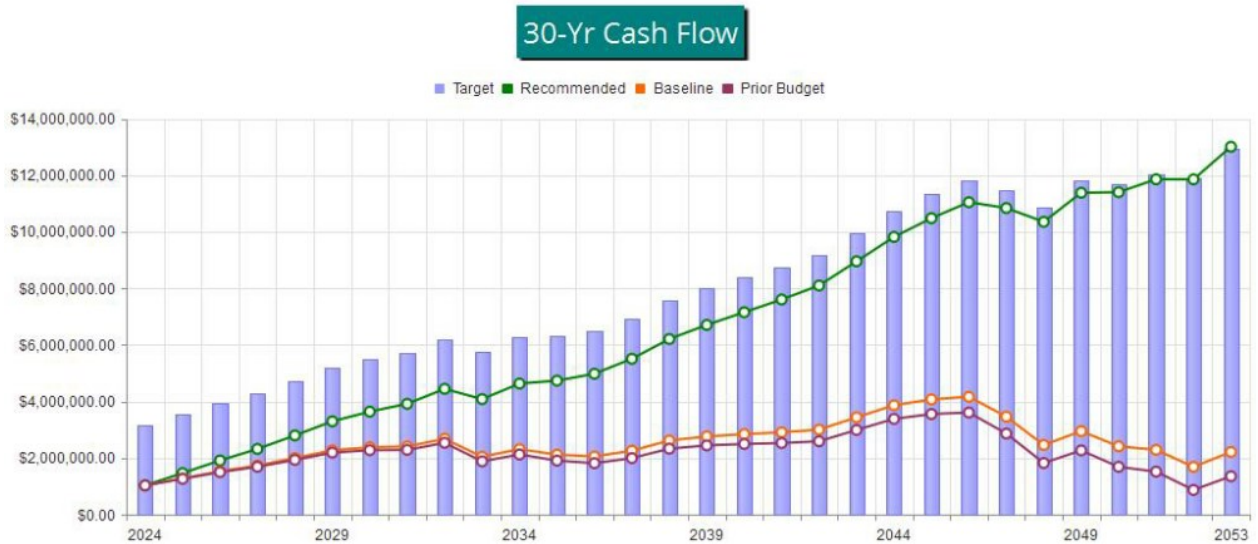


Figure 3

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.

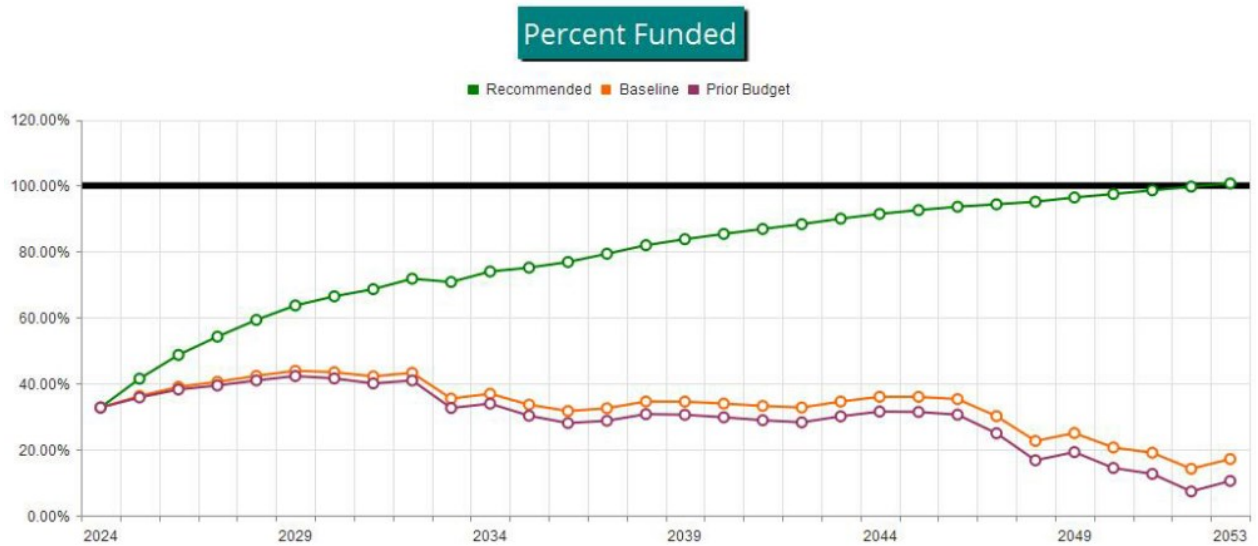


Figure 4



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
Inventory Appendix - client supplied data					
1 Phase 1 - Replace Tile Roofs	4 Duplexes (8 units)	50	25	\$174,230	\$194,230
2 Phase 2 - Replace Tile Roofs	7 Duplexes (14 units)	50	27	\$321,403	\$323,403
3 Phase 3 - Replace Tile Roofs	7 Duplexes/1 Triplex (17)	50	29	\$390,489	\$392,489
4 Phase 4 - Replace Tile Roofs	12 Duplexes/3 Triplex(33)	50	31	\$758,949	\$760,949
5 Phase 5 - Replace Tile Roofs	10 Duplexes/1 Triplex(23)	50	32	\$528,661	\$530,661
6 Phase 6 - Replace Comp. Roofs	10 Duplexes (20 units)	35	22	\$459,575	\$461,575
7 Phase 7 - Replace Comp. Roofs	12 Duplexes (24 units)	35	29	\$551,690	\$553,690
8 Phase 8 - Replace Tile Roofs	1 Duplex (2 units)	50	46	\$45,058	\$47,058
9 Phase 1 - Replace Siding	4 Duplexes (8 units)	60	35	\$131,480	\$133,480
10 Phase 2 - Replace Siding	7 Duplexes (14 units)	60	37	\$230,840	\$232,840
11 Phase 3 - Replace Siding	7 Duplexes/1 Triplex (17)	60	39	\$280,520	\$282,520
12 Phase 4 - Replace Siding	12 Duplexes/3 Triplexes	60	41	\$545,480	\$547,480
13 Phase 5 - Replace Siding	10 Duplexes/1 Triplex(23)	60	42	\$379,880	\$381,880
14 Phase 6 - Replace Siding	10 Duplexes (20 uits)	60	47	\$330,200	\$332,200
15 Phase 7 - Replace Siding	12 Duplexes (24 units)	60	54	\$396,440	\$398,440
16 Phase 8 - Replace Siding	Duplex (2 units)	60	56	\$32,120	\$34,120
17 Phase 1 - Painting	4 Duplexes (8 units)	15	5	\$98,360	\$100,360
18 Phase 2 - Painting	7 Duplexes (14 units)	12	15	\$172,880	\$174,880
19 Phase 3 - Painting	7 Duplexes/1 Triplex(17)	15	6	\$210,140	\$212,140
20 Phase 4 - Painting	12 Duplexes/3 Triplexes	15	8	\$408,860	\$410,860
21 Phase 5 - Painting	10 Duplexes/1Triplex (23)	15	10	\$284,660	\$286,660
22 Phase 6 - Painting	10 Duplexes (20 units)	15	11	\$247,400	\$249,400
23 Phase 7 - Painting	12 Duplexes (24 units)	15	8	\$297,080	\$299,080
24 Phase 8 - Painting	1 Duplex (2 units)	15	10	\$23,840	\$25,840
25 Phase 1 - Replace Privacy Fences	4 Duplexes (8 units)	28	3	\$10,178	\$12,178
26 Phase 2 - Replace Privacy Fences	7 Duplexes (14 units)	28	5	\$18,562	\$20,562
27 Phase 3 - Replace Privacy Fences	7 Duplexes/1 Triplex (17)	28	7	\$22,753	\$24,753
28 Phase 4 - Replace Privacy Fences	12 Duplexes/3 Triplexes	28	9	\$45,109	\$47,109
29 Phase 5 - Replace Privacy Fences	10 Duplexes/1 Triplex	28	10	\$31,137	\$33,137
30 Phase 6 - Replace Privacy Fences	10 Duplexes (20 units)	28	15	\$26,945	\$28,945
31 Phase 7 - Replace Privacy Fences	12 Duplexes (24 units)	28	22	\$32,534	\$34,534
32 Phase 8 - Replace Privacy Fences	1 Duplex (2 units)	28	24	\$1,795	\$3,795
33 Phase 1 - Replace Windows/Sliders	4 Duplexes (8 units)	35	10	\$50,750	\$52,750
34 Phase 2 - Replace Windows/Sliders	7 Duplexes (14 units)	35	12	\$89,563	\$91,563
35 Phase 3 - Replace Windows/Sliders	7 Duplexes/1 Triplex (17)	35	14	\$108,969	\$110,969
36 Phase 4 - Replace Windows/Sliders	12 Duplexes/3 Triplexes	35	16	\$212,469	\$214,469
37 Phase 5 - Replace Windows/Sliders	10 Duplexes/1 Triplex	35	17	\$147,781	\$149,781
38 Phase 6 - Replace Windows/Sliders	10 Duplexes (20 units)	35	22	\$128,375	\$130,375
39 Phase 7 - Replace Windows/Sliders	12 Duplexes (24 units)	35	29	\$154,250	\$156,250
40 Phase 8 - Replace Windows/Sliders	1 Duplex (2 units)	35	31	\$11,938	\$13,938
41 Phase 1 - Replace Light Poles	4 Duplexes (8 units)	25	0	\$4,175	\$6,175
42 Phase 2 - Replace Light Poles	7 Duplexes (14 units)	25	2	\$8,056	\$10,056
43 Phase 3 - Replace Light Poles	7 Duplexes/1 Triplex (17)	25	4	\$9,997	\$11,997

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
44 Phase 4 - Replace Light Poles	12 Duplexes/3 Triplexes	25	6	\$20,347	\$22,347
45 Phase 5 - Replace Light Poles	10 Duplexes/1 Triplex	25	7	\$13,878	\$15,878
46 Phase 6 - Replace Light Poles	10 Duplexes (20 units)	25	12	\$11,938	\$13,938
47 Phase 7 - Replace Light Poles	12 Duplexes (24 units)	25	19	\$14,525	\$16,525
48 Phase 8 - Replace Light Poles	1 Duplex (2 units)	25	21	\$1,194	\$1,394
49 Phase 1 - Gutters/Downspouts	4 Duplexes (8 units)	60	35	\$5,210	\$7,210
50 Phase 2 - Gutters/Downspouts	7 Duplexes (14 units)	60	37	\$9,868	\$11,868
51 Phase 3 - Gutters/Downspouts	7 Duplexes/1 Triplex (17)	60	39	\$12,196	\$14,196
52 Phase 4 - Gutters/Downspouts	12 Duplexes/3 Triplexes	60	41	\$24,616	\$26,616
53 Phase 5 - Gutters/Downspouts	10 Duplexes/1 Triplex	60	42	\$16,854	\$18,854
54 Phase 6 - Gutters/Downspouts	10 Duplexes (20 units)	60	47	\$14,525	\$16,525
55 Phase 7 - Gutters/Downspouts	12 Duplexes (24 units)	60	54	\$17,630	\$19,630
56 Phase 8 - Gutters/Downspouts	1 Duplex (2 units)	60	56	\$1,453	\$1,653
57 Landscaping Mulch Project	All beds in Sunland	3	2	\$46,000	\$48,000
58 Concrete repairs	Sidewalks/Driveways/Patio	1	1	\$11,420	\$13,420
59 Mount Baker Mailbox Enclosure	Mailbox	28	13	\$3,750	\$5,750
<hr/>					
59 Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix - client supplied data								
1	Phase 1 - Replace Tile Roofs	\$184,230	X	25	/	50	=	\$92,115
2	Phase 2 - Replace Tile Roofs	\$322,403	X	23	/	50	=	\$148,305
3	Phase 3 - Replace Tile Roofs	\$391,489	X	21	/	50	=	\$164,425
4	Phase 4 - Replace Tile Roofs	\$759,949	X	19	/	50	=	\$288,781
5	Phase 5 - Replace Tile Roofs	\$529,661	X	18	/	50	=	\$190,678
6	Phase 6 - Replace Comp. Roofs	\$460,575	X	13	/	35	=	\$171,071
7	Phase 7 - Replace Comp. Roofs	\$552,690	X	6	/	35	=	\$94,747
8	Phase 8 - Replace Tile Roofs	\$46,058	X	4	/	50	=	\$3,685
9	Phase 1 - Replace Siding	\$132,480	X	25	/	60	=	\$55,200
10	Phase 2 - Replace Siding	\$231,840	X	23	/	60	=	\$88,872
11	Phase 3 - Replace Siding	\$281,520	X	21	/	60	=	\$98,532
12	Phase 4 - Replace Siding	\$546,480	X	19	/	60	=	\$173,052
13	Phase 5 - Replace Siding	\$380,880	X	18	/	60	=	\$114,264
14	Phase 6 - Replace Siding	\$331,200	X	13	/	60	=	\$71,760
15	Phase 7 - Replace Siding	\$397,440	X	6	/	60	=	\$39,744
16	Phase 8 - Replace Siding	\$33,120	X	4	/	60	=	\$2,208
17	Phase 1 - Painting	\$99,360	X	10	/	15	=	\$66,240
18	Phase 2 - Painting	\$173,880	X	0	/	12	=	\$0
19	Phase 3 - Painting	\$211,140	X	9	/	15	=	\$126,684
20	Phase 4 - Painting	\$409,860	X	7	/	15	=	\$191,268
21	Phase 5 - Painting	\$285,660	X	5	/	15	=	\$95,220
22	Phase 6 - Painting	\$248,400	X	4	/	15	=	\$66,240
23	Phase 7 - Painting	\$298,080	X	7	/	15	=	\$139,104
24	Phase 8 - Painting	\$24,840	X	5	/	15	=	\$8,280
25	Phase 1 - Replace Privacy Fences	\$11,178	X	25	/	28	=	\$9,980
26	Phase 2 - Replace Privacy Fences	\$19,562	X	23	/	28	=	\$16,069
27	Phase 3 - Replace Privacy Fences	\$23,753	X	21	/	28	=	\$17,815
28	Phase 4 - Replace Privacy Fences	\$46,109	X	19	/	28	=	\$31,288
29	Phase 5 - Replace Privacy Fences	\$32,137	X	18	/	28	=	\$20,660
30	Phase 6 - Replace Privacy Fences	\$27,945	X	13	/	28	=	\$12,974
31	Phase 7 - Replace Privacy Fences	\$33,534	X	6	/	28	=	\$7,186
32	Phase 8 - Replace Privacy Fences	\$2,795	X	4	/	28	=	\$399
33	Phase 1 - Replace Windows/Sliders	\$51,750	X	25	/	35	=	\$36,964
34	Phase 2 - Replace Windows/Sliders	\$90,563	X	23	/	35	=	\$59,513
35	Phase 3 - Replace Windows/Sliders	\$109,969	X	21	/	35	=	\$65,981
36	Phase 4 - Replace Windows/Sliders	\$213,469	X	19	/	35	=	\$115,883
37	Phase 5 - Replace Windows/Sliders	\$148,781	X	18	/	35	=	\$76,516
38	Phase 6 - Replace Windows/Sliders	\$129,375	X	13	/	35	=	\$48,054
39	Phase 7 - Replace Windows/Sliders	\$155,250	X	6	/	35	=	\$26,614
40	Phase 8 - Replace Windows/Sliders	\$12,938	X	4	/	35	=	\$1,479
41	Phase 1 - Replace Light Poles	\$5,175	X	25	/	25	=	\$5,175
42	Phase 2 - Replace Light Poles	\$9,056	X	23	/	25	=	\$8,332
43	Phase 3 - Replace Light Poles	\$10,997	X	21	/	25	=	\$9,237
44	Phase 4 - Replace Light Poles	\$21,347	X	19	/	25	=	\$16,224

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
45	Phase 5 - Replace Light Poles	\$14,878	X	18	/	25	=	\$10,712
46	Phase 6 - Replace Light Poles	\$12,938	X	13	/	25	=	\$6,728
47	Phase 7 - Replace Light Poles	\$15,525	X	6	/	25	=	\$3,726
48	Phase 8 - Replace Light Poles	\$1,294	X	4	/	25	=	\$207
49	Phase 1 - Gutters/Downspouts	\$6,210	X	25	/	60	=	\$2,588
50	Phase 2 - Gutters/Downspouts	\$10,868	X	23	/	60	=	\$4,166
51	Phase 3 - Gutters/Downspouts	\$13,196	X	21	/	60	=	\$4,619
52	Phase 4 - Gutters/Downspouts	\$25,616	X	19	/	60	=	\$8,112
53	Phase 5 - Gutters/Downspouts	\$17,854	X	18	/	60	=	\$5,356
54	Phase 6 - Gutters/Downspouts	\$15,525	X	13	/	60	=	\$3,364
55	Phase 7 - Gutters/Downspouts	\$18,630	X	6	/	60	=	\$1,863
56	Phase 8 - Gutters/Downspouts	\$1,553	X	4	/	60	=	\$104
57	Landscaping Mulch Project	\$47,000	X	1	/	3	=	\$15,667
58	Concrete repairs	\$12,420	X	0	/	1	=	\$0
59	Mount Baker Mailbox Enclosure	\$4,750	X	15	/	28	=	\$2,545
								\$3,146,572

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix - client supplied data				
1 Phase 1 - Replace Tile Roofs	50	\$184,230	\$3,685	1.23 %
2 Phase 2 - Replace Tile Roofs	50	\$322,403	\$6,448	2.16 %
3 Phase 3 - Replace Tile Roofs	50	\$391,489	\$7,830	2.62 %
4 Phase 4 - Replace Tile Roofs	50	\$759,949	\$15,199	5.08 %
5 Phase 5 - Replace Tile Roofs	50	\$529,661	\$10,593	3.54 %
6 Phase 6 - Replace Comp. Roofs	35	\$460,575	\$13,159	4.40 %
7 Phase 7 - Replace Comp. Roofs	35	\$552,690	\$15,791	5.28 %
8 Phase 8 - Replace Tile Roofs	50	\$46,058	\$921	0.31 %
9 Phase 1 - Replace Siding	60	\$132,480	\$2,208	0.74 %
10 Phase 2 - Replace Siding	60	\$231,840	\$3,864	1.29 %
11 Phase 3 - Replace Siding	60	\$281,520	\$4,692	1.57 %
12 Phase 4 - Replace Siding	60	\$546,480	\$9,108	3.05 %
13 Phase 5 - Replace Siding	60	\$380,880	\$6,348	2.12 %
14 Phase 6 - Replace Siding	60	\$331,200	\$5,520	1.85 %
15 Phase 7 - Replace Siding	60	\$397,440	\$6,624	2.22 %
16 Phase 8 - Replace Siding	60	\$33,120	\$552	0.18 %
17 Phase 1 - Painting	15	\$99,360	\$6,624	2.22 %
18 Phase 2 - Painting	12	\$173,880	\$14,490	4.85 %
19 Phase 3 - Painting	15	\$211,140	\$14,076	4.71 %
20 Phase 4 - Painting	15	\$409,860	\$27,324	9.14 %
21 Phase 5 - Painting	15	\$285,660	\$19,044	6.37 %
22 Phase 6 - Painting	15	\$248,400	\$16,560	5.54 %
23 Phase 7 - Painting	15	\$298,080	\$19,872	6.65 %
24 Phase 8 - Painting	15	\$24,840	\$1,656	0.55 %
25 Phase 1 - Replace Privacy Fences	28	\$11,178	\$399	0.13 %
26 Phase 2 - Replace Privacy Fences	28	\$19,562	\$699	0.23 %
27 Phase 3 - Replace Privacy Fences	28	\$23,753	\$848	0.28 %
28 Phase 4 - Replace Privacy Fences	28	\$46,109	\$1,647	0.55 %
29 Phase 5 - Replace Privacy Fences	28	\$32,137	\$1,148	0.38 %
30 Phase 6 - Replace Privacy Fences	28	\$27,945	\$998	0.33 %
31 Phase 7 - Replace Privacy Fences	28	\$33,534	\$1,198	0.40 %
32 Phase 8 - Replace Privacy Fences	28	\$2,795	\$100	0.03 %
33 Phase 1 - Replace Windows/Sliders	35	\$51,750	\$1,479	0.49 %
34 Phase 2 - Replace Windows/Sliders	35	\$90,563	\$2,588	0.87 %
35 Phase 3 - Replace Windows/Sliders	35	\$109,969	\$3,142	1.05 %
36 Phase 4 - Replace Windows/Sliders	35	\$213,469	\$6,099	2.04 %
37 Phase 5 - Replace Windows/Sliders	35	\$148,781	\$4,251	1.42 %
38 Phase 6 - Replace Windows/Sliders	35	\$129,375	\$3,696	1.24 %
39 Phase 7 - Replace Windows/Sliders	35	\$155,250	\$4,436	1.48 %
40 Phase 8 - Replace Windows/Sliders	35	\$12,938	\$370	0.12 %
41 Phase 1 - Replace Light Poles	25	\$5,175	\$207	0.07 %
42 Phase 2 - Replace Light Poles	25	\$9,056	\$362	0.12 %
43 Phase 3 - Replace Light Poles	25	\$10,997	\$440	0.15 %
44 Phase 4 - Replace Light Poles	25	\$21,347	\$854	0.29 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
45 Phase 5 - Replace Light Poles	25	\$14,878	\$595	0.20 %
46 Phase 6 - Replace Light Poles	25	\$12,938	\$518	0.17 %
47 Phase 7 - Replace Light Poles	25	\$15,525	\$621	0.21 %
48 Phase 8 - Replace Light Poles	25	\$1,294	\$52	0.02 %
49 Phase 1 - Gutters/Downspouts	60	\$6,210	\$104	0.03 %
50 Phase 2 - Gutters/Downspouts	60	\$10,868	\$181	0.06 %
51 Phase 3 - Gutters/Downspouts	60	\$13,196	\$220	0.07 %
52 Phase 4 - Gutters/Downspouts	60	\$25,616	\$427	0.14 %
53 Phase 5 - Gutters/Downspouts	60	\$17,854	\$298	0.10 %
54 Phase 6 - Gutters/Downspouts	60	\$15,525	\$259	0.09 %
55 Phase 7 - Gutters/Downspouts	60	\$18,630	\$311	0.10 %
56 Phase 8 - Gutters/Downspouts	60	\$1,553	\$26	0.01 %
57 Landscaping Mulch Project	3	\$47,000	\$15,667	5.24 %
58 Concrete repairs	1	\$12,420	\$12,420	4.15 %
59 Mount Baker Mailbox Enclosure	28	\$4,750	\$170	0.06 %
59 Total Funded Components			\$299,013	100.00 %

Fiscal Year Start: 2024

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$1,030,000	\$3,146,572	32.7 %	Medium	92.39 %	\$413,630	\$0	\$24,912	\$5,175
2025	\$1,463,367	\$3,528,698	41.5 %	Medium	3.00 %	\$426,039	\$0	\$33,708	\$12,793
2026	\$1,910,321	\$3,923,233	48.7 %	Medium	3.00 %	\$438,820	\$0	\$42,254	\$72,646
2027	\$2,318,749	\$4,277,011	54.2 %	Medium	3.00 %	\$451,985	\$0	\$51,104	\$25,786
2028	\$2,796,051	\$4,715,303	59.3 %	Medium	3.00 %	\$465,544	\$0	\$60,869	\$26,356
2029	\$3,296,108	\$5,176,254	63.7 %	Medium	3.00 %	\$479,511	\$0	\$69,283	\$206,747
2030	\$3,638,154	\$5,475,629	66.4 %	Medium	3.00 %	\$493,896	\$0	\$75,467	\$292,432
2031	\$3,915,085	\$5,706,442	68.6 %	Medium	3.00 %	\$508,713	\$0	\$83,524	\$62,786
2032	\$4,444,536	\$6,191,746	71.8 %	Low	3.00 %	\$523,974	\$0	\$85,188	\$972,069
2033	\$4,081,629	\$5,766,412	70.8 %	Low	3.00 %	\$539,693	\$0	\$87,061	\$76,367
2034	\$4,632,016	\$6,262,595	74.0 %	Low	3.00 %	\$555,884	\$0	\$93,587	\$546,715
2035	\$4,734,772	\$6,301,261	75.1 %	Low	3.00 %	\$572,561	\$0	\$97,046	\$426,095
2036	\$4,978,285	\$6,477,743	76.9 %	Low	3.00 %	\$589,737	\$0	\$104,767	\$165,276
2037	\$5,507,514	\$6,940,952	79.3 %	Low	3.00 %	\$607,430	\$0	\$117,041	\$25,215
2038	\$6,206,770	\$7,575,494	81.9 %	Low	3.00 %	\$625,652	\$0	\$129,008	\$256,216
2039	\$6,705,215	\$8,004,709	83.8 %	Low	3.00 %	\$644,422	\$0	\$138,475	\$333,787
2040	\$7,154,325	\$8,380,878	85.4 %	Low	3.00 %	\$663,755	\$0	\$147,446	\$362,486
2041	\$7,603,040	\$8,753,167	86.9 %	Low	3.00 %	\$683,667	\$0	\$156,889	\$344,125
2042	\$8,099,472	\$9,170,364	88.3 %	Low	3.00 %	\$704,177	\$0	\$170,376	\$21,144
2043	\$8,952,882	\$9,948,018	90.0 %	Low	3.00 %	\$725,303	\$0	\$187,533	\$49,002
2044	\$9,816,716	\$10,736,038	91.4 %	Low	3.00 %	\$747,062	\$0	\$202,789	\$286,774
2045	\$10,479,793	\$11,318,994	92.6 %	Low	3.00 %	\$769,474	\$0	\$215,072	\$418,295
2046	\$11,046,044	\$11,800,660	93.6 %	Low	3.00 %	\$792,558	\$0	\$218,659	\$1,218,458
2047	\$10,838,803	\$11,489,797	94.3 %	Low	3.00 %	\$816,335	\$0	\$211,729	\$1,514,451
2048	\$10,352,415	\$10,882,438	95.1 %	Low	3.00 %	\$840,825	\$0	\$217,130	\$30,929
2049	\$11,379,441	\$11,803,122	96.4 %	Low	3.00 %	\$866,049	\$0	\$227,601	\$1,072,695
2050	\$11,400,397	\$11,697,189	97.5 %	Low	2.50 %	\$887,701	\$0	\$232,369	\$663,842
2051	\$11,856,624	\$12,028,542	98.6 %	Low	2.50 %	\$909,893	\$0	\$236,894	\$1,150,092
2052	\$11,853,319	\$11,888,924	99.7 %	Low	2.50 %	\$932,640	\$0	\$248,377	\$28,416
2053	\$13,005,921	\$12,920,967	100.7 %	Low	2.50 %	\$955,956	\$0	\$244,342	\$2,756,819

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

Report # 19544-13  
Do-It-Yourself Kit

Fiscal Year Start: 2024

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$1,030,000	\$3,146,572	32.7 %	Medium	6.91 %	\$229,860	\$0	\$23,057	\$5,175
2025	\$1,277,742	\$3,528,698	36.2 %	Medium	3.00 %	\$236,756	\$0	\$28,051	\$12,793
2026	\$1,529,756	\$3,923,233	39.0 %	Medium	3.00 %	\$243,858	\$0	\$32,605	\$72,646
2027	\$1,733,574	\$4,277,011	40.5 %	Medium	3.00 %	\$251,174	\$0	\$37,266	\$25,786
2028	\$1,996,227	\$4,715,303	42.3 %	Medium	3.00 %	\$258,709	\$0	\$42,638	\$26,356
2029	\$2,271,218	\$5,176,254	43.9 %	Medium	3.00 %	\$266,471	\$0	\$46,446	\$206,747
2030	\$2,377,388	\$5,475,629	43.4 %	Medium	3.00 %	\$274,465	\$0	\$47,805	\$292,432
2031	\$2,407,225	\$5,706,442	42.2 %	Medium	3.00 %	\$282,699	\$0	\$50,808	\$62,786
2032	\$2,677,946	\$6,191,746	43.3 %	Medium	3.00 %	\$291,180	\$0	\$47,181	\$972,069
2033	\$2,044,238	\$5,766,412	35.5 %	Medium	3.00 %	\$299,915	\$0	\$43,518	\$76,367
2034	\$2,311,304	\$6,262,595	36.9 %	Medium	3.00 %	\$308,913	\$0	\$44,252	\$546,715
2035	\$2,117,754	\$6,301,261	33.6 %	Medium	3.00 %	\$318,180	\$0	\$41,656	\$426,095
2036	\$2,051,495	\$6,477,743	31.7 %	Medium	3.00 %	\$327,725	\$0	\$43,048	\$165,276
2037	\$2,256,993	\$6,940,952	32.5 %	Medium	3.00 %	\$337,557	\$0	\$48,708	\$25,215
2038	\$2,618,043	\$7,575,494	34.6 %	Medium	3.00 %	\$347,684	\$0	\$53,767	\$256,216
2039	\$2,763,278	\$8,004,709	34.5 %	Medium	3.00 %	\$358,114	\$0	\$56,020	\$333,787
2040	\$2,843,626	\$8,380,878	33.9 %	Medium	3.00 %	\$368,858	\$0	\$57,461	\$362,486
2041	\$2,907,459	\$8,753,167	33.2 %	Medium	3.00 %	\$379,924	\$0	\$59,046	\$344,125
2042	\$3,002,305	\$9,170,364	32.7 %	Medium	3.00 %	\$391,321	\$0	\$64,335	\$21,144
2043	\$3,436,817	\$9,948,018	34.5 %	Medium	3.00 %	\$403,061	\$0	\$72,943	\$49,002
2044	\$3,863,820	\$10,736,038	36.0 %	Medium	3.00 %	\$415,153	\$0	\$79,284	\$286,774
2045	\$4,071,482	\$11,318,994	36.0 %	Medium	3.00 %	\$427,607	\$0	\$82,274	\$418,295
2046	\$4,163,069	\$11,800,660	35.3 %	Medium	3.00 %	\$440,436	\$0	\$76,177	\$1,218,458
2047	\$3,461,224	\$11,489,797	30.1 %	Medium	3.00 %	\$453,649	\$0	\$59,157	\$1,514,451
2048	\$2,459,578	\$10,882,438	22.6 %	High	3.00 %	\$467,258	\$0	\$54,049	\$30,929
2049	\$2,949,955	\$11,803,122	25.0 %	High	3.00 %	\$481,276	\$0	\$53,574	\$1,072,695
2050	\$2,412,111	\$11,697,189	20.6 %	High	2.50 %	\$493,308	\$0	\$46,966	\$663,842
2051	\$2,288,542	\$12,028,542	19.0 %	High	2.50 %	\$505,640	\$0	\$39,689	\$1,150,092
2052	\$1,683,779	\$11,888,924	14.2 %	High	2.50 %	\$518,281	\$0	\$38,930	\$28,416
2053	\$2,212,574	\$12,920,967	17.1 %	High	2.50 %	\$531,238	\$0	\$22,198	\$2,756,819

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$1,030,000	\$1,463,367	\$1,910,321	\$2,318,749	\$2,796,051
Annual Reserve Funding	\$413,630	\$426,039	\$438,820	\$451,985	\$465,544
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,912	\$33,708	\$42,254	\$51,104	\$60,869
<b>Total Income</b>	<b>\$1,468,542</b>	<b>\$1,923,114</b>	<b>\$2,391,395</b>	<b>\$2,821,837</b>	<b>\$3,322,464</b>
# Component					
<b>Inventory Appendix - client supplied data</b>					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$12,215	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$5,175	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$9,608	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$12,377
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$0	\$49,862	\$0	\$0
58 Concrete repairs	\$0	\$12,793	\$13,176	\$13,572	\$13,979
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$5,175</b>	<b>\$12,793</b>	<b>\$72,646</b>	<b>\$25,786</b>	<b>\$26,356</b>
<b>Ending Reserve Balance</b>	<b>\$1,463,367</b>	<b>\$1,910,321</b>	<b>\$2,318,749</b>	<b>\$2,796,051</b>	<b>\$3,296,108</b>



Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$3,296,108	\$3,638,154	\$3,915,085	\$4,444,536	\$4,081,629
Annual Reserve Funding	\$479,511	\$493,896	\$508,713	\$523,974	\$539,693
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$69,283	\$75,467	\$83,524	\$85,188	\$87,061
Total Income	\$3,844,901	\$4,207,517	\$4,507,322	\$5,053,697	\$4,708,383

# Component

**Inventory Appendix - client supplied data**

1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$115,185	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$252,112	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$519,198	\$0
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$377,599	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$22,678	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$29,213	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$60,162
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$25,489	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$18,298	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$54,486	\$0	\$0	\$59,538	\$0
58 Concrete repairs	\$14,398	\$14,830	\$15,275	\$15,733	\$16,205
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$206,747	\$292,432	\$62,786	\$972,069	\$76,367
Ending Reserve Balance	\$3,638,154	\$3,915,085	\$4,444,536	\$4,081,629	\$4,632,016

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Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$4,632,016	\$4,734,772	\$4,978,285	\$5,507,514	\$6,206,770
Annual Reserve Funding	\$555,884	\$572,561	\$589,737	\$607,430	\$625,652
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$93,587	\$97,046	\$104,767	\$117,041	\$129,008
Total Income	\$5,281,487	\$5,404,380	\$5,672,789	\$6,231,985	\$6,961,431

# Component

**Inventory Appendix - client supplied data**

1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$383,903	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$343,844	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$33,383	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$43,189	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$69,548	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$129,121	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$166,338
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$18,446	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$65,059	\$0	\$0	\$71,092
58 Concrete repairs	\$16,691	\$17,192	\$17,708	\$18,239	\$18,786
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$6,976	\$0
Total Expenses	\$546,715	\$426,095	\$165,276	\$25,215	\$256,216
Ending Reserve Balance	\$4,734,772	\$4,978,285	\$5,507,514	\$6,206,770	\$6,705,215

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Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$6,705,215	\$7,154,325	\$7,603,040	\$8,099,472	\$8,952,882
Annual Reserve Funding	\$644,422	\$663,755	\$683,667	\$704,177	\$725,303
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$138,475	\$147,446	\$156,889	\$170,376	\$187,533
Total Income	\$7,488,112	\$7,965,526	\$8,443,597	\$8,974,026	\$9,865,718

# Component

**Inventory Appendix - client supplied data**

1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$270,899	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$43,537	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$342,555	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$245,912	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$27,223
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$0	\$77,684	\$0	\$0
58 Concrete repairs	\$19,350	\$19,930	\$20,528	\$21,144	\$21,779
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$333,787	\$362,486	\$344,125	\$21,144	\$49,002
Ending Reserve Balance	\$7,154,325	\$7,603,040	\$8,099,472	\$8,952,882	\$9,816,716

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Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$9,816,716	\$10,479,793	\$11,046,044	\$10,838,803	\$10,352,415
Annual Reserve Funding	\$747,062	\$769,474	\$792,558	\$816,335	\$840,825
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$202,789	\$215,072	\$218,659	\$211,729	\$217,130
Total Income	\$10,766,567	\$11,464,339	\$12,057,261	\$11,866,866	\$11,410,370

# Component

Inventory Appendix - client supplied data					
1 Phase 1 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$882,509	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$179,455	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$0	\$0	\$0
19 Phase 3 - Painting	\$0	\$392,783	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$808,894	\$0
21 Phase 5 - Painting	\$0	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$0	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$588,287	\$0
24 Phase 8 - Painting	\$0	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$64,255	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$5,682
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$247,896	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$2,407	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$84,887	\$0	\$0	\$92,759	\$0
58 Concrete repairs	\$22,432	\$23,105	\$23,798	\$24,512	\$25,247
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$286,774	\$418,295	\$1,218,458	\$1,514,451	\$30,929
Ending Reserve Balance	\$10,479,793	\$11,046,044	\$10,838,803	\$10,352,415	\$11,379,441

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Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$11,379,441	\$11,400,397	\$11,856,624	\$11,853,319	\$13,005,921
Annual Reserve Funding	\$866,049	\$887,701	\$909,893	\$932,640	\$955,956
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$227,601	\$232,369	\$236,894	\$248,377	\$244,342
Total Income	\$12,473,092	\$12,520,466	\$13,003,412	\$13,034,337	\$14,206,219

# Component

**Inventory Appendix - client supplied data**

1 Phase 1 - Replace Tile Roofs	\$385,737	\$0	\$0	\$0	\$0
2 Phase 2 - Replace Tile Roofs	\$0	\$0	\$716,150	\$0	\$0
3 Phase 3 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$922,569
4 Phase 4 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
5 Phase 5 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
6 Phase 6 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$0
7 Phase 7 - Replace Comp. Roofs	\$0	\$0	\$0	\$0	\$1,302,450
8 Phase 8 - Replace Tile Roofs	\$0	\$0	\$0	\$0	\$0
9 Phase 1 - Replace Siding	\$0	\$0	\$0	\$0	\$0
10 Phase 2 - Replace Siding	\$0	\$0	\$0	\$0	\$0
11 Phase 3 - Replace Siding	\$0	\$0	\$0	\$0	\$0
12 Phase 4 - Replace Siding	\$0	\$0	\$0	\$0	\$0
13 Phase 5 - Replace Siding	\$0	\$0	\$0	\$0	\$0
14 Phase 6 - Replace Siding	\$0	\$0	\$0	\$0	\$0
15 Phase 7 - Replace Siding	\$0	\$0	\$0	\$0	\$0
16 Phase 8 - Replace Siding	\$0	\$0	\$0	\$0	\$0
17 Phase 1 - Painting	\$0	\$0	\$0	\$0	\$0
18 Phase 2 - Painting	\$0	\$0	\$386,238	\$0	\$0
19 Phase 3 - Painting	\$0	\$0	\$0	\$0	\$0
20 Phase 4 - Painting	\$0	\$0	\$0	\$0	\$0
21 Phase 5 - Painting	\$598,109	\$0	\$0	\$0	\$0
22 Phase 6 - Painting	\$0	\$535,697	\$0	\$0	\$0
23 Phase 7 - Painting	\$0	\$0	\$0	\$0	\$0
24 Phase 8 - Painting	\$52,009	\$0	\$0	\$0	\$0
25 Phase 1 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
26 Phase 2 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
27 Phase 3 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
28 Phase 4 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
29 Phase 5 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
30 Phase 6 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
31 Phase 7 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
32 Phase 8 - Replace Privacy Fences	\$0	\$0	\$0	\$0	\$0
33 Phase 1 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
34 Phase 2 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
35 Phase 3 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
36 Phase 4 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
37 Phase 5 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
38 Phase 6 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
39 Phase 7 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$365,857
40 Phase 8 - Replace Windows/Sliders	\$0	\$0	\$0	\$0	\$0
41 Phase 1 - Replace Light Poles	\$10,835	\$0	\$0	\$0	\$0
42 Phase 2 - Replace Light Poles	\$0	\$0	\$20,116	\$0	\$0
43 Phase 3 - Replace Light Poles	\$0	\$0	\$0	\$0	\$25,915
44 Phase 4 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
45 Phase 5 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
46 Phase 6 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
47 Phase 7 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
48 Phase 8 - Replace Light Poles	\$0	\$0	\$0	\$0	\$0
49 Phase 1 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
50 Phase 2 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
51 Phase 3 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
52 Phase 4 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
53 Phase 5 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
54 Phase 6 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
55 Phase 7 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
56 Phase 8 - Gutters/Downspouts	\$0	\$0	\$0	\$0	\$0
57 Landscaping Mulch Project	\$0	\$101,360	\$0	\$0	\$110,759
58 Concrete repairs	\$26,005	\$26,785	\$27,588	\$28,416	\$29,269
59 Mount Baker Mailbox Enclosure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,072,695	\$663,842	\$1,150,092	\$28,416	\$2,756,819
Ending Reserve Balance	\$11,400,397	\$11,856,624	\$11,853,319	\$13,005,921	\$11,449,400

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"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

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



## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding: 1) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## Inventory Appendix - client supplied data

**Comp #: 1 Phase 1 - Replace Tile Roofs** **Quantity: 4 Duplexes (8 units)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 25 years  
 Best Case: \$ 174,230 Worst Case: \$194,230  
                   Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 2 Phase 2 - Replace Tile Roofs** **Quantity: 7 Duplexes (14 units)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 27 years  
 Best Case: \$ 321,403 Worst Case: \$323,403  
                   Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 3 Phase 3 - Replace Tile Roofs** **Quantity: 7 Duplexes/1 Triplex (17)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 29 years  
 Best Case: \$ 390,489 Worst Case: \$392,489  
                   Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 4 Phase 4 - Replace Tile Roofs** **Quantity: 12 Duplexes/3 Triplex(33)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 31 years  
 Best Case: \$ 758,949 Worst Case: \$760,949  
                   Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 5 Phase 5 - Replace Tile Roofs** **Quantity: 10 Duplexes/1 Triplex(23)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 50 years Remaining Life: 32 years  
 Best Case: \$ 528,661 Worst Case: \$530,661  
                   Lower allowance Higher allowance  
 Cost Source:

---

**Comp #: 6 Phase 6 - Replace Comp. Roofs** **Quantity: 10 Duplexes (20 units)**  
 Location:  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 35 years Remaining Life: 22 years  
 Best Case: \$ 459,575 Worst Case: \$461,575  
                   Lower allowance Higher allowance  
 Cost Source:

---

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 29 years

Best Case: \$ 551,690

Worst Case: \$553,690

Lower allowance

High allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 50 years

Remaining Life: 46 years

Best Case: \$ 45,058

Worst Case: \$47,058

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 35 years

Best Case: \$ 131,480

Worst Case: \$133,480

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 37 years

Best Case: \$ 230,840

Worst Case: \$232,840

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 39 years

Best Case: \$ 280,520

Worst Case: \$282,520

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 41 years

Best Case: \$ 545,480

Worst Case: \$547,480

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 42 years

Best Case: \$ 379,880

Worst Case: \$381,880

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 47 years

Best Case: \$ 330,200

Worst Case: \$332,200

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 54 years

Best Case: \$ 396,440

Worst Case: \$398,440

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 56 years

Best Case: \$ 32,120

Worst Case: \$34,120

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 98,360

Worst Case: \$100,360

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 15 years

Best Case: \$ 172,880

Worst Case: \$174,880

Lower allowance

Higher allowance

Cost Source:



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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 210,140

Worst Case: \$212,140

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 408,860

Worst Case: \$410,860

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 284,660

Worst Case: \$286,660

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 247,400

Worst Case: \$249,400

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 297,080

Worst Case: \$299,080

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 23,840

Worst Case: \$25,840

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 3 years

Best Case: \$ 10,178

Worst Case: \$12,178

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 5 years

Best Case: \$ 18,562

Worst Case: \$20,562

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 7 years

Best Case: \$ 22,753

Worst Case: \$24,753

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 9 years

Best Case: \$ 45,109

Worst Case: \$47,109

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 10 years

Best Case: \$ 31,137

Worst Case: \$33,137

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 15 years

Best Case: \$ 26,945

Worst Case: \$28,945

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 22 years

Best Case: \$ 32,534

Worst Case: \$34,534

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 24 years

Best Case: \$ 1,795

Worst Case: \$3,795

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 10 years

Best Case: \$ 50,750

Worst Case: \$52,750

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 12 years

Best Case: \$ 89,563

Worst Case: \$91,563

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 14 years

Best Case: \$ 108,969

Worst Case: \$110,969

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 16 years

Best Case: \$ 212,469

Worst Case: \$214,469

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 17 years

Best Case: \$ 147,781

Worst Case: \$149,781

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 22 years

Best Case: \$ 128,375

Worst Case: \$130,375

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 29 years

Best Case: \$ 154,250

Worst Case: \$156,250

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 31 years

Best Case: \$ 11,938

Worst Case: \$13,938

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 4,175

Worst Case: \$6,175

Lower allowance

High allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 8,056

Worst Case: \$10,056

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 9,997

Worst Case: \$11,997

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 20,347

Worst Case: \$22,347

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 13,878

Worst Case: \$15,878

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 11,938

Worst Case: \$13,938

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 14,525

Worst Case: \$16,525

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 1,194

Worst Case: \$1,394

Lower allowance

Higher allowance

Cost Source:

**Comp #: 49 Phase 1 - Gutters/Downspouts****Quantity: 4 Duplexes (8 units)**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 35 years

Best Case: \$ 5,210

Worst Case: \$7,210

Lower allowance

High allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 37 years

Best Case: \$ 9,868

Worst Case: \$11,868

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 39 years

Best Case: \$ 12,196

Worst Case: \$14,196

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 41 years

Best Case: \$ 24,616

Worst Case: \$26,616

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 42 years

Best Case: \$ 16,854

Worst Case: \$18,854

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 47 years

Best Case: \$ 14,525

Worst Case: \$16,525

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 54 years

Best Case: \$ 17,630

Worst Case: \$19,630

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 56 years

Best Case: \$ 1,453

Worst Case: \$1,653

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 46,000

Worst Case: \$48,000

Lower allowance

High allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 11,420

Worst Case: \$13,420

Lower allowance

Higher allowance

Cost Source:

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

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 28 years

Remaining Life: 13 years

Best Case: \$ 3,750

Worst Case: \$5,750

Lower allowance

High allowance

Cost Source:

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



**Certification:**

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

Your Name:

Company or Title:

Your address:

City:  State:  Zip:

email address:

Telephone:  Date:

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

Association Name:  # Units:

City, ST Zipcode:

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

	FY End:	<input type="text" value="Dec 31"/>
This Report should cover the 12-month reporting period beginning:		<input type="text" value="1/1/2024"/>
	and ending:	<input type="text" value="12/31/2024"/>

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

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

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

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

Do interest earnings remain in the Reserve Account?

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

## Client-Provided Component Information

#	Component Name	Quantity/Description	UL	RUL	Current Cost
1	Phase 1 - Replace Tile Roofs	4 Duplexes (8 Units)	50	25	\$184,230
2	Phase 2 - Replace Tile Roofs	7 Duplexes (14 Units)	50	27	\$322,403
3	Phase 3 - Replace Tile Roofs	7 Duplexes/1 Triplex (17 Units)	50	29	\$391,489
4	Phase 4 - Replace Tile Roofs	12 Duplexes/3 Triplexes (33 Units)	50	31	\$759,949
5	Phase 5 - Replace Tile Roofs	10 Duplexes/1 Triplex (23 Units)	50	32	\$529,661
6	Phase 6 - Replace Comp. Roofs	10 Duplexes (20 Units)	35	22	\$460,575
7	Phase 7 - Replace Comp. Roofs	12 Duplexes (24 Units)	35	29	\$552,690
8	Phase 8 - Replace Tile Roofs	1 Duplex (2 units)	50	46	\$46,058
9	Phase 1 - Replace Siding	4 Duplexes (8 Units)	60	35	\$132,480
10	Phase 2 - Replace Siding	7 Duplexes (14 Units)	60	37	\$231,840
11	Phase 3 - Replace Siding	7 Duplexes/1 Triplex (17 Units)	60	39	\$281,520
12	Phase 4 - Replace Siding	12 Duplexes/3 Triplexes (33 Units)	60	41	\$546,480
13	Phase 5 - Replace Siding	10 Duplexes/1 Triplex (23 Units)	60	42	\$380,880
14	Phase 6 - Replace Siding	10 Duplexes (20 Units)	60	47	\$331,200
15	Phase 7 - Replace Siding	12 Duplexes (24 Units)	60	54	\$397,440
16	Phase 8 - Replace siding	1 Duplex (2 units)	60	56	\$33,120
17	Phase 1 - Painting	4 Duplexes (8 Units)	15	5	\$99,360
18	Phase 2 - Painting	7 Duplexes (14 Units)	15	15	\$173,880
19	Phase 3 - Painting	7 Duplexes/1 Triplex (17 Units)	15	6	\$211,140
20	Phase 4 - Painting	12 Duplexes/3 Triplexes (33 Units)	15	8	\$409,860
21	Phase 5 - Painting	10 Duplexes/1 Triplex (23 Units)	15	10	\$285,660
22	Phase 6 - Painting	10 Duplexes (20 Units)	15	11	\$248,400
23	Phase 7 - Painting	12 Duplexes (24 Units)	15	8	\$298,080
24	Phase 8 - Painting	1 Duplex (2 units)	15	10	\$24,840
25	Phase 1 - Replace Privacy Fences	4 Duplexes (8 Units)	28	3	\$11,178
26	Phase 2 - Replace Privacy Fences	7 Duplexes (14 Units)	28	5	\$19,562
27	Phase 3 - Replace Privacy Fences	7 Duplexes/1 Triplex (17 Units)	28	7	\$23,753
28	Phase 4 - Replace Privacy Fences	12 Duplexes/3 Triplexes (33 Units)	28	9	\$46,109
29	Phase 5 - Replace Privacy Fences	10 Duplexes/1 Triplex (23 Units)	28	10	\$32,137
30	Phase 6 - Replace Privacy Fences	10 Duplexes (20 Units)	28	15	\$27,945
31	Phase 7 - Replace Privacy Fences	12 Duplexes (24 Units)	28	22	\$33,534
32	Phase 8 - Replace Privacy Fences	1 Duplex(2 units)	28	24	\$2,795
33	Phase 1 - Replace Windows/Slider	4 Duplexes (8 Units)	35	10	\$51,750
34	Phase 2 - Replace Windows/Slider	7 Duplexes (14 Units)	35	12	\$90,563
35	Phase 3 - Replace Windows/Slider	7 Duplexes/1 Triplex (17 Units)	35	14	\$109,969
36	Phase 4 - Replace Windows/Slider	12 Duplexes/3 Triplexes (33 Units)	35	16	\$213,469
37	Phase 5 - Replace Windows/Slider	10 Duplexes/1 Triplex (23 Units)	35	17	\$148,781
38	Phase 6 - Replace Windows/Slider	10 Duplexes (20 Units)	35	22	\$129,375
39	Phase 7 - Replace Windows/Slider	12 Duplexes (24 Units)	35	29	\$155,250
40	Phase 8 - Replace Windows/Slider	1 Duplex (2 units)	35	31	\$12,938

### Client-Provided Component Information

#	Component Name	Quantity/Description	UL	RUL	Current Cost
41	Phase 1 - Replace Light Poles	4 Duplexes (8 Units)	25	0	\$5,175
42	Phase 2 - Replace Light Poles	7 Duplexes (14 Units)	25	2	\$9,056
43	Phase 3 - Replace Light Poles	7 Duplexes/1 Triplex (17 Units)	25	4	\$10,997
44	Phase 4 - Replace Light Poles	12 Duplexes/3 Triplexes (33 Units)	25	6	\$21,347
45	Phase 5 - Replace Light Poles	10 Duplexes/1 Triplex (23 Units)	25	7	\$14,878
46	Phase 6 - Replace Light Poles	10 Duplexes (20 Units)	25	12	\$12,938
47	Phase 7 - Replace Light Poles	12 Duplexes (24 Units)	25	19	\$15,525
48	Phase 8 - Replace Light Poles	1 Duplex (2 units)	25	21	\$1,294
49	Phase 1 - Gutters/Downspouts	4 Duplexes (8 Units)	60	35	\$6,210
50	Phase 2 - Gutters/Downspouts	7 Duplexes (14 Units)	60	37	\$10,868
51	Phase 3 - Gutters/Downspouts	7 Duplexes/1 Triplex (17 Units)	60	39	\$13,196
52	Phase 4 - Gutters/Downspouts	12 Duplexes/3 Triplexes (33 Units)	60	41	\$25,616
53	Phase 5 - Gutters/Downspouts	10 Duplexes/1 Triplex (23 Units)	60	42	\$17,854
54	Phase 6 - Gutters/Downspouts	10 Duplexes (20 Units)	60	47	\$15,525
55	Phase 7 - Gutters/Downspouts	12 Duplexes (24 Units)	60	54	\$18,630
56	Phase 8 - Gutters/Downspouts	1 Duplex (2 units)	60	56	\$1,553
57	Landscaping Mulch Project	All Beds in Sunland Division 17	3	2	\$47,000
58	Concrete repairs	Sidewalks/Driveways/Patios	1	1	\$12,420
59	Mount Baker Mail Box Enclosure		28	13	\$4,750
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