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Lakeside Village
Federal Way, WA



Report #: 13297-15

Beginning: January 1, 2025

Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

June 5, 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.

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.



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Lakeside Village

Federal Way, WA

Level of Service: Update "No-Site-Visit"

Report #: 13297-15

of Units: 78

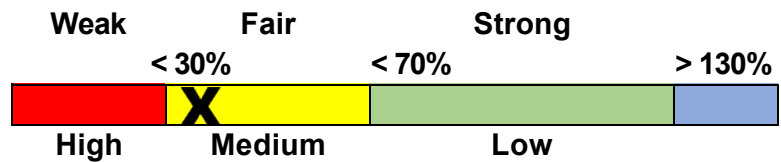
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$511,619
Current Fully Funded Reserve Balance	\$1,423,529
Percent Funded	35.9 %
Average Reserve (Deficit) or Surplus Per Unit	(\$11,691)
Recommended 2025 100% Monthly "Full Funding" Contributions	\$12,040
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$11,400
Most Recent Budgeted Contribution Rate	\$3,333

Reserve Fund Strength: 35.9%



Risk of Special Assessment:

Economic Assumptions:

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

- This is a Update "No-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 35.9 % 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 \$123,083 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to 100% as noted above. The 100% "Full" contribution rate is designed to gradually achieve 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			
120 Asphalt - Resurface	40	6	\$241,500
121 Asphalt - Sealcoat & Repair	5	1	\$20,000
142 South Fence: Wood - Replace	20	13	\$41,600
148 Bldg 1,2 Patio Fences: Wood - Repl.	18	4	\$27,550
149 Bldg 3 Patio Fences: Wood - Replace	18	6	\$15,200
150 Bldg 4 Patio Fences: Wood - Replace	18	8	\$15,200
151 Bldg 5 Patio Fences: Wood - Replace	18	7	\$15,200
160 Pole Lights: Metal - Replace	30	23	\$27,850
161 Pole Lights: Wood - Replace	30	13	\$26,050
200 Community Sign - Replace	15	6	\$7,600
205 Mailboxes - Replace	30	19	\$15,000
Recreation			
300 Pool Deck - Repair/Replace	40	0	\$25,650
301 Pool Fence - Repair/Replace	30	13	\$5,950
304 Pool - Resurface	12	3	\$18,650
305 Pool - Retile	24	15	\$7,700
307 Pool Heater - Replace	10	0	\$3,150
310 Spa - Resurface	12	1	\$6,750
312 Spa Heater - Replace	10	0	\$3,150
322 Tennis Court - Resurface	40	0	\$60,050
323 Tennis Court Fence - Replace	40	4	\$11,100
425 Cabana Deck - Repair/Replace	20	3	\$4,900
428 Cabana Roof - Repair/Replace	25	20	\$27,300
432 Cabana Interior Surfaces - Repaint	10	0	\$11,550
434 Cabana Flooring - Replace	10	0	\$9,750
Building Exteriors			
500 Roofs: Bldgs 1-4 - Repair/Replace	25	3	\$357,000
501 Roof: Bldg 5 - Repair/Replace	25	10	\$95,150
502 Roofs: 1/3 of Carports-Replace (a)	25	3	\$53,050
503 Roofs: 1/3 of Carports-Replace (b)	25	5	\$53,050
504 Roofs: 1/3 of Carports-Replace (c)	25	8	\$53,050
532 Bldg 4 & 5 Exterior - Paint/Caulk	8	0	\$122,500
533 Bldg 1 & 2 Exterior - Paint/Caulk	8	1	\$116,500
534 Bldg 3: Exterior - Paint/Caulk	8	2	\$64,300
542 Elastomeric Decks - Recoat	5	3	\$6,900
543 Decks: Vinyl - Repair/Resurface (a)	18	0	\$16,750
544 Decks: Vinyl - Repair/Resurface (b)	18	0	\$19,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
545 Decks: Vinyl - Repair/Resurface (c)	18	1	\$19,500
546 Decks: Vinyl - Repair/Resurface (d)	18	2	\$28,200
547 Decks: Vinyl - Repair/Resurface (e)	18	3	\$21,700
548 Decks: Vinyl - Repair/Resurface (f)	18	4	\$30,350
565 Outdoor Carpeting - Replace	12	3	\$16,450
Systems			
900 Plumbing - Systems Evaluation	1	0	\$20,350
955 Surveillance System - Replace	10	0	\$6,750
965 Fire Alarm Panels - Replace	20	8	\$25,000

43 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

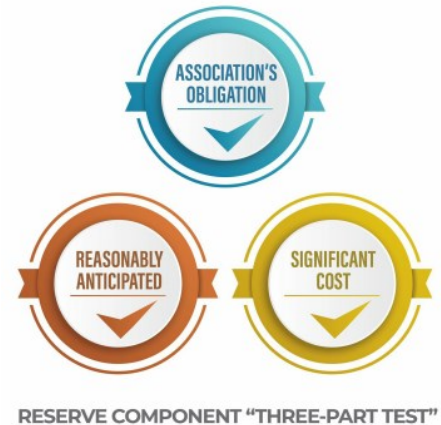


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a 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 the 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.



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.

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.

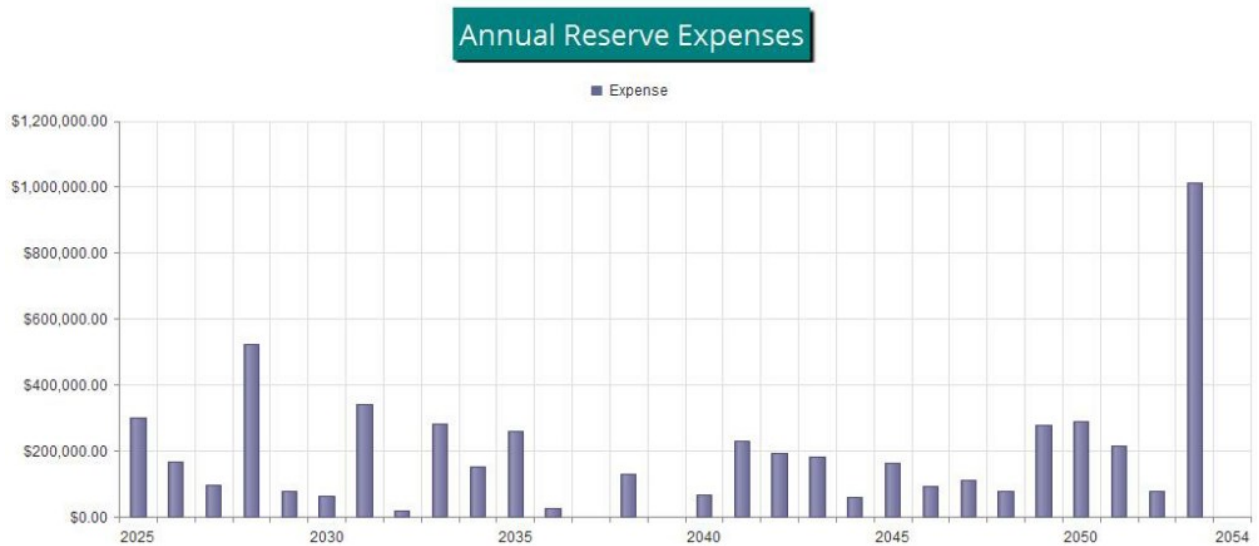


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$511,619 as-of the start of your Fiscal Year on 1/1/2025. As of that date, your Fully Funded Balance is computed to be \$1,423,529 (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 \$12,040 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.

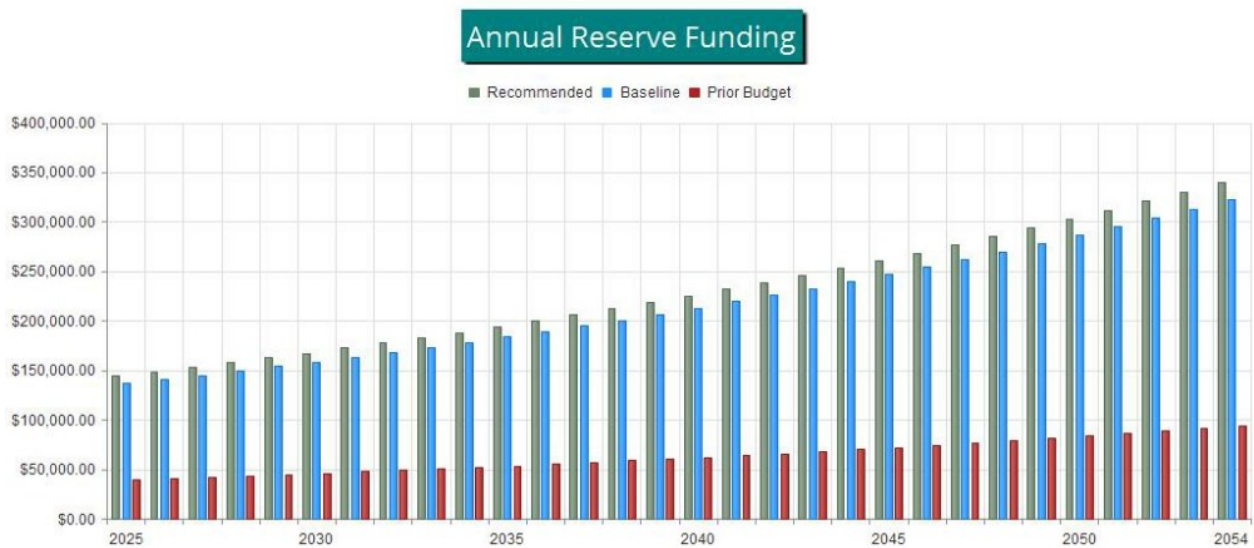


Figure 2

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.

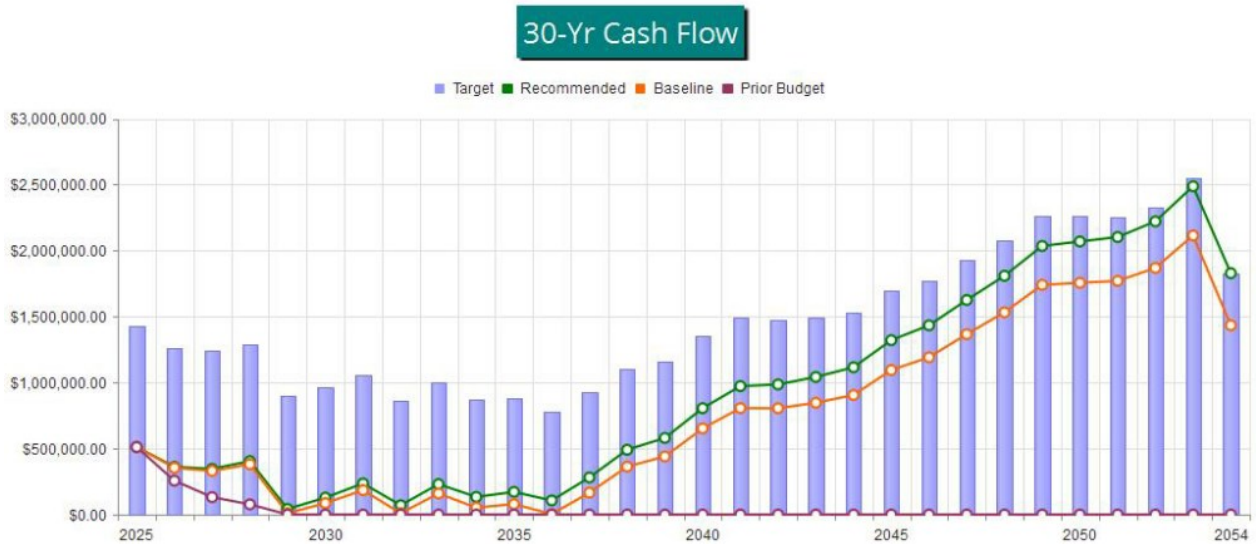


Figure 3

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.

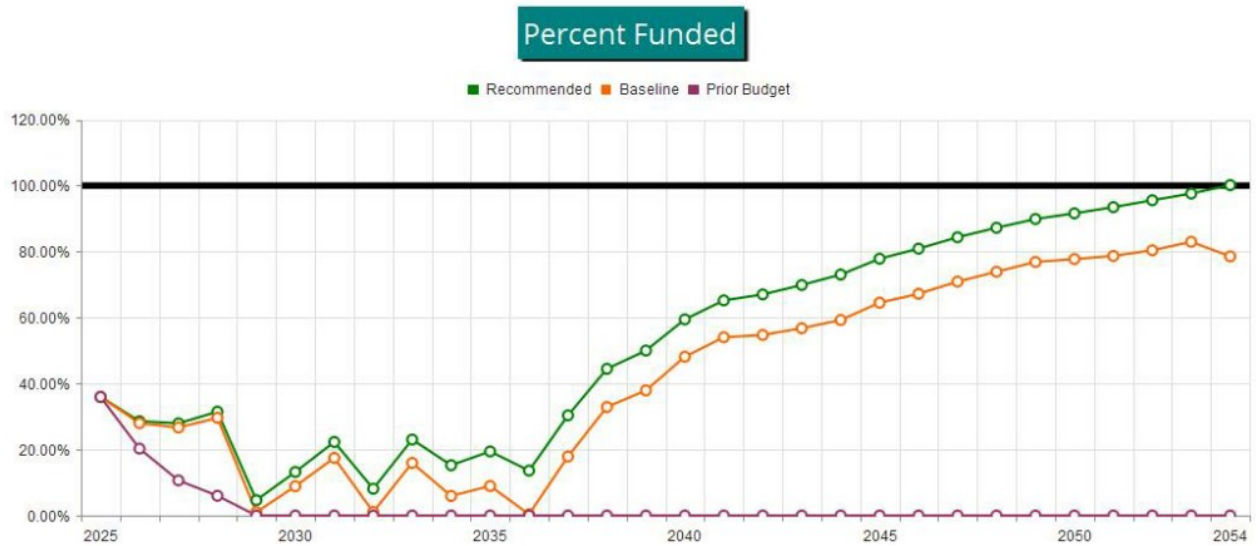


Figure 4



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						
120	Asphalt - Resurface	~ 64,400 SF	40	6	\$193,000	\$290,000
121	Asphalt - Sealcoat & Repair	~ 64,400 SF	5	1	\$17,800	\$22,200
142	South Fence: Wood - Replace	~640 LF	20	13	\$35,200	\$48,000
148	Bldg 1,2 Patio Fences: Wood - Repl.	~400 LF	18	4	\$22,000	\$33,100
149	Bldg 3 Patio Fences: Wood - Replace	~220 LF	18	6	\$12,200	\$18,200
150	Bldg 4 Patio Fences: Wood - Replace	~220 LF	18	8	\$12,200	\$18,200
151	Bldg 5 Patio Fences: Wood - Replace	~220 LF	18	7	\$12,200	\$18,200
160	Pole Lights: Metal - Replace	(7) 24' assemblies	30	23	\$25,300	\$30,400
161	Pole Lights: Wood - Replace	~ (26) assemblies	30	13	\$22,100	\$30,000
200	Community Sign - Replace	5 'x 7' composite	15	6	\$6,500	\$8,700
205	Mailboxes - Replace	5 clusters	30	19	\$13,500	\$16,500
Recreation						
300	Pool Deck - Repair/Replace	~ 1,500 SF, concrete	40	0	\$20,000	\$31,300
301	Pool Fence - Repair/Replace	~ 150 LF, chain link	30	13	\$5,100	\$6,800
304	Pool - Resurface	~ 900 SF	12	3	\$15,800	\$21,500
305	Pool - Retile	~ 100 LF	24	15	\$6,600	\$8,800
307	Pool Heater - Replace	1 Raypak C-R266A-EN-C	10	0	\$2,700	\$3,600
310	Spa - Resurface	7' diameter	12	1	\$5,700	\$7,800
312	Spa Heater - Replace	Raypak C-R206A-EN-C ASME	10	0	\$2,700	\$3,600
322	Tennis Court - Resurface	~7,200 SF asphalt	40	0	\$52,900	\$67,200
323	Tennis Court Fence - Replace	~360 LF chain link	40	4	\$9,600	\$12,600
425	Cabana Deck - Repair/Replace	~ 170 SF, wood	20	3	\$3,900	\$5,900
428	Cabana Roof - Repair/Replace	~ 2,600 SF composition	25	20	\$26,200	\$28,400
432	Cabana Interior Surfaces - Repaint	~ 3,300 SF	10	0	\$9,900	\$13,200
434	Cabana Flooring - Replace	~120 SY	10	0	\$8,300	\$11,200
Building Exteriors						
500	Roofs: Bldgs 1-4 - Repair/Replace	~ 35,700 SF, comp shingle	25	3	\$268,000	\$446,000
501	Roof: Bldg 5 - Repair/Replace	~ 9,500 SF, comp shingle	25	10	\$71,300	\$119,000
502	Roofs: 1/3 of Carports-Replace (a)	~ 5,300 SF, comp shingle	25	3	\$39,800	\$66,300
503	Roofs: 1/3 of Carports-Replace (b)	~ 5,300 SF, comp shingle	25	5	\$39,800	\$66,300
504	Roofs: 1/3 of Carports-Replace (c)	~ 5,300 SF, comp shingle	25	8	\$39,800	\$66,300
532	Bldg 4 & 5 Exterior - Paint/Caulk	~ 32,000 GSF	8	0	\$105,000	\$140,000
533	Bldg 1 & 2 Exterior - Paint/Caulk	~ 30,000 GSF	8	1	\$107,000	\$126,000
534	Bldg 3: Exterior - Paint/Caulk	~ 19,000 GSF	8	2	\$59,500	\$69,100
542	Elastomeric Decks - Recoat	~ 560 SF	5	3	\$6,200	\$7,600
543	Decks: Vinyl - Repair/Resurface (a)	~ 500 SF	18	0	\$13,800	\$19,700
544	Decks: Vinyl - Repair/Resurface (b)	~ 630 SF	18	0	\$17,600	\$21,400
545	Decks: Vinyl - Repair/Resurface (c)	~ 630 SF	18	1	\$17,600	\$21,400
546	Decks: Vinyl - Repair/Resurface (d)	~ 910 SF	18	2	\$25,500	\$30,900
547	Decks: Vinyl - Repair/Resurface (e)	~ 700 SF	18	3	\$19,600	\$23,800
548	Decks: Vinyl - Repair/Resurface (f)	~ 980 SF	18	4	\$27,400	\$33,300
565	Outdoor Carpeting - Replace	~270 SY	12	3	\$14,100	\$18,800
Systems						

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
					Best Case	Worst Case	
900	Plumbing - Systems Evaluation	Supply & drain lines	1	0	\$18,500	\$22,200	
955	Surveillance System - Replace	Cameras & DVR	10	0	\$5,700	\$7,800	
965	Fire Alarm Panels - Replace	(5) panels	20	8	\$20,000	\$30,000	
43	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
120	Asphalt - Resurface	\$241,500	X	34	/	40	=	\$205,275
121	Asphalt - Sealcoat & Repair	\$20,000	X	4	/	5	=	\$16,000
142	South Fence: Wood - Replace	\$41,600	X	7	/	20	=	\$14,560
148	Bldg 1,2 Patio Fences: Wood - Repl.	\$27,550	X	14	/	18	=	\$21,428
149	Bldg 3 Patio Fences: Wood - Replace	\$15,200	X	12	/	18	=	\$10,133
150	Bldg 4 Patio Fences: Wood - Replace	\$15,200	X	10	/	18	=	\$8,444
151	Bldg 5 Patio Fences: Wood - Replace	\$15,200	X	11	/	18	=	\$9,289
160	Pole Lights: Metal - Replace	\$27,850	X	7	/	30	=	\$6,498
161	Pole Lights: Wood - Replace	\$26,050	X	17	/	30	=	\$14,762
200	Community Sign - Replace	\$7,600	X	9	/	15	=	\$4,560
205	Mailboxes - Replace	\$15,000	X	11	/	30	=	\$5,500
Recreation								
300	Pool Deck - Repair/Replace	\$25,650	X	40	/	40	=	\$25,650
301	Pool Fence - Repair/Replace	\$5,950	X	17	/	30	=	\$3,372
304	Pool - Resurface	\$18,650	X	9	/	12	=	\$13,988
305	Pool - Retile	\$7,700	X	9	/	24	=	\$2,888
307	Pool Heater - Replace	\$3,150	X	10	/	10	=	\$3,150
310	Spa - Resurface	\$6,750	X	11	/	12	=	\$6,188
312	Spa Heater - Replace	\$3,150	X	10	/	10	=	\$3,150
322	Tennis Court - Resurface	\$60,050	X	40	/	40	=	\$60,050
323	Tennis Court Fence - Replace	\$11,100	X	36	/	40	=	\$9,990
425	Cabana Deck - Repair/Replace	\$4,900	X	17	/	20	=	\$4,165
428	Cabana Roof - Repair/Replace	\$27,300	X	5	/	25	=	\$5,460
432	Cabana Interior Surfaces - Repaint	\$11,550	X	10	/	10	=	\$11,550
434	Cabana Flooring - Replace	\$9,750	X	10	/	10	=	\$9,750
Building Exteriors								
500	Roofs: Bldgs 1-4 - Repair/Replace	\$357,000	X	22	/	25	=	\$314,160
501	Roof: Bldg 5 - Repair/Replace	\$95,150	X	15	/	25	=	\$57,090
502	Roofs: 1/3 of Carports-Replace (a)	\$53,050	X	22	/	25	=	\$46,684
503	Roofs: 1/3 of Carports-Replace (b)	\$53,050	X	20	/	25	=	\$42,440
504	Roofs: 1/3 of Carports-Replace (c)	\$53,050	X	17	/	25	=	\$36,074
532	Bldg 4 & 5 Exterior - Paint/Caulk	\$122,500	X	8	/	8	=	\$122,500
533	Bldg 1 & 2 Exterior - Paint/Caulk	\$116,500	X	7	/	8	=	\$101,938
534	Bldg 3: Exterior - Paint/Caulk	\$64,300	X	6	/	8	=	\$48,225
542	Elastomeric Decks - Recoat	\$6,900	X	2	/	5	=	\$2,760
543	Decks: Vinyl - Repair/Resurface (a)	\$16,750	X	18	/	18	=	\$16,750
544	Decks: Vinyl - Repair/Resurface (b)	\$19,500	X	18	/	18	=	\$19,500
545	Decks: Vinyl - Repair/Resurface (c)	\$19,500	X	17	/	18	=	\$18,417
546	Decks: Vinyl - Repair/Resurface (d)	\$28,200	X	16	/	18	=	\$25,067
547	Decks: Vinyl - Repair/Resurface (e)	\$21,700	X	15	/	18	=	\$18,083
548	Decks: Vinyl - Repair/Resurface (f)	\$30,350	X	14	/	18	=	\$23,606
565	Outdoor Carpeting - Replace	\$16,450	X	9	/	12	=	\$12,338
Systems								
900	Plumbing - Systems Evaluation	\$20,350	X	1	/	1	=	\$20,350

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
955	Surveillance System - Replace	\$6,750	X	10	/	10	=	\$6,750
965	Fire Alarm Panels - Replace	\$25,000	X	12	/	20	=	\$15,000
								\$1,423,529

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds				
120 Asphalt - Resurface	40	\$241,500	\$6,038	4.91 %
121 Asphalt - Sealcoat & Repair	5	\$20,000	\$4,000	3.25 %
142 South Fence: Wood - Replace	20	\$41,600	\$2,080	1.69 %
148 Bldg 1,2 Patio Fences: Wood - Repl.	18	\$27,550	\$1,531	1.24 %
149 Bldg 3 Patio Fences: Wood - Replace	18	\$15,200	\$844	0.69 %
150 Bldg 4 Patio Fences: Wood - Replace	18	\$15,200	\$844	0.69 %
151 Bldg 5 Patio Fences: Wood - Replace	18	\$15,200	\$844	0.69 %
160 Pole Lights: Metal - Replace	30	\$27,850	\$928	0.75 %
161 Pole Lights: Wood - Replace	30	\$26,050	\$868	0.71 %
200 Community Sign - Replace	15	\$7,600	\$507	0.41 %
205 Mailboxes - Replace	30	\$15,000	\$500	0.41 %
Recreation				
300 Pool Deck - Repair/Replace	40	\$25,650	\$641	0.52 %
301 Pool Fence - Repair/Replace	30	\$5,950	\$198	0.16 %
304 Pool - Resurface	12	\$18,650	\$1,554	1.26 %
305 Pool - Retile	24	\$7,700	\$321	0.26 %
307 Pool Heater - Replace	10	\$3,150	\$315	0.26 %
310 Spa - Resurface	12	\$6,750	\$563	0.46 %
312 Spa Heater - Replace	10	\$3,150	\$315	0.26 %
322 Tennis Court - Resurface	40	\$60,050	\$1,501	1.22 %
323 Tennis Court Fence - Replace	40	\$11,100	\$278	0.23 %
425 Cabana Deck - Repair/Replace	20	\$4,900	\$245	0.20 %
428 Cabana Roof - Repair/Replace	25	\$27,300	\$1,092	0.89 %
432 Cabana Interior Surfaces - Repaint	10	\$11,550	\$1,155	0.94 %
434 Cabana Flooring - Replace	10	\$9,750	\$975	0.79 %
Building Exteriors				
500 Roofs: Bldgs 1-4 - Repair/Replace	25	\$357,000	\$14,280	11.60 %
501 Roof: Bldg 5 - Repair/Replace	25	\$95,150	\$3,806	3.09 %
502 Roofs: 1/3 of Carports-Replace (a)	25	\$53,050	\$2,122	1.72 %
503 Roofs: 1/3 of Carports-Replace (b)	25	\$53,050	\$2,122	1.72 %
504 Roofs: 1/3 of Carports-Replace (c)	25	\$53,050	\$2,122	1.72 %
532 Bldg 4 & 5 Exterior - Paint/Caulk	8	\$122,500	\$15,313	12.44 %
533 Bldg 1 & 2 Exterior - Paint/Caulk	8	\$116,500	\$14,563	11.83 %
534 Bldg 3: Exterior - Paint/Caulk	8	\$64,300	\$8,038	6.53 %
542 Elastomeric Decks - Recoat	5	\$6,900	\$1,380	1.12 %
543 Decks: Vinyl - Repair/Resurface (a)	18	\$16,750	\$931	0.76 %
544 Decks: Vinyl - Repair/Resurface (b)	18	\$19,500	\$1,083	0.88 %
545 Decks: Vinyl - Repair/Resurface (c)	18	\$19,500	\$1,083	0.88 %
546 Decks: Vinyl - Repair/Resurface (d)	18	\$28,200	\$1,567	1.27 %
547 Decks: Vinyl - Repair/Resurface (e)	18	\$21,700	\$1,206	0.98 %
548 Decks: Vinyl - Repair/Resurface (f)	18	\$30,350	\$1,686	1.37 %
565 Outdoor Carpeting - Replace	12	\$16,450	\$1,371	1.11 %
Systems				
900 Plumbing - Systems Evaluation	1	\$20,350	\$20,350	16.53 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
955 Surveillance System - Replace	10	\$6,750	\$675	0.55 %
965 Fire Alarm Panels - Replace	20	\$25,000	\$1,250	1.02 %
43 Total Funded Components			\$123,083	100.00 %

30-Year Reserve Plan Summary

Report # 13297-15
No-Site-Visit

Fiscal Year Start: 2025

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			
2025	\$511,619	\$1,423,529	35.9 %	Medium	261.24 %	\$144,480	\$0	\$4,363	\$299,150
2026	\$361,312	\$1,263,926	28.6 %	High	3.00 %	\$148,814	\$0	\$3,535	\$167,633
2027	\$346,029	\$1,238,172	27.9 %	High	3.00 %	\$153,279	\$0	\$3,753	\$98,133
2028	\$404,928	\$1,286,499	31.5 %	Medium	3.00 %	\$157,877	\$0	\$2,234	\$523,034
2029	\$42,005	\$901,997	4.7 %	High	3.00 %	\$162,614	\$0	\$849	\$77,660
2030	\$127,807	\$968,163	13.2 %	High	3.00 %	\$167,492	\$0	\$1,816	\$61,499
2031	\$235,616	\$1,056,533	22.3 %	High	3.00 %	\$172,517	\$0	\$1,528	\$339,469
2032	\$70,192	\$864,925	8.1 %	High	3.00 %	\$177,692	\$0	\$1,504	\$18,694
2033	\$230,694	\$1,001,757	23.0 %	High	3.00 %	\$183,023	\$0	\$1,820	\$282,046
2034	\$133,491	\$875,346	15.3 %	High	3.00 %	\$188,514	\$0	\$1,524	\$152,006
2035	\$171,522	\$883,105	19.4 %	High	3.00 %	\$194,169	\$0	\$1,390	\$260,451
2036	\$106,631	\$783,541	13.6 %	High	3.00 %	\$199,994	\$0	\$1,937	\$27,685
2037	\$280,877	\$925,005	30.4 %	Medium	3.00 %	\$205,994	\$0	\$3,856	\$0
2038	\$490,727	\$1,103,623	44.5 %	Medium	3.00 %	\$212,174	\$0	\$5,352	\$128,130
2039	\$580,123	\$1,160,152	50.0 %	Medium	3.00 %	\$218,539	\$0	\$6,926	\$0
2040	\$805,588	\$1,355,012	59.5 %	Medium	3.00 %	\$225,095	\$0	\$8,889	\$66,681
2041	\$972,891	\$1,491,838	65.2 %	Medium	3.00 %	\$231,848	\$0	\$9,790	\$228,671
2042	\$985,858	\$1,470,865	67.0 %	Medium	3.00 %	\$238,803	\$0	\$10,136	\$192,557
2043	\$1,042,240	\$1,491,554	69.9 %	Medium	3.00 %	\$245,968	\$0	\$10,787	\$182,926
2044	\$1,116,068	\$1,528,030	73.0 %	Low	3.00 %	\$253,347	\$0	\$12,181	\$60,496
2045	\$1,321,100	\$1,697,108	77.8 %	Low	3.00 %	\$260,947	\$0	\$13,767	\$162,279
2046	\$1,433,535	\$1,771,989	80.9 %	Low	3.00 %	\$268,775	\$0	\$15,291	\$91,713
2047	\$1,625,888	\$1,927,532	84.4 %	Low	3.00 %	\$276,839	\$0	\$17,167	\$110,942
2048	\$1,808,952	\$2,073,841	87.2 %	Low	3.00 %	\$285,144	\$0	\$19,212	\$78,253
2049	\$2,035,054	\$2,264,292	89.9 %	Low	3.00 %	\$293,698	\$0	\$20,513	\$279,916
2050	\$2,069,350	\$2,259,008	91.6 %	Low	3.00 %	\$302,509	\$0	\$20,852	\$289,884
2051	\$2,102,828	\$2,249,753	93.5 %	Low	3.00 %	\$311,584	\$0	\$21,612	\$214,581
2052	\$2,221,443	\$2,324,428	95.6 %	Low	3.00 %	\$320,932	\$0	\$23,537	\$77,967
2053	\$2,487,945	\$2,548,901	97.6 %	Low	3.00 %	\$330,560	\$0	\$21,575	\$1,011,150
2054	\$1,828,930	\$1,825,982	100.2 %	Low	3.00 %	\$340,477	\$0	\$20,084	\$0

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 13297-15
No-Site-Visit

Fiscal Year Start: 2025

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			
2025	\$511,619	\$1,423,529	35.9 %	Medium	242.03 %	\$136,800	\$0	\$4,324	\$299,150
2026	\$353,593	\$1,263,926	28.0 %	High	3.00 %	\$140,904	\$0	\$3,418	\$167,633
2027	\$330,283	\$1,238,172	26.7 %	High	3.00 %	\$145,131	\$0	\$3,554	\$98,133
2028	\$380,835	\$1,286,499	29.6 %	High	3.00 %	\$149,485	\$0	\$1,950	\$523,034
2029	\$9,236	\$901,997	1.0 %	High	3.00 %	\$153,970	\$0	\$476	\$77,660
2030	\$86,021	\$968,163	8.9 %	High	3.00 %	\$158,589	\$0	\$1,352	\$61,499
2031	\$184,462	\$1,056,533	17.5 %	High	3.00 %	\$163,346	\$0	\$968	\$339,469
2032	\$9,308	\$864,925	1.1 %	High	3.00 %	\$168,247	\$0	\$845	\$18,694
2033	\$159,705	\$1,001,757	15.9 %	High	3.00 %	\$173,294	\$0	\$1,058	\$282,046
2034	\$52,011	\$875,346	5.9 %	High	3.00 %	\$178,493	\$0	\$656	\$152,006
2035	\$79,154	\$883,105	9.0 %	High	3.00 %	\$183,848	\$0	\$410	\$260,451
2036	\$2,961	\$783,541	0.4 %	High	3.00 %	\$189,363	\$0	\$842	\$27,685
2037	\$165,481	\$925,005	17.9 %	High	3.00 %	\$195,044	\$0	\$2,642	\$0
2038	\$363,167	\$1,103,623	32.9 %	Medium	3.00 %	\$200,895	\$0	\$4,014	\$128,130
2039	\$439,947	\$1,160,152	37.9 %	Medium	3.00 %	\$206,922	\$0	\$5,459	\$0
2040	\$652,328	\$1,355,012	48.1 %	Medium	3.00 %	\$213,130	\$0	\$7,289	\$66,681
2041	\$806,066	\$1,491,838	54.0 %	Medium	3.00 %	\$219,524	\$0	\$8,052	\$228,671
2042	\$804,971	\$1,470,865	54.7 %	Medium	3.00 %	\$226,110	\$0	\$8,255	\$192,557
2043	\$846,779	\$1,491,554	56.8 %	Medium	3.00 %	\$232,893	\$0	\$8,758	\$182,926
2044	\$905,503	\$1,528,030	59.3 %	Medium	3.00 %	\$239,880	\$0	\$9,998	\$60,496
2045	\$1,094,885	\$1,697,108	64.5 %	Medium	3.00 %	\$247,076	\$0	\$11,425	\$162,279
2046	\$1,191,107	\$1,771,989	67.2 %	Medium	3.00 %	\$254,488	\$0	\$12,783	\$91,713
2047	\$1,366,666	\$1,927,532	70.9 %	Low	3.00 %	\$262,123	\$0	\$14,489	\$110,942
2048	\$1,532,335	\$2,073,841	73.9 %	Low	3.00 %	\$269,987	\$0	\$16,357	\$78,253
2049	\$1,740,426	\$2,264,292	76.9 %	Low	3.00 %	\$278,086	\$0	\$17,475	\$279,916
2050	\$1,756,072	\$2,259,008	77.7 %	Low	3.00 %	\$286,429	\$0	\$17,624	\$289,884
2051	\$1,770,241	\$2,249,753	78.7 %	Low	3.00 %	\$295,022	\$0	\$18,188	\$214,581
2052	\$1,868,870	\$2,324,428	80.4 %	Low	3.00 %	\$303,872	\$0	\$19,909	\$77,967
2053	\$2,114,684	\$2,548,901	83.0 %	Low	3.00 %	\$312,989	\$0	\$17,737	\$1,011,150
2054	\$1,434,260	\$1,825,982	78.5 %	Low	3.00 %	\$322,378	\$0	\$16,028	\$0

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$511,619	\$361,312	\$346,029	\$404,928	\$42,005
Annual Reserve Funding	\$144,480	\$148,814	\$153,279	\$157,877	\$162,614
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,363	\$3,535	\$3,753	\$2,234	\$849
Total Income	\$660,462	\$513,662	\$503,061	\$565,039	\$205,467
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$20,600	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$31,008
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$25,650	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$20,379	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$3,150	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$6,953	\$0	\$0	\$0
312 Spa Heater - Replace	\$3,150	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$60,050	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$12,493
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$5,354	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$11,550	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$9,750	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$390,104	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$57,969	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$122,500	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$119,995	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$68,216	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$7,540	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$16,750	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$19,500	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$20,085	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$29,917	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$23,712	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$34,159
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$17,975	\$0
Systems					
900 Plumbing - Systems Evaluation	\$20,350	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$6,750	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$299,150	\$167,633	\$98,133	\$523,034	\$77,660
Ending Reserve Balance	\$361,312	\$346,029	\$404,928	\$42,005	\$127,807

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$127,807	\$235,616	\$70,192	\$230,694	\$133,491
Annual Reserve Funding	\$167,492	\$172,517	\$177,692	\$183,023	\$188,514
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,816	\$1,528	\$1,504	\$1,820	\$1,524
Total Income	\$297,115	\$409,661	\$249,388	\$415,537	\$323,529
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$288,364	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$23,881	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$18,150	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$19,255	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$18,694	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$9,075	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$61,499	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$67,202	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$155,179	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$152,006
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$8,741	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$31,669	\$0
Total Expenses	\$61,499	\$339,469	\$18,694	\$282,046	\$152,006
Ending Reserve Balance	\$235,616	\$70,192	\$230,694	\$133,491	\$171,522

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$171,522	\$106,631	\$280,877	\$490,727	\$580,123
Annual Reserve Funding	\$194,169	\$199,994	\$205,994	\$212,174	\$218,539
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,390	\$1,937	\$3,856	\$5,352	\$6,926
Total Income	\$367,082	\$308,562	\$490,727	\$708,253	\$805,588
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$27,685	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$61,091	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$38,255	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$8,738	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$4,233	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$9,913	\$0
312 Spa Heater - Replace	\$4,233	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$15,522	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$13,103	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$127,874	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$86,414	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$10,133	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$9,071	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$260,451	\$27,685	\$0	\$128,130	\$0
Ending Reserve Balance	\$106,631	\$280,877	\$490,727	\$580,123	\$805,588

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$805,588	\$972,891	\$985,858	\$1,042,240	\$1,116,068
Annual Reserve Funding	\$225,095	\$231,848	\$238,803	\$245,968	\$253,347
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,889	\$9,790	\$10,136	\$10,787	\$12,181
Total Income	\$1,039,572	\$1,214,528	\$1,234,797	\$1,298,995	\$1,381,596
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$32,094	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$26,303
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$29,056	\$0	\$0	\$0	\$0
305 Pool - Retile	\$11,996	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$196,577	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$192,557	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$109,466	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$11,747	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$28,516	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$33,197	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$34,193
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$25,629	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$66,681	\$228,671	\$192,557	\$182,926	\$60,496
Ending Reserve Balance	\$972,891	\$985,858	\$1,042,240	\$1,116,068	\$1,321,100

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$1,321,100	\$1,433,535	\$1,625,888	\$1,808,952	\$2,035,054
Annual Reserve Funding	\$260,947	\$268,775	\$276,839	\$285,144	\$293,698
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,767	\$15,291	\$17,167	\$19,212	\$20,513
Total Income	\$1,595,814	\$1,717,601	\$1,919,894	\$2,113,307	\$2,349,266
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$37,206	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$52,789	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$30,898
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$54,964	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$14,138	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$5,689	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$5,689	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$9,671	\$0
428 Cabana Roof - Repair/Replace	\$49,307	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$20,861	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$17,610	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$249,017
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$13,618	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$50,932	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$40,368	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$58,154	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$12,191	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$162,279	\$91,713	\$110,942	\$78,253	\$279,916
Ending Reserve Balance	\$1,433,535	\$1,625,888	\$1,808,952	\$2,035,054	\$2,069,350

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,069,350	\$2,102,828	\$2,221,443	\$2,487,945	\$1,828,930
Annual Reserve Funding	\$302,509	\$311,584	\$320,932	\$330,560	\$340,477
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,852	\$21,612	\$23,537	\$21,575	\$20,084
Total Income	\$2,392,711	\$2,436,024	\$2,565,912	\$2,840,080	\$2,189,490
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$43,132	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$32,780	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$31,825	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$41,427	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$14,133	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$816,790	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$121,375	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$243,925	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$138,669	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$15,787	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$36,540	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$57,198	\$0
Total Expenses	\$289,884	\$214,581	\$77,967	\$1,011,150	\$0
Ending Reserve Balance	\$2,102,828	\$2,221,443	\$2,487,945	\$1,828,930	\$2,189,490

"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) 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.

Site/Grounds

Comp #: 100 Concrete - Maintain/Repair**Quantity: Extensive SF**

Location: The walkways, curbs, and patios
Funded?: No. Useful life is not predictable
History: Repairs 2014 ~\$14,500; prior year repairs.
Comments: Not funded - no changes from prior reserve study.
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 120 Asphalt - Resurface**Quantity: ~ 64,400 SF**

Location: The roadway and parking areas.
Funded?: Yes.
History: None known.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 40 years
Best Case: \$ 193,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 6 years
Worst Case: \$290,000

Comp #: 121 Asphalt - Sealcoat & Repair**Quantity: ~ 64,400 SF**

Location: Roadway and parking areas
Funded?: Yes.
History: Repairs in 2022 for \$7,922; Completed 2021 - \$ 17,841; restriped 2015 ~\$2,300; repairs 2013 ~\$21,600; sealed 2008
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. This component will be reevaluated during the next reserve study site visit.
Useful Life: 5 years
Best Case: \$ 17,800
Cost Source: Inflated Client Cost History: 2021 ~\$17,841

Remaining Life: 1 years
Worst Case: \$22,200

Comp #: 140 West Fence: Wood - Replace**Quantity: ~850 LF**

Location: The west perimeter of the community
Funded?: No. Association states no one-time replacement - repairs historically as Operating expense
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 142 South Fence: Wood - Replace**Quantity: ~640 LF**

Location: The south perimeter of the community along S 312th St.
Funded?: Yes.
History: Replaced 2017 - All Around Fence ~\$25,500.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years
Best Case: \$ 35,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 13 years
Worst Case: \$48,000

Comp #: 144 North Fence: Chain Link - Replace**Quantity: ~320 LF**

Location: The north perimeter of the community
Funded?: No. Reported responsibility of neighboring communities
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 146 Goose Fence: Metal - Maintain **Quantity: ~700 LF**
Location: The west perimeter of Lake Easter.
Funded?: No. Smaller costs are best handled from Operating budget
History: Repairs completed 2021 - \$881
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 147 Garbage Enclosures - Repair/Replace **Quantity: (5) wood**
Location: Adjacent to the roadway and parking areas.
Funded?: No. Smaller costs best handled from Operating budget
History: Reported painted 2019: J&M Painting ~ \$5,200
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 148 Bldg 1,2 Patio Fences: Wood - Repl. **Quantity: ~400 LF**
Location: The backsides of buildings 1 and 2
Funded?: Yes.
History: Units 112, 114, and 211 repaired 2018 Apcon ~\$1,200; replacements 2011 ~\$9,000
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 18 years Remaining Life: 4 years
Best Case: \$ 22,000 Worst Case: \$33,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 149 Bldg 3 Patio Fences: Wood - Replace **Quantity: ~220 LF**
Location: The backside of Building 3
Funded?: Yes.
History: Replaced 2013 ~\$11,000
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 18 years Remaining Life: 6 years
Best Case: \$ 12,200 Worst Case: \$18,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 150 Bldg 4 Patio Fences: Wood - Replace **Quantity: ~220 LF**
Location: The backside of Building 4
Funded?: Yes.
History: Replaced 2015-2016 ~\$10,000
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 18 years Remaining Life: 8 years
Best Case: \$ 12,200 Worst Case: \$18,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 151 Bldg 5 Patio Fences: Wood - Replace **Quantity: ~220 LF**
Location: The backside of Building 5
Funded?: Yes.
History: Replaced 2014 ~\$13,000
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 18 years Remaining Life: 7 years
Best Case: \$ 12,200 Worst Case: \$18,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 160 Pole Lights: Metal - Replace **Quantity: (7) 24' assemblies**
Location: Scattered locations throughout community
Funded?: Yes.
History: LED fixtures installed 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years Remaining Life: 23 years
Best Case: \$ 25,300 Worst Case: \$30,400
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 161 Pole Lights: Wood - Replace**Quantity: ~ (26) assemblies**

Location: Scattered throughout the community
 Funded?: Yes.

History: Painted in 2019: J&M Painting ~ \$2,100; LED fixtures installed 2017

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 22,100

Worst Case: \$30,000

Cost Source: ARI Cost Database: Similar Project
 Cost History

Comp #: 170 Landscape - Maintain/Refurbish**Quantity: Common area plantings**

Location: Throughout the community.

Funded?: No. Annual costs best handled from Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 182 Drainage/Stormwater Sys - Maintain**Quantity: Basins, conveyance**

Location: Throughout the community

Funded?: No. Useful life is not predictable

History: Repairs 2011 ~\$10,700

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 200 Community Sign - Replace**Quantity: 5 'x 7' composite**

Location: The main entrance to the community on S 312th St

Funded?: Yes.

History: Replaced 2016 - \$5,800.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 6,500

Worst Case: \$8,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 205 Mailboxes - Replace**Quantity: 5 clusters**

Location: The southwest corners of buildings 2 and 4

Funded?: Yes.

History: Installed 2014 ~\$7,800

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 13,500

Worst Case: \$16,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 210 Bridge: Wood - Repair/Replace**Quantity: 4' x 28'**

Location: Behind Building 2.

Funded?: No. Costs best handled as general maintenance from the Operating budget

History: Cleaned/painted 2019: J&M Painting ~\$1,100.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 232 Storage Sheds - Maintain/Repair**Quantity: (2) stucco & wood**

Location: The northwest corner of the community

Funded?: No. Funding included with similar components.

History: 2019 J&M Painting ~\$1,700

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 240 Carports - Repair/Replace

Quantity: (13) assorted sizes

Location: Adjacent to the roadway

Funded?: No. Funding for repairs included with similar building components

History: Bldg 1 2021 repairs - \$8,019; prior repairs 2018 ~\$27,100

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 246 Site Furniture - Replace

Quantity: (3) composite benches

Location: Adjacent to Lake Easter

Funded?: No. Costs projected too low to qualify for Reserve funding

History: Installed 2013 ~\$1,500

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Recreation

Comp #: 300 Pool Deck - Repair/Replace**Quantity: ~ 1,500 SF, concrete**

Location: Perimeter of the pool

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$31,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 301 Pool Fence - Repair/Replace**Quantity: ~ 150 LF, chain link**

Location: Perimeter of the pool deck

Funded?: Yes.

History: Replaced 2008 ~ \$7,500

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from previous reserve study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 5,100

Worst Case: \$6,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 302 Pool Furniture - Maintain/Replace**Quantity: Moderate quantity**

Location: Pool area

Funded?: No. Costs projected too low to qualify for Reserve funding

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 304 Pool - Resurface**Quantity: ~ 900 SF**

Location: Surface of the pool

Funded?: Yes.

History: Resurfaced 2016 Aqua Rec ~\$15,800

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 3 years

Best Case: \$ 15,800

Worst Case: \$21,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 305 Pool - Retile**Quantity: ~ 100 LF**

Location: The perimeter of the pool at the water line.

Funded?: Yes.

History: Retiled 2016: Aqua Rec ~\$5,900

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 24 years

Remaining Life: 15 years

Best Case: \$ 6,600

Worst Case: \$8,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 307 Pool Heater - Replace**Quantity: 1 Raypak C-R266A-EN-C**

Location: Pool equipment room

Funded?: Yes.

History: Last reported replaced 2006

Comments: Remaining useful life remains at zero as work was not completed or planned; cost inflated from previous study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,700

Worst Case: \$3,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 308 Pool & Spa Filters - Replace**Quantity: 2 assorted**

Location: The Pool Equipment Room.

Funded?: No. Individual costs projected too low to qualify for Reserve funding

History: Spa replaced 2014; pool replaced 2001.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 309 Pool & Spa Pumps & Valves - Replace**Quantity: assorted**

Location: Pool equipment room

Funded?: No. Individual costs projected too low to qualify for Reserve funding

History: Spa pump last reported replaced 2014

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 310 Spa - Resurface**Quantity: 7' diameter**

Location: In the cabana.

Funded?: Yes.

History: Code compliance and repairs project 2014 ~\$18,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 5,700

Worst Case: \$7,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 312 Spa Heater - Replace**Quantity: Raypak C-R206A-EN-C
ASME**

Location: Cabana, pool room

Funded?: Yes.

History: Last reported replaced 2014

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,700

Worst Case: \$3,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 320 Tennis Court - Seal/Repair/Stripe**Quantity: ~7,200 SF, asphalt**

Location: The southwest corner of the community behind the pool

Funded?: No. Seal/strip not recommended until overlay project is completed

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 322 Tennis Court - Resurface**Quantity: ~7,200 SF asphalt**

Location: The southwest corner of the community behind the pool

Funded?: Yes.

History: None known.

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 52,900

Worst Case: \$67,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 323 Tennis Court Fence - Replace**Quantity: ~360 LF chain link**

Location: The perimeter of the tennis court

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 4 years

Best Case: \$ 9,600

Worst Case: \$12,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 425 Cabana Deck - Repair/Replace**Quantity: ~ 170 SF, wood**

Location: Backside of the cabana

Funded?: Yes.

History: Refurbished 2008

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 3,900

Worst Case: \$5,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 428 Cabana Roof - Repair/Replace**Quantity: ~ 2,600 SF composition**

Location: The rooftop of the cabana.

Funded?: Yes.

History: Replaced in 2020 for \$23,236; prior replacement 2005 ~\$9,500

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 26,200

Worst Case: \$28,400

Cost Source: Inflated Client Cost History: 2020

\$23,236

Comp #: 432 Cabana Interior Surfaces - Repaint**Quantity: ~ 3,300 SF**

Location: Interior walls of the cabana

Funded?: Yes.

History: Last reported painted 2011 ~\$4,400

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 9,900

Worst Case: \$13,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 434 Cabana Flooring - Replace**Quantity: ~120 SY**

Location: The interior floors of the cabana

Funded?: Yes.

History: Carpeting replaced 2011 ~\$1,700

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 8,300

Worst Case: \$11,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 435 Cabana Decor - Refurbish**Quantity: Furniture, art, etc.**

Location: Cabana

Funded?: No. Costs are projected to be too low to qualify for reserves funding

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 436 Cabana Kitchen - Refurbish**Quantity: Counters, cabinets, etc.**

Location: Cabana.

Funded?: No. Historically handled from the Operating budget

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 440 Cabana Bathrooms - Refurbish

Quantity: (2) small

Location: Cabana.

Funded?: No. Useful life is not predictable

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 475 Cabana Water Heater - Replace

Quantity: Rheem electric, 50 gal

Location: The Pool Equipment Room.

Funded?: No. Cost projected too low to qualify for Reserve funding

History: Last replaced 2022

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Building Exteriors

Comp #: 500 Roofs: Bldgs 1-4 - Repair/Replace**Quantity: ~ 35,700 SF, comp shingle**

Location: The rooftops of buildings 1 through 4

Funded?: Yes.

History: Replaced 2003

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 268,000

Worst Case: \$446,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 501 Roof: Bldg 5 - Repair/Replace**Quantity: ~ 9,500 SF, comp shingle**

Location: The rooftop of building 5.

Funded?: Yes.

History: Replaced 2010 ~\$29,500

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 10 years

Best Case: \$ 71,300

Worst Case: \$119,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 502 Roofs: 1/3 of Carports-Replace (a)**Quantity: ~ 5,300 SF, comp shingle**

Location: The rooftops of 1/3 of the carports

Funded?: Yes.

History: Replaced 2003

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 39,800

Worst Case: \$66,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 503 Roofs: 1/3 of Carports-Replace (b)**Quantity: ~ 5,300 SF, comp shingle**

Location: The rooftops of 1/3 of the carports.

Funded?: Yes.

History: Replaced 2005

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 39,800

Worst Case: \$66,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 504 Roofs: 1/3 of Carports-Replace (c)**Quantity: ~ 5,300 SF, comp shingle**

Location: The rooftops of 1/3 of the carports.

Funded?: Yes.

History: Replaced 2008

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 39,800

Worst Case: \$66,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 516 Gutters & Downspouts - Replace**Quantity: ~ 6,500 LF**

Location: The perimeters of the buildings and carports.

Funded?: No. Reported handled when needed as general maintenance from the Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 518 Chimney Covers & Caps - Replace**Quantity: 79 caps & 27 covers**

Location: The rooftops of the buildings.

Funded?: No. Reported handled when needed as general maintenance from the Operating budget.

History: Variable

Comments: Not funded – no changes from previous reserve study.

Useful Life: Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 531 Ext Surface: Stucco - Repr/Replace**Quantity: ~ 82,000 GSF, stucco/wood**

Location: The exterior walls of the buildings

Funded?: No. Useful life of stucco not predictable, wood handled during painting projects

History: Stucco remedied 2000 thru 2008

Comments: Not funded – no changes from previous reserve study.

Useful Life: Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 532 Bldg 4 & 5 Exterior - Paint/Caulk**Quantity: ~ 32,000 GSF**

Location: Buildings 4 & 5 and Cabana

Funded?: Yes.

History: Bldgs 4, 5, and Cabana painted 2017: J&M Painting \$83,600; prior 2008 \$40K

Comments: This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 8 years Remaining Life: 0 years

Best Case: \$ 105,000 Worst Case: \$140,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 533 Bldg 1 & 2 Exterior - Paint/Caulk**Quantity: ~ 30,000 GSF**

Location: Buildings 1 & 2 and Carports

Funded?: Yes.

History: Bldgs 1, 2, and Carports painted 2018: J&M Painting \$98,100; prior 2011: \$65K

Comments: This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 8 years Remaining Life: 1 years

Best Case: \$ 107,000 Worst Case: \$126,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 534 Bldg 3: Exterior - Paint/Caulk**Quantity: ~ 19,000 GSF**

Location: Building 3 & mailbox kiosks, lamp posts, bridge, storage sheds, garbage enclosures

Funded?: Yes.

History: Bldg 3 painted 2019 J&M Painting \$53,900; prior 2009: \$28K

Comments: This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 8 years Remaining Life: 2 years

Best Case: \$ 59,500 Worst Case: \$69,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 535 Windows & Glass Doors - Replace**Quantity: (680) windws (78) sliders**

Location: The exterior walls of the buildings.

Funded?: No. Reported to be the responsibility of the individual unit Owner to maintain/replace.

History: None known.

Comments: Not funded – no changes from previous reserve study. Even though windows are reported to be individual Owner's responsibility, we suggest it is in the Association's best interests to control the quality of windows installed as well as the installation and waterproofing requirements. Boards are charged with setting the standard of care for the Association. At minimum, we strongly recommend the Board develop an architectural control process that includes standard specifications for window quality (design pressure rating), window frame type (acceptable manufacturer(s) and model numbers), and waterproofing and/or flashing, other installation details. This should include integrating the new window and flashing with the existing waterproofing system. Architectural control specifications should increase the likelihood of consistent quality installation and lessen the chance of poor materials and/or installation leading to water infiltration and causing water damage to the common structural wood framing and ancillary components. Water damage of structural wood framing is usually the Association's responsibility and typically very expensive to remedy.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 540 Exterior Doors - Replace**Quantity: (176) assorted**

Location: The entrances to individual units, and utility rooms.

Funded?: No. Useful life is not predictable

History: (10) planned for 2023; (10) doors replaced 2021 for \$5,598; (10) replaced 2017

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 542 Elastomeric Decks - Recoat**Quantity: ~ 560 SF**

Location: Eight elevated decks on the back side of building 3

Funded?: Yes.

History: Repair/recoat 2023 ~\$6,932. Last reported repair/recoat 2008

Comments: Remaining useful life adjusted down, and cost adjusted based on actual project to recoat decks in 2023.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 6,200

Worst Case: \$7,600

Cost Source: Estimate Provided by Client

Comp #: 543 Decks: Vinyl - Repair/Resurface (a)**Quantity: ~ 500 SF**

Location: The individual decks of units 122, 124, 126, 132, 134, 136, and 326.

Funded?: Yes.

History: Last reported resurfaced 2006

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 18 years

Remaining Life: 0 years

Best Case: \$ 13,800

Worst Case: \$19,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 544 Decks: Vinyl - Repair/Resurface (b)**Quantity: ~ 630 SF**

Location: The individual decks of units 135, 222, 331, 422, 431, 432, and 434

Funded?: Yes.

History: Units 331 and 432 repaired 2018 Apcon; resurfaced 2007

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 0 years

Best Case: \$ 17,600

Worst Case: \$21,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 545 Decks: Vinyl - Repair/Resurface (c)**Quantity: ~ 630 SF**

Location: The individual decks of units 123, 133, 223, 233, 234, 321, 521, and 531

Funded?: Yes.

History: Units 123,133, 223, and 321 repaired 2018 Apcon; resurfaced 2008

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 18 years

Remaining Life: 1 years

Best Case: \$ 17,600

Worst Case: \$21,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 546 Decks: Vinyl - Repair/Resurface (d) Quantity: ~ 910 SF

Location: The individual decks of units 121, 125, 126, 131, 221, 224, 231, 234, and 526.

Funded?: Yes.

History: Unit 125 repaired 2018 Apcon; resurfaced 2009

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 2 years

Best Case: \$ 25,500

Worst Case: \$30,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 547 Decks: Vinyl - Repair/Resurface (e) Quantity: ~ 700 SF

Location: The individual decks of units 136, 224, 232, 321, 326, 336, 421, 423, and 433

Funded?: Yes.

History: Units 136 and 321 repaired 2018 Apcon; resurfaced 2010

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 3 years

Best Case: \$ 19,600

Worst Case: \$23,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 548 Decks: Vinyl - Repair/Resurface (f) Quantity: ~ 980 SF

Location: The individual decks of units 424, 521, 522, 523, 524, 525, 526, 532, 533, 534, 535, and 536

Funded?: Yes.

History: Resurfaced 2011

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 4 years

Best Case: \$ 27,400

Worst Case: \$33,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 560 Exterior Lights - Replace Quantity: ~ (182) fixtures

Location: Mounted to the exterior surface of all buildings

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

History: LED fixtures installed 2017 Evergreen Light ~\$16,000

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 565 Outdoor Carpeting - Replace Quantity: ~270 SY

Location: Exterior stair landings

Funded?: Yes.

History: Replaced 2016 ~\$12,700

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 3 years

Best Case: \$ 14,100

Worst Case: \$18,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 572 Vents - Clean & Inspect Quantity: Extensive quantity

Location: The exterior walls of the buildings.

Funded?: No. Annual costs best handled with from Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 590 Stairs & Landings - Repair/Replace Quantity: (13) assemblies

Location: Access to upper floors.

Funded?: No. Useful life is not predictable.

History: Building 2 Stairwell Repair in 2022 for \$8,324

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 591 Ground Level Landings - Seal

Quantity: Minimal SF

Location: Ground-level entrance landings at each building

Funded?: No. Reported historically repaired/maintained when needed as general maintenance from the Operating budget.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Systems

Comp #: 900 Plumbing - Systems Evaluation**Quantity: Supply & drain lines**

Location: Common plumbing

Funded?: Yes. Useful life not predictable, prior to systems evaluation

History: None known.

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. The Association has not reported any known condition, significant repair history, or prior forensic analyses.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 18,500

Worst Case: \$22,200

Cost Source: Budget Allowance: Kent Engineering
206-455-5121

Comp #: 901 Plumbing - Repair/Replace**Quantity: Supply & drain lines**

Location: Common plumbing

Funded?: No. Useful life not predictable, prior to systems evaluation

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 905 Electric - Maintain/Repair**Quantity: Main, branch systems**

Location: Throughout the community

Funded?: No. Useful life is not predictable

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 955 Surveillance System - Replace**Quantity: Cameras & DVR**

Location: Scattered around the cabana and pool area. DVR inside the cabana

Funded?: Yes.

History: Security access fob system installed on cabana 2017: ~\$3,200; repairs/upgrades 2015 ~\$5,000; installed 2013 ~\$2,000

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 5,700

Worst Case: \$7,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 965 Fire Alarm Panels - Replace**Quantity: (5) panels**

Location: One wall-mounted panel at each building

Funded?: Yes.

History: Fire monitoring and detection systems reported installed 2013

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 20,000

Worst Case: \$30,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 990 Ancillary Evaluations**Quantity: Specialty evaluations**

Location: To augment reserve planning.

Funded?: No. Operating expense in year of occurrence

History: None known

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time.

The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company, HVAC vendor or consulting engineer to assess efficiency, and cost benefit to retrofit existing equipment. WA Clean Building Performance Standard is a new law in Washington for residential buildings 20,000 GSF and larger - see the Dept. of Commerce for more information. Rules and compliance are not yet fully formed.

Note: There are several other important professional evaluations to augment reserves planning that are of heightened importance such as Life-Safety and/or Building Envelope & Structural issues, and Plumbing. Those components are addressed separately within this report.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 995 Building Envelope & Structure**Quantity: Annual Inspection**

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

Funded?: No. Operating expense: cyclical timing and cost may vary after initial baseline study

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 & 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 #: 997 Unit High-Risk Components

Quantity: Inspection & report

Location: Analysis of in-unit high-risk components.

Funded?: No. Elective - operating expense

History: None known

Comments: While this component does not meet the criteria for reserve funding, our experience in preparing well over 10,000 reserve studies in the Pacific NW indicates that most communities would benefit from a review of the high-risk components within the individual units. High-risk components are those with a history of failure, often leading to significant damage of unit interiors, and surrounding common area structural components. High-risk components include, but are not limited to, water heaters, washer and dryer hookups, ice maker lines, plumbing angle stops, electrical panels, window and door waterproofing, etc. The Board of Directors is charged with a duty to set the standard of care in the community. Many governing documents and state law governing Common Interest Communities (RCW 64.90.440) provide guidance for those physical components within the units that pose a heightened risk.

It is our strong recommendation that you factor the cost for a high-risk component review within an upcoming operating budget. Consult with an engineering firm specializing in such inspections and analysis. The cost for this study may be in the range of \$50 - \$200 per unit, depending upon the complexity and scope of work. High-risk component review is not within the scope of our services.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update

Quantity: Annual update

Location: Common and limited common elements of the community.

Funded?: No. Annual costs best handled from Operating budget

History: With-Site-Visit: 2024, 2021, 2018, 2015, 2012; No-Site-Visit: 2025, 2023, 2022, 2020, 2019, 2017, 2016, 2014, 2013;

FULL: 2009

Comments: Not funded – no changes from previous reserve study.

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: