

Washington Office
505 South 336th St., Ste 620
Federal Way, WA 98003

TEL 253/661-5437
FAX 253/661-5430
arwa@reservestudy.com
www.reservestudy.com



Corporate Office
Calabasas, CA

Regional Offices
Phoenix, AZ
San Francisco, CA
Denver, CO
Honolulu, HI
Las Vegas, NV
Miami, FL

Update “With Site-Visit” Reserve Study



Crofton at Vg Grn, Div. 48 & 52 **Issaquah, WA**

Report #: 21574-4
For Period Beginning: July 1, 2016
Expires: June 30, 2017

Date Prepared: January 25, 2016



Hello, and welcome to your Reserve Study!

We don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

- 1) **The Reserve Component List** (the “Scope and Schedule” of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.
- 2) **An Evaluation of your current Reserve Fund Size and Strength** (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.
- 3) **A Recommended Multi-Year Reserve Funding Plan**, answering the question... “What do we do now?”

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

253/661-5437

Relax, it's from



Table of Contents

3- Minute Executive Summary	i
Reserve Study Summary	i
Reserve Component List – Table 1	ii
Introduction, Objectives, and Methodology	1
Which Physical Assets are Funded by Reserves?	2
How do we establish Useful Life and Remaining Useful Life estimates?	2
How do we establish Current Repair/Replacement Cost Estimates?	2
How much Reserves are enough?	3
How much should we contribute?	4
What is our Recommended Funding Goal?	4
Projected Expenses	6
Expense Graph – Figure 1	6
Reserve Fund Status & Recommended Funding Plan	7
Funding Plan Graph – Figure 2	7
Cash Flow Graph – Figure 3	8
% Funded Graph – Figure 4	8
Table Descriptions	9
Reserve Component List Detail – Table 2	10
Contribution & Fund Breakdown – Table 3	11
Component Significance – Table 4	12
30 Year Reserve Plan Summary – Table 5	13
30 Year Reserve Plan Year by Year Detail – Table 6	14
Accuracy, Limitations, and Disclosures	20
Terms and Definitions	21
Component Details	Appendix

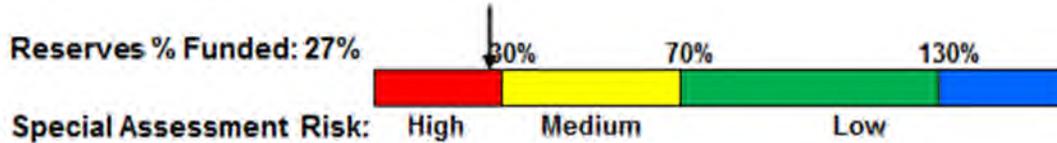
3- Minute Executive Summary

Association: Crofton at Vg Grn, Div. 48 & 52 **#:** 21574-4
Location: Issaquah, WA **# of Units:** 56
Report Period: July 1, 2016 through June 30, 2017

Findings/Recommendations as-of 7/1/2016:

Projected Starting Reserve Balance:	\$85,728
Current Fully Funded Reserve Balance:	\$319,347
Average Reserve Deficit (Surplus) Per Unit:	\$4,172
100% 2016-2017 Monthly “Full Funding” Contributions:	\$3,300
70% 2016-2017 Monthly “Threshold Funding” Contributions:	\$2,800
Baseline contributions (min to keep Reserves above \$0:	\$2,270
Recommended 2016 Special Assessment:	\$0

Most Recent Budgeted Reserve Contribution Rate:**\$2,237**



Economic Assumptions:

Net Annual “After Tax” Interest Earnings Accruing to Reserves..... 0.15%
Annual Inflation Rate..... 3.00%

- This is an “Update With-Site-Visit” Reserve Study, based on our site inspection on January 15, 2016 and meets or exceeds all requirements of the RCW. This study was prepared by a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 27% Funded. This means the association’s special assessment & deferred maintenance risk is currently high. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to increase your Reserve contributions to within the 70% to 100% level as noted above. The 100% “Full” and 70% contribution rates are designed to achieve these funding objectives *by the end* of our 30-year report scope. No assets appropriate for Reserve designation were excluded. See photo appendix for component details and the basis of our assumptions.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
Detached/CA				
100	Concrete Sdwlks/Stairs - Repr/Replc	5	1	\$3,300
165	Path/Site Lights - Replace	20	14	\$18,500
175	Drain Lines - Clean/Inspect	5	5	\$19,400
180	Irrigation System - Repair/Replace	5	5	\$8,200
181	Irrigation Power System - Rpr/Replc	4	0	\$2,250
182	Irrigation Time Clocks - Replace	10	8	\$5,500
Attached/Neighborhood Bldgs.				
500	Steep Slope Roofs - Repair/Replace	25	14	\$120,500
505	Roofs - Inspect/Clean/Repair	3	0	\$3,600
510	Gutters/Downspouts - Replace	25	14	\$24,100
520	Ext Surfaces/Siding - Repr/Replace	50	42	\$629,000
525	Full Exterior - Paint/Caulk	8	2	\$98,000
527	Partial Exterior - Paint/Caulk	8	6	\$37,800
529	Caulk, etc. - Inspect/Repair	4	4	\$3,600
545	Composite Decks - Replace	24	13	\$6,400
546	Stair Landing Structures - Rpr/Repl	5	1	\$6,500
548	Vinyl Stair Landings - Replace	20	9	\$21,900
549	Stairs - Repair/Replace	24	13	\$42,250
550	Wood Railings - Replace	24	13	\$23,550
552	Wood Railings - Touch-Up/Paint	5	0	\$3,000
560	Exterior Building Lights - Replace	24	11	\$6,750
20	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year, green highlighted items are expected to occur within the first five years.

Cross reference component numbers with photographic inventory appendix.

Introduction



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

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



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

Methodology



For this [Update With-Site-Visit](#) Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and

researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, *updating and adjusting* your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.



RESERVE COMPONENT "FOUR-PART TEST"

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on January 15, 2016, we visually inspected all visible common areas while compiling a photographic inventory, noting: current condition, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life. We met with Association Management and discussed past projects, current concerns and future plans. We were also informed which items are being handled from the Operational maintenance budget, not Reserves.

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. Your *first five years* of projected Reserve expenses total \$133,430. Adding the next five years, your *first ten years* of projected Reserve expenses are \$277,689. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

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 Table 5, while details of the projects that make up these expenses are shown in Table 6.

Annual Reserve Expenses

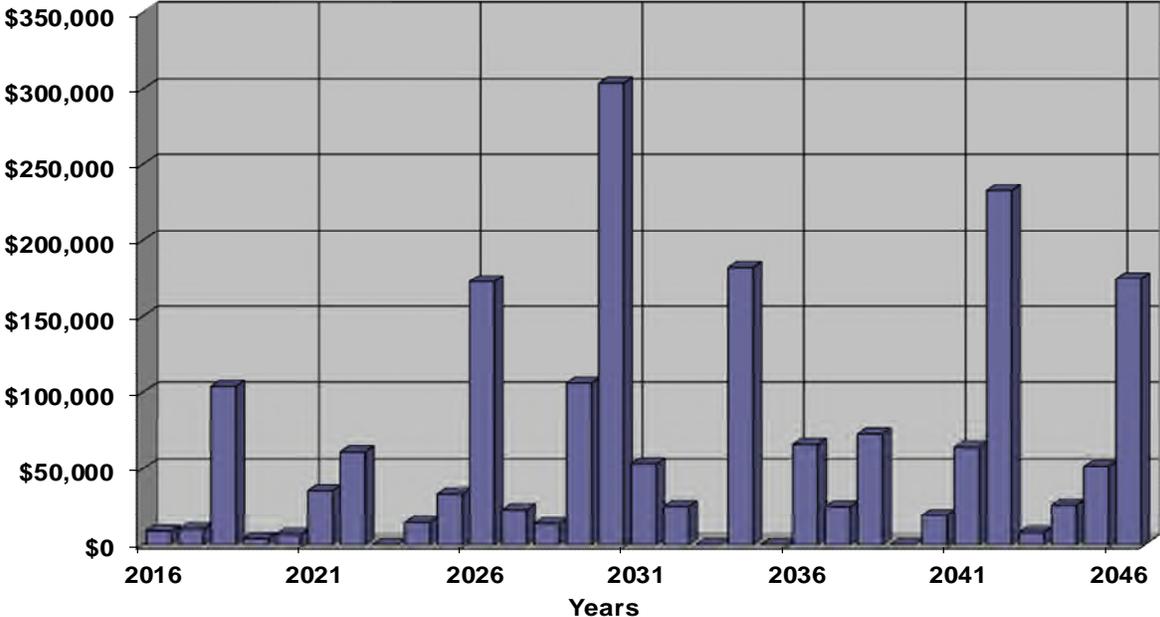


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$85,728 as-of the start of your Fiscal Year on July 1, 2016. As of July 1, 2016, your Fully Funded Balance is computed to be \$319,347 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 27% Funded. Across the country approx 35% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$3,300/month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both Table 5 and Table 6.

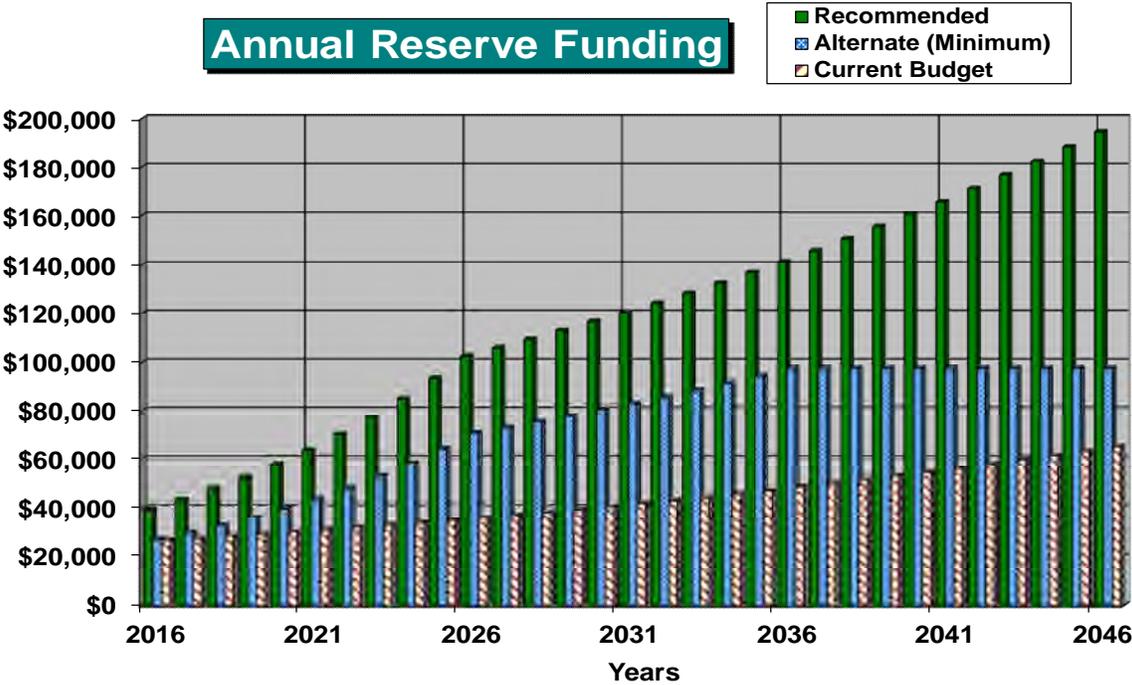


Figure 2

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, compared to your always-changing Fully Funded Balance target.

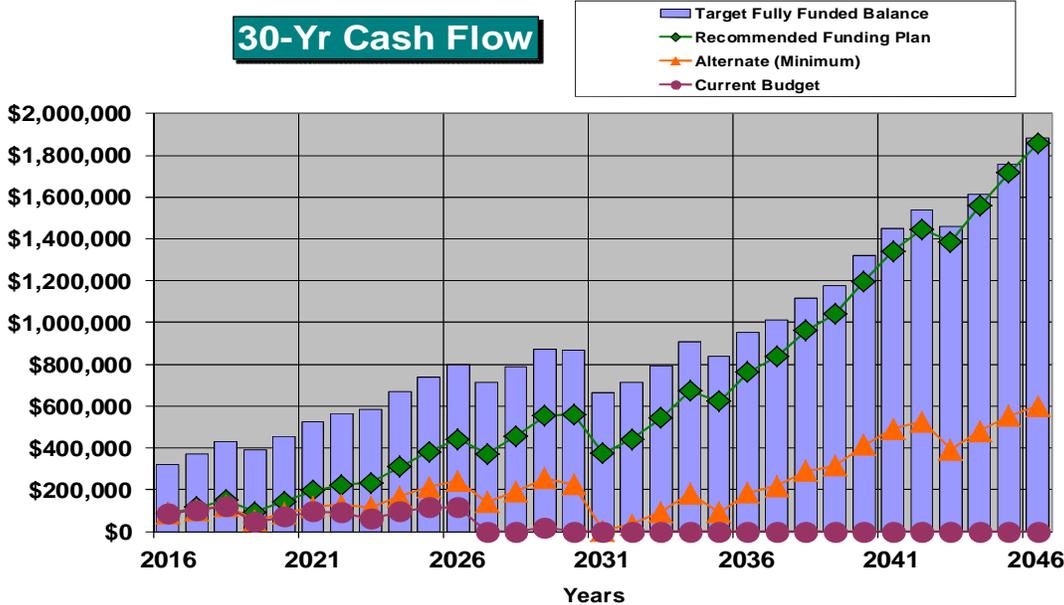


Figure 3

This figure shows this same information, plotted on a [Percent Funded](#) scale.

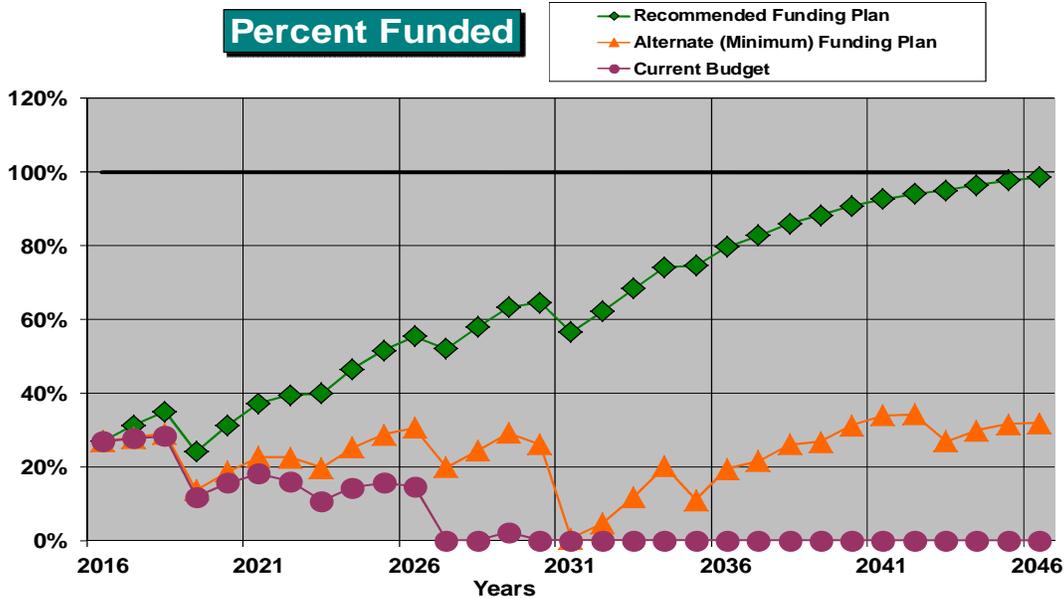


Figure 4

Table Descriptions

The tabular information in this Report is broken down into six tables.

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve needs of the association, 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 Useful Life, then that component's percentage of the total is displayed.

Table 5: This table 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 for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail

21574-4

#	Component	Quantity	Useful	Rem.	[--- Current Cost Estimate ---]	
			Life	Useful Life	Best Case	Worst Case
Detached/CA						
100	Concrete Sdwlks/Stairs - Repr/Replc	Extensive GSF	5	1	\$2,800	\$3,800
165	Path/Site Lights - Replace	~(100) Metal Fixtures	20	14	\$16,000	\$21,000
175	Drain Lines - Clean/Inspect	Storm drains	5	5	\$19,000	\$19,800
180	Irrigation System - Repair/Replace	Valves, heads, etc.	5	5	\$5,500	\$10,900
181	Irrigation Power System - Rpr/Replc	Moderate System	4	0	\$1,700	\$2,800
182	Irrigation Time Clocks - Replace	(2) RainBird Units	10	8	\$5,000	\$6,000
Attached/Neighborhood Bldgs.						
500	Steep Slope Roofs - Repair/Replace	~31,000 GSF, arch shingle	25	14	\$109,000	\$132,000
505	Roofs - Inspect/Clean/Repair	~31,000 GSF, arch shngles	3	0	\$2,600	\$4,600
510	Gutters/Downspouts - Replace	~3,700 LF, metal	25	14	\$20,400	\$27,800
520	Ext Surfaces/Siding - Repr/Replace	~50,300 GSF, siding/trim	50	42	\$503,000	\$755,000
525	Full Exterior - Paint/Caulk	~50,300 GSF, siding/trim	8	2	\$84,000	\$112,000
527	Partial Exterior - Paint/Caulk	Moderate areas	8	6	\$30,800	\$44,800
529	Caulk, etc. - Inspect/Repair	Extensive GSF	4	4	\$2,400	\$4,800
545	Composite Decks - Replace	~160 GSF, (2) elevated	24	13	\$5,600	\$7,200
546	Stair Landing Structures - Rpr/Repl	(13) structures	5	1	\$5,000	\$8,000
548	Vinyl Stair Landings - Replace	~1,250 GSF, membrane	20	9	\$18,800	\$25,000
549	Stairs - Repair/Replace	(13) wood/conc. Treads	24	13	\$35,100	\$49,400
550	Wood Railings - Replace	~470 LF, picket	24	13	\$21,200	\$25,900
552	Wood Railings - Touch-Up/Paint	~470 LF, picket	5	0	\$2,000	\$4,000
560	Exterior Building Lights - Replace	~(75) Metal/Glass	24	11	\$6,000	\$7,500
20	Total Funded Components					

Table 3: Fully Funded Balance

21574-4

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Detached/CA								
100	Concrete Sdwks/Stairs - Repr/Replc	\$3,300	X	4	/	5	=	\$2,640
165	Path/Site Lights - Replace	\$18,500	X	6	/	20	=	\$5,550
175	Drain Lines - Clean/Inspect	\$19,400	X	0	/	5	=	\$0
180	Irrigation System - Repair/Replace	\$8,200	X	0	/	5	=	\$0
181	Irrigation Power System - Rpr/Replc	\$2,250	X	4	/	4	=	\$2,250
182	Irrigation Time Clocks - Replace	\$5,500	X	2	/	10	=	\$1,100
Attached/Neighborhood Bldgs.								
500	Steep Slope Roofs - Repair/Replace	\$120,500	X	11	/	25	=	\$53,020
505	Roofs - Inspect/Clean/Repair	\$3,600	X	3	/	3	=	\$3,600
510	Gutters/Downspouts - Replace	\$24,100	X	11	/	25	=	\$10,604
520	Ext Surfaces/Siding - Repr/Replace	\$629,000	X	8	/	50	=	\$100,640
525	Full Exterior - Paint/Caulk	\$98,000	X	6	/	8	=	\$73,500
527	Partial Exterior - Paint/Caulk	\$37,800	X	2	/	8	=	\$9,450
529	Caulk, etc. - Inspect/Repair	\$3,600	X	0	/	4	=	\$0
545	Composite Decks - Replace	\$6,400	X	11	/	24	=	\$2,933
546	Stair Landing Structures - Rpr/Repl	\$6,500	X	4	/	5	=	\$5,200
548	Vinyl Stair Landings - Replace	\$21,900	X	11	/	20	=	\$12,045
549	Stairs - Repair/Replace	\$42,250	X	11	/	24	=	\$19,365
550	Wood Railings - Replace	\$23,550	X	11	/	24	=	\$10,794
552	Wood Railings - Touch-Up/Paint	\$3,000	X	5	/	5	=	\$3,000
560	Exterior Building Lights - Replace	\$6,750	X	13	/	24	=	\$3,656
								\$319,347

Table 4: Component Significance**21574-4**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/yr	Deterioration Significance
<i>Detached/CA</i>					
100	Concrete Sdwks/Stairs - Repr/Replc	5	\$3,300	\$660	1.3%
165	Path/Site Lights - Replace	20	\$18,500	\$925	1.8%
175	Drain Lines - Clean/Inspect	5	\$19,400	\$3,880	7.5%
180	Irrigation System - Repair/Replace	5	\$8,200	\$1,640	3.2%
181	Irrigation Power System - Rpr/Replc	4	\$2,250	\$563	1.1%
182	Irrigation Time Clocks - Replace	10	\$5,500	\$550	1.1%
<i>Attached/Neighborhood Bldgs.</i>					
500	Steep Slope Roofs - Repair/Replace	25	\$120,500	\$4,820	9.3%
505	Roofs - Inspect/Clean/Repair	3	\$3,600	\$1,200	2.3%
510	Gutters/Downspouts - Replace	25	\$24,100	\$964	1.9%
520	Ext Surfaces/Siding - Repr/Replace	50	\$629,000	\$12,580	24.2%
525	Full Exterior - Paint/Caulk	8	\$98,000	\$12,250	23.6%
527	Partial Exterior - Paint/Caulk	8	\$37,800	\$4,725	9.1%
529	Caulk, etc. - Inspect/Repair	4	\$3,600	\$900	1.7%
545	Composite Decks - Replace	24	\$6,400	\$267	0.5%
546	Stair Landing Structures - Rpr/Repl	5	\$6,500	\$1,300	2.5%
548	Vinyl Stair Landings - Replace	20	\$21,900	\$1,095	2.1%
549	Stairs - Repair/Replace	24	\$42,250	\$1,760	3.4%
550	Wood Railings - Replace	24	\$23,550	\$981	1.9%
552	Wood Railings - Touch-Up/Paint	5	\$3,000	\$600	1.2%
560	Exterior Building Lights - Replace	24	\$6,750	\$281	0.5%
20	Total Funded Components			\$51,941	100.0%

Table 5: 30-Year Reserve Plan Summary

21574-4

Fiscal Year Start: 07/01/16

Interest: 0.2%

Inflation: 3.0%

**Reserve Fund Strength Calculations
(All values as of Fiscal Year Start Date)**

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2016	\$85,728	\$319,347	26.8%	High	\$39,600	\$0	\$152	\$8,850
2017	\$116,630	\$373,311	31.2%	Med	\$43,560	\$0	\$200	\$10,094
2018	\$150,296	\$429,218	35.0%	Med	\$47,916	\$0	\$184	\$103,968
2019	\$94,427	\$391,765	24.1%	High	\$52,708	\$0	\$178	\$3,934
2020	\$143,379	\$457,926	31.3%	Med	\$57,978	\$0	\$254	\$6,584
2021	\$195,027	\$525,096	37.1%	Med	\$63,776	\$0	\$314	\$35,474
2022	\$223,644	\$566,331	39.5%	Med	\$70,154	\$0	\$342	\$61,135
2023	\$233,005	\$584,233	39.9%	Med	\$77,169	\$0	\$408	\$0
2024	\$310,581	\$667,557	46.5%	Med	\$84,886	\$0	\$519	\$14,378
2025	\$381,609	\$740,546	51.5%	Med	\$93,375	\$0	\$618	\$33,272
2026	\$442,330	\$798,297	55.4%	Med	\$102,712	\$0	\$611	\$172,828
2027	\$372,826	\$716,132	52.1%	Med	\$106,050	\$0	\$622	\$22,909
2028	\$456,589	\$788,075	57.9%	Med	\$109,497	\$0	\$757	\$13,473
2029	\$553,370	\$874,117	63.3%	Med	\$113,056	\$0	\$836	\$106,028
2030	\$561,233	\$869,697	64.5%	Med	\$116,730	\$0	\$702	\$303,879
2031	\$374,786	\$663,715	56.5%	Med	\$120,524	\$0	\$613	\$53,282
2032	\$442,640	\$712,095	62.2%	Med	\$124,441	\$0	\$739	\$25,114
2033	\$542,706	\$793,442	68.4%	Med	\$128,485	\$0	\$911	\$0
2034	\$672,102	\$905,671	74.2%	Low	\$132,661	\$0	\$972	\$182,331
2035	\$623,404	\$836,120	74.6%	Low	\$136,972	\$0	\$1,039	\$0
2036	\$761,415	\$955,015	79.7%	Low	\$141,424	\$0	\$1,200	\$65,833
2037	\$838,205	\$1,012,483	82.8%	Low	\$146,020	\$0	\$1,349	\$24,928
2038	\$960,647	\$1,116,707	86.0%	Low	\$150,766	\$0	\$1,501	\$72,429
2039	\$1,040,484	\$1,178,116	88.3%	Low	\$155,666	\$0	\$1,679	\$0
2040	\$1,197,829	\$1,319,045	90.8%	Low	\$160,725	\$0	\$1,904	\$19,210
2041	\$1,341,248	\$1,447,584	92.7%	Low	\$165,948	\$0	\$2,090	\$64,070
2042	\$1,445,216	\$1,537,035	94.0%	Low	\$171,342	\$0	\$2,123	\$232,481
2043	\$1,386,201	\$1,459,067	95.0%	Low	\$176,910	\$0	\$2,208	\$7,997
2044	\$1,557,322	\$1,613,440	96.5%	Low	\$182,660	\$0	\$2,455	\$25,968
2045	\$1,716,469	\$1,757,499	97.7%	Low	\$188,596	\$0	\$2,679	\$51,609

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)

21574-4

Fiscal Year	2016	2017	2018	2019	2020
Starting Reserve Balance	\$85,728	\$116,630	\$150,296	\$94,427	\$143,379
Annual Reserve Contribution	\$39,600	\$43,560	\$47,916	\$52,708	\$57,978
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$152	\$200	\$184	\$178	\$254
Total Income	\$125,480	\$160,390	\$198,395	\$147,313	\$201,612
# Component					
Detached/CA					
100 Concrete Sdwks/Stairs - Repr/Replc	\$0	\$3,399	\$0	\$0	\$0
165 Path/Site Lights - Replace	\$0	\$0	\$0	\$0	\$0
175 Drain Lines - Clean/Inspect	\$0	\$0	\$0	\$0	\$0
180 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
181 Irrigation Power System - Rpr/Replc	\$2,250	\$0	\$0	\$0	\$2,532
182 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$0	\$0
Attached/Neighborhood Bldgs.					
500 Steep Slope Roofs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roofs - Inspect/Clean/Repair	\$3,600	\$0	\$0	\$3,934	\$0
510 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
520 Ext Surfaces/Siding - Repr/Replace	\$0	\$0	\$0	\$0	\$0
525 Full Exterior - Paint/Caulk	\$0	\$0	\$103,968	\$0	\$0
527 Partial Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
529 Caulk, etc. - Inspect/Repair	\$0	\$0	\$0	\$0	\$4,052
545 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
546 Stair Landing Structures - Rpr/Repl	\$0	\$6,695	\$0	\$0	\$0
548 Vinyl Stair Landings - Replace	\$0	\$0	\$0	\$0	\$0
549 Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
550 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
552 Wood Railings - Touch-Up/Paint	\$3,000	\$0	\$0	\$0	\$0
560 Exterior Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$8,850	\$10,094	\$103,968	\$3,934	\$6,584
Ending Reserve Balance:	\$116,630	\$150,296	\$94,427	\$143,379	\$195,027

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

21574-4

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$195,027	\$223,644	\$233,005	\$310,581	\$381,609
Annual Reserve Contribution	\$63,776	\$70,154	\$77,169	\$84,886	\$93,375
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$314	\$342	\$408	\$519	\$618
Total Income	\$259,118	\$294,140	\$310,581	\$395,987	\$475,601
# Component					
Detached/CA					
100 Concrete Sdwlks/Stairs - Repr/Replc	\$0	\$3,940	\$0	\$0	\$0
165 Path/Site Lights - Replace	\$0	\$0	\$0	\$0	\$0
175 Drain Lines - Clean/Inspect	\$22,490	\$0	\$0	\$0	\$0
180 Irrigation System - Repair/Replace	\$9,506	\$0	\$0	\$0	\$0
181 Irrigation Power System - Rpr/Replc	\$0	\$0	\$0	\$2,850	\$0
182 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$6,967	\$0
Attached/Neighborhood Bldgs.					
500 Steep Slope Roofs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roofs - Inspect/Clean/Repair	\$0	\$4,299	\$0	\$0	\$4,697
510 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
520 Ext Surfaces/Siding - Repr/Replace	\$0	\$0	\$0	\$0	\$0
525 Full Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
527 Partial Exterior - Paint/Caulk	\$0	\$45,135	\$0	\$0	\$0
529 Caulk, etc. - Inspect/Repair	\$0	\$0	\$0	\$4,560	\$0
545 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
546 Stair Landing Structures - Rpr/Repl	\$0	\$7,761	\$0	\$0	\$0
548 Vinyl Stair Landings - Replace	\$0	\$0	\$0	\$0	\$28,575
549 Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
550 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
552 Wood Railings - Touch-Up/Paint	\$3,478	\$0	\$0	\$0	\$0
560 Exterior Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$35,474	\$61,135	\$0	\$14,378	\$33,272
Ending Reserve Balance:	\$223,644	\$233,005	\$310,581	\$381,609	\$442,330

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)

21574-4

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$442,330	\$372,826	\$456,589	\$553,370	\$561,233
Annual Reserve Contribution	\$102,712	\$106,050	\$109,497	\$113,056	\$116,730
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$611	\$622	\$757	\$836	\$702
Total Income	\$545,653	\$479,498	\$566,843	\$667,261	\$678,665
# Component					
Detached/CA					
100 Concrete Sdwks/Stairs - Repr/Replc	\$0	\$4,568	\$0	\$0	\$0
165 Path/Site Lights - Replace	\$0	\$0	\$0	\$0	\$27,983
175 Drain Lines - Clean/Inspect	\$26,072	\$0	\$0	\$0	\$0
180 Irrigation System - Repair/Replace	\$11,020	\$0	\$0	\$0	\$0
181 Irrigation Power System - Rpr/Replc	\$0	\$0	\$3,208	\$0	\$0
182 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$0	\$0
Attached/Neighborhood Bldgs.					
500 Steep Slope Roofs - Repair/Replace	\$0	\$0	\$0	\$0	\$182,267
505 Roofs - Inspect/Clean/Repair	\$0	\$0	\$5,133	\$0	\$0
510 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$36,453
520 Ext Surfaces/Siding - Repr/Replace	\$0	\$0	\$0	\$0	\$0
525 Full Exterior - Paint/Caulk	\$131,704	\$0	\$0	\$0	\$0
527 Partial Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$57,176
529 Caulk, etc. - Inspect/Repair	\$0	\$0	\$5,133	\$0	\$0
545 Composite Decks - Replace	\$0	\$0	\$0	\$9,399	\$0
546 Stair Landing Structures - Rpr/Repl	\$0	\$8,998	\$0	\$0	\$0
548 Vinyl Stair Landings - Replace	\$0	\$0	\$0	\$0	\$0
549 Stairs - Repair/Replace	\$0	\$0	\$0	\$62,046	\$0
550 Wood Railings - Replace	\$0	\$0	\$0	\$34,584	\$0
552 Wood Railings - Touch-Up/Paint	\$4,032	\$0	\$0	\$0	\$0
560 Exterior Building Lights - Replace	\$0	\$9,344	\$0	\$0	\$0
Total Expenses	\$172,828	\$22,909	\$13,473	\$106,028	\$303,879
Ending Reserve Balance:	\$372,826	\$456,589	\$553,370	\$561,233	\$374,786

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

21574-4

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$374,786	\$442,640	\$542,706	\$672,102	\$623,404
Annual Reserve Contribution	\$120,524	\$124,441	\$128,485	\$132,661	\$136,972
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$613	\$739	\$911	\$972	\$1,039
Total Income	\$495,923	\$567,820	\$672,102	\$805,734	\$761,415
# Component					
Detached/CA					
100 Concrete Sdwlks/Stairs - Repr/Replc	\$0	\$5,296	\$0	\$0	\$0
165 Path/Site Lights - Replace	\$0	\$0	\$0	\$0	\$0
175 Drain Lines - Clean/Inspect	\$30,225	\$0	\$0	\$0	\$0
180 Irrigation System - Repair/Replace	\$12,775	\$0	\$0	\$0	\$0
181 Irrigation Power System - Rpr/Replc	\$0	\$3,611	\$0	\$0	\$0
182 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$9,363	\$0
Attached/Neighborhood Bldgs.					
500 Steep Slope Roofs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roofs - Inspect/Clean/Repair	\$5,609	\$0	\$0	\$6,129	\$0
510 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
520 Ext Surfaces/Siding - Repr/Replace	\$0	\$0	\$0	\$0	\$0
525 Full Exterior - Paint/Caulk	\$0	\$0	\$0	\$166,838	\$0
527 Partial Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
529 Caulk, etc. - Inspect/Repair	\$0	\$5,777	\$0	\$0	\$0
545 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
546 Stair Landing Structures - Rpr/Repl	\$0	\$10,431	\$0	\$0	\$0
548 Vinyl Stair Landings - Replace	\$0	\$0	\$0	\$0	\$0
549 Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
550 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
552 Wood Railings - Touch-Up/Paint	\$4,674	\$0	\$0	\$0	\$0
560 Exterior Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$53,282	\$25,114	\$0	\$182,331	\$0
Ending Reserve Balance:	\$442,640	\$542,706	\$672,102	\$623,404	\$761,415

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)

21574-4

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$761,415	\$838,205	\$960,647	\$1,040,484	\$1,197,829
Annual Reserve Contribution	\$141,424	\$146,020	\$150,766	\$155,666	\$160,725
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,200	\$1,349	\$1,501	\$1,679	\$1,904
Total Income	\$904,038	\$985,575	\$1,112,913	\$1,197,829	\$1,360,458
# Component					
Detached/CA					
100 Concrete Sdwlks/Stairs - Repr/Replc	\$0	\$6,139	\$0	\$0	\$0
165 Path/Site Lights - Replace	\$0	\$0	\$0	\$0	\$0
175 Drain Lines - Clean/Inspect	\$35,039	\$0	\$0	\$0	\$0
180 Irrigation System - Repair/Replace	\$14,810	\$0	\$0	\$0	\$0
181 Irrigation Power System - Rpr/Replc	\$4,064	\$0	\$0	\$0	\$4,574
182 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$0	\$0
Attached/Neighborhood Bldgs.					
500 Steep Slope Roofs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roofs - Inspect/Clean/Repair	\$0	\$6,697	\$0	\$0	\$7,318
510 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
520 Ext Surfaces/Siding - Repr/Replace	\$0	\$0	\$0	\$0	\$0
525 Full Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
527 Partial Exterior - Paint/Caulk	\$0	\$0	\$72,429	\$0	\$0
529 Caulk, etc. - Inspect/Repair	\$6,502	\$0	\$0	\$0	\$7,318
545 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
546 Stair Landing Structures - Rpr/Repl	\$0	\$12,092	\$0	\$0	\$0
548 Vinyl Stair Landings - Replace	\$0	\$0	\$0	\$0	\$0
549 Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
550 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
552 Wood Railings - Touch-Up/Paint	\$5,418	\$0	\$0	\$0	\$0
560 Exterior Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$65,833	\$24,928	\$72,429	\$0	\$19,210
Ending Reserve Balance:	\$838,205	\$960,647	\$1,040,484	\$1,197,829	\$1,341,248

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)

21574-4

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,341,248	\$1,445,216	\$1,386,201	\$1,557,322	\$1,716,469
Annual Reserve Contribution	\$165,948	\$171,342	\$176,910	\$182,660	\$188,596
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,090	\$2,123	\$2,208	\$2,455	\$2,679
Total Income	\$1,509,286	\$1,618,681	\$1,565,319	\$1,742,437	\$1,907,745
# Component					
Detached/CA					
100 Concrete Sdwlks/Stairs - Repr/Replc	\$0	\$7,117	\$0	\$0	\$0
165 Path/Site Lights - Replace	\$0	\$0	\$0	\$0	\$0
175 Drain Lines - Clean/Inspect	\$40,619	\$0	\$0	\$0	\$0
180 Irrigation System - Repair/Replace	\$17,169	\$0	\$0	\$0	\$0
181 Irrigation Power System - Rpr/Replc	\$0	\$0	\$0	\$5,148	\$0
182 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$12,584	\$0
Attached/Neighborhood Bldgs.					
500 Steep Slope Roofs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
505 Roofs - Inspect/Clean/Repair	\$0	\$0	\$7,997	\$0	\$0
510 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
520 Ext Surfaces/Siding - Repr/Replace	\$0	\$0	\$0	\$0	\$0
525 Full Exterior - Paint/Caulk	\$0	\$211,346	\$0	\$0	\$0
527 Partial Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
529 Caulk, etc. - Inspect/Repair	\$0	\$0	\$0	\$8,237	\$0
545 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
546 Stair Landing Structures - Rpr/Repl	\$0	\$14,018	\$0	\$0	\$0
548 Vinyl Stair Landings - Replace	\$0	\$0	\$0	\$0	\$51,609
549 Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
550 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
552 Wood Railings - Touch-Up/Paint	\$6,281	\$0	\$0	\$0	\$0
560 Exterior Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$64,070	\$232,481	\$7,997	\$25,968	\$51,609
Ending Reserve Balance:	\$1,445,216	\$1,386,201	\$1,557,322	\$1,716,469	\$1,856,136

Accuracy, Limitations, and Disclosures

Washington disclosures, per RCW:

This 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.

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. We have considered the association's representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable. Component Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James D. Talaga R.S., company president, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association's situation.

Component quantities indicated in this Report were found in prior Reserve Studies unless otherwise noted. No destructive or intrusive testing was performed. This Report and this site inspection were accomplished only for Reserve budget purposes (to help identify and address the normal deterioration of properly built and installed components with predictable life expectancies). The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective.

Association Reserves' 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.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

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 Table 6.

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 photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common are maintenance, repair & replacement reasonability
- 2) Components must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost range termed “Best Cost” and “Worst Cost” below the photo. There are many factors that can result in a wide variety of potential cost; we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 100 Concrete Sdwlks/Stairs - Repr/Replc Quantity: Extensive GSF

Location : Sidewalks, walkways, stairs, etc. throughout association

Funded? : Yes

History : Unknown

Evaluation : We observed some local cracks and damage, however not widespread or significant at this time. Repair any trip and fall hazards (1/2" or larger displacement) immediately to ensure safety. In our experience, larger repair/replacement expenses can emerge as the community ages. Although difficult to predict timing, cost and scope, we suggest a funding allowance to supplement the operating/maintenance budget for periodic, larger repairs. Adjust as conditions, actual expense history dictates within future reserve study updates. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. Monitor tree roots nearby; consult with arborist for best practice.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$2,800

Worst Case: \$3,800

Lower allowance for repairs/replacement

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp # : 112 Metal (Site) Rail - Repair/Replace Quantity: ~280 LF, aluminum

Location : Site walkways/stairs throughout common areas

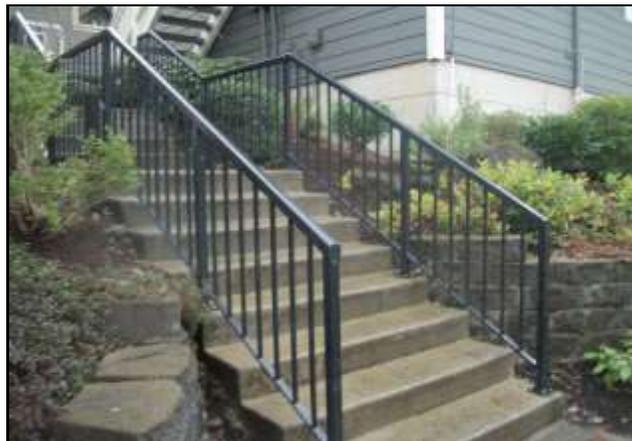
Funded? : No Useful life not predictable

History : None known

Evaluation : Some local wear of surface finish, however no major damage/instability observed. Sturdy item that can typically last for an extended period with ordinary care and maintenance with no anticipation to replace as reserve item all at once. Inspect regularly, clean for appearance and repair promptly as needed to ensure safety and maintain waterproofing. If needed, paint along with larger building paint projects or as general maintenance item.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 165 Path/Site Lights - Replace

Quantity: ~(100) Metal Fixtures

Location : Alongside paths throughout community

Funded? : Yes

History : Installed 2011

Evaluation : No specific issues noted of these metal light standards installed along site pathways. In early 2011, these low voltage lights were installed replacing previously installed solar powered lights. Observed during daylight hours; assumed to be in functional operating condition. Best to plan for replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout association. As routine maintenance, inspect, repair/change bulbs as needed.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$16,000

Worst Case: \$21,000

\$160/each (x100), Lower allowance to replace

\$210/each (x100); Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp # : 170 Landscape/Trees - Refurbish

Quantity: Bushes, grass, trees

Location : Throughout common areas, open spaces, etc.

Funded? : No Useful life not predictable, fund from operating budget as needed

History : Unknown

Evaluation : No major issues observed or reported to us of landscaping at this time. Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, resodding lawn areas, bark/mulch replenishment, etc. Often times these type of projects can be handled within the annual operating budget as a separate line item from the landscape maintenance contract. At this time no specific projects anticipated and no desire by community for refurbishing. Monitor and include funding in reserve study updates if needed / desired.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 175 Drain Lines - Clean/Inspect Quantity: Storm drains

Location : Scattered throughout community

Funded? : Yes

History : Last cleaned in 2011

Evaluation : As with our previous site visit, no problems observed and none reported to us. Large scale drain line cleaning was performed in this community in 2011. Drainage facilities are typically inspected periodically by governing authority; typically storm system maintenance guidelines can be found on their website. Association management is requesting cyclical drain line cleaning be included within the reserve budget every 5 years for best performance with next cycle requested by management as shown here. Local cleaning/inspections can be conducted as part of routine annual maintenance.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: \$19,000

Worst Case: \$19,800

Lower estimate to inspect/clean drain lines

Higher estimate

Cost Source: Inflated Estimate Provided by Client per Bid/Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 180 Irrigation System - Repair/Replace Quantity: Valves, heads, etc.
Location : Throughout common area landscaping
Funded? : Yes

History : No major projects known

Evaluation : As with our previous site visit, system was winterized during our site visit therefore we did not observe functioning. However, no problems reported to us. If properly installed and bedded without defect, the lines themselves are expected to be long-lived with no predictable expectation for replacement. However, typically large system renovations, repairs, zone reconfiguration, etc. may become necessary and although difficult to predict cost/timing, we recommend a periodic funding allowance for these type of larger items. The timing/pricing here are to be used for planning purposes and are not for a specific project. Also see components #181 and #182 for additional irrigation components. As routine maintenance, inspect regularly, test system and repair as needed. Follow proper winterization and spring start up procedures.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: \$5,500

Worst Case: \$10,900

Lower periodic allowance for repairs/replacements

Higher allowance

Cost Source: Inflated estimate: On-site staff: Russ Ayers (425) 507-1130

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 181 Irrigation Power System - Rpr/Replc Quantity: Moderate System

Location : Throughout common area landscaping

Funded? : Yes

History : Varies

Evaluation : As reported to us in the past, the irrigation system in this community has experienced intermittent, random failures of the power systems most likely a result of poor installation and materials which has compromised performance with frequent repairs needed. We are including a periodic funding allowance here for larger repairs/replacements that will be needed due to these problems. Track actual expenses and adjust this component in reserve study updates if needed.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$1,700

Lower allowance for periodic repairs/replacement of irrigation power system components

Worst Case: \$2,800

Higher allowance for repairs

Cost Source: ARI Cost Database: Similar Project Cost History

Comp # : 182 Irrigation Time Clocks - Replace Quantity: (2) RainBird Units

Location : Throughout common area landscaping

Funded? : Yes

History : Replaced early 2015 (during 2014-15 fiscal year)

Evaluation : No problems observed or reported of irrigation clocks/controllers throughout community. Controllers are RainBird Maxicom ESP-MC. Stations include the following: District 48 24-stations and District 52 32-stations. Controllers also include the use of RainBird ET Manager, (1) per controller. Best to plan to replace at the time frame shown here due to parts obsolescence, technological upgrades, etc. Inspect regularly and repair/replace as needed. Note: time clocks/controllers are housed in (2) custom-made, heavy-plate, powdered-coated steel enclosures. Very sturdy construction with no predictable basis for replacement and no funding included here.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$5,000

Lower allowance to replace

Worst Case: \$6,000

Higher allowance

Cost Source: Client Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 500 **Steep Slope Roofs - Repair/Replace** Quantity: ~31,000 GSF, arch shingle

Location : Rooftop of Carriage House buildings (29,100) and Hillside Cottages (1,900 SF)

Funded? : Yes

History : None known

Evaluation : Roofing appears to be architectural, laminated shingles with no significant or widespread damage/deterioration observed from our limited visual inspection. Visible flashing observed at roof/wall interfaces, however no rake edge flashing noted. Barge board top and cut ends are covered partially by roofing shingles. Ventilation appears to be through ridge vents, roof jacks and circular holes between rafters at eaves.

Plan for replacement at roughly the time frame indicated below with costs shown here for similar shingle to what is currently in place. At time of re-roof we recommend that you hire a professional roof consultant such as Architect, Engineer, or building envelope consultant; to evaluate, design, specify, help bid the project, select best bidder, and observe construction to ensure proper installation. We recommend all Associations seek advice from a qualified consultant whenever they are considering having work performed on any building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall, before the rainy season, and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Funding for moss removal/treatment shown in component #505. There is a wealth of information available through Roofing Organizations such as the Western States Roofing Contractors Association (WSRCA) <http://www.wsrca.com/> Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/> NCRA has some very good information for homeowners. They have an entire section dedicated to "consumer" with valuable information including this page for getting your monies worth out of your new roof. <http://www.nrca.net/consumer/fyi.aspx?homeowners>. Their page on maintenance is here: <http://www.nrca.net/consumer/maintenance.aspx>.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$109,000

\$3.50/Sq Ft, Lower allowance to tear off and reroof

Worst Case: \$132,000

\$4.25/Sq Ft, Higher allowance; upgrades, underlying repair needs, metal work, etc.

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 505 Roofs - Inspect/Clean/Repair Quantity: ~31,000 GSF, arch shngles
Location : Rooftop of Carriage House buildings (29,100) and Hillside Cottages (1,900 SF)
Funded? : Yes

History : Cleaned and repaired in 2013-14 fiscal year

Evaluation : We noted some local moss in shaded, less exposed areas, however no widespread or significant moss/debris observed on roofs at this time; we had limited visibility from our ground level inspection. As requested by Association Management, plan for periodic inspections, repairs, cleaning and moss treatment every 3 years as shown here; last performed in summer 2014. Moss growth can decrease the life of the roofing shingles and should be removed as soon as possible. Liquid applied fungicide (moss killer) is recommended instead of power washing the living moss off the shingles. Moss roots grow into the shingles. Killing the moss in-place, with a fungicide, allows the roots to gradually release from the shingles where they can be swept away. Do not use high pressure wash. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall, before the rainy season, and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$2,600

Lower estimate to inspect, clean, repair and apply moss treatment

Worst Case: \$4,600

Higher estimate

Cost Source: Inflated Client Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 510 Gutters/Downspouts - Replace Quantity: ~3,700 LF, metal

Location : Perimeters of Carriage House Buildings (3,500 LF) & Hillside Cottages (200 LF)

Funded? : Yes

History : None known

Evaluation : We did not observe any obvious issues such as improper sloping, poor attachment and other damage/deterioration and no problems reported to us. We recommend that the adjacent gutter (and downspouts) be replaced when the roof (#500) is being replaced for cost efficiency/consistency. Evaluate at time of roofing to determine if replacement or re-use is the better value. National Roofing Contractor Association (NRCA) roofing standard includes installing eave flashings at the gutters. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$20,400

Worst Case: \$27,800

\$5.50/Linear Ft, Lower allowance to remove and replace

\$7.50/Linear Ft, Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 520 Ext Surfaces/Siding - Repr/Replace Quantity: ~50,300 GSF, siding/trim

Location : Carriage Houses (46,080) and Hillside Cottages (4,250 SF)

Funded? : Yes

History : None known

Evaluation : Buildings include a variety of types of siding with majority believed to be fiber-cement materials of lap and board/bat style; trim, fascia, door moldings, etc. are painted wood. We observed metal head flashing at top of window trim, however we noted corner trim installed over siding which is susceptible to water intrusion; preferred method is siding butts to trim and is caulked. We noted some fading/wear of paint/caulk primarily at darker siding areas and board/batten siding that is most exposed (south/west exposure). Association expense history reflects some repairs at Carriage House late 2014. There will be a beam replacement by the Association before the 2015-16 fiscal year.

Warranty periods for fiber-cement products have generally lessened in recent years. James Hardie siding, offers either a 30-year non-prorated warranty in the Washington area or the Association can choose a 50-year prorated warranty. These warranties generally cover (a) remain non-combustible, (b) resist damage caused by hail or termites, (c) will not crack, rot or delaminate; warranty does not cover ordinary wear and tear. At the suggestion of Hardie siding rep and based on our research, we recommend planning for about 50 year life for this product as shown here due to normal wear and tear, degradation of underlying waterproofing, etc. This assumes routine maintenance and following recommended paint/caulk cycles (see #525). As timing draws nearer, inspect closely and adjust this component in reserve study updates. As routine maintenance, inspect regularly and touch-up/repair locally as needed as part of operating budget.

Useful Life:
50 years

Remaining Life:
42 years



Best Case: \$503,000

\$10/SF, Lower allowance to remove and replace siding

Worst Case: \$755,000

\$15/SF, Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 525 Full Exterior - Paint/Caulk

Quantity: ~50,300 GSF, siding/trim

Location : Exteriors of Carriage Houses and Hillside Cottages

Funded? : Yes

History : Last in 2011-12 fiscal year

Evaluation : According to the Association declaration Section 3.1.(b) (ii), painting (including staining) of all exterior painted portions of the improvements, including any garage, garage door, exterior doors, shutters, fascia on the improvements, etc. is the responsibility of the Neighborhood Association. For discussion of exterior repairs/replacement, see component #520. Furthermore, according to the Association declaration Section 3.1.(b) (iii), caulking of the exterior portions of all windows and doors is the responsibility of the Neighborhood Association. For discussion of repairs/replacements of windows and doors see #535, #580 and #582.

Based on our inspection, the painted surfaces of the exteriors of the building appeared in average condition with some local wear but not widespread. Most worn areas are more exposed sides of buildings (South and West) at dark colored paint and at board/batten style siding. Siding appears to be primarily cement fiber materials of lap and bat/board style. Field areas of siding were last painted in fiscal year 2011-12. Typical Northwest paint cycles vary greatly depending upon many factors including; type of material painted, surface preparations, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. We recommend planning to paint entire building exterior surfaces (body/field areas of siding) and caulk every 8 years as shown here. Association Management is requesting touch-up/partial paint project (#527) at the mid-way point between these cycles as well as inspection/touch-up caulk cycles (#529) between the partial and full paint projects. As routine maintenance, inspect regularly (including sealants) repair locally and touch-up paint as needed. Additional information on painting is available through American Coatings Association at <http://www.paint.org/>.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$84,000

\$1,500/unit (x56 units), Lower allowance for full paint project

Worst Case: \$112,000

\$2,000/unit (x56), Higher allowance, includes other things such as benches, small light posts, etc.

Cost Source: ARI Cost Database: Similar Project Cost History/Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 527 Partial Exterior - Paint/Caulk Quantity: Moderate areas

Location : Exterior of buildings ; trim, fascia, door moldings, etc. are painted wood

Funded? : Yes

History : Comprehensive project 2011-2012

Evaluation : Some fading/wear at most exposed areas (South/West) at dark colors and board/batten areas. Last paint project completed in 2011-12 included trim areas noted here. Typical Northwest paint cycles vary greatly depending upon many factors including; type of material painted, surface preparations, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. At the request of Association Management, this component reflects partial paint projects (trim, touch-up) and caulking at the mid-way point between exhaustive paint projects (#525) hence this reflects 8 year cycles which fund 4 years following the full paint project. As routine maintenance, inspect regularly (including sealants) repair locally and touch-up paint as needed. Additional information on painting is available through American Coatings Association at <http://www.paint.org/>.

Useful Life:
8 years

Remaining Life:
6 years



Best Case: \$30,800

\$550/unit (x56 units), Lower allowance to paint trim areas including decks, awnings, belly bands, etc.

Worst Case: \$44,800

\$800/unit (x56), Higher allowance, additional color schemes, doors, etc.

Cost Source: ARI Cost Database: Similar Project Cost History/Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 529 Caulk, etc. - Inspect/Repair

Quantity: Extensive GSF

Location : Exterior perimeters of windows

Funded? : Yes

History : Touch-up 2013-2014 fiscal year, comprehensive 2011-2012

Evaluation : According to the Association declaration Section 3.1.(b) (iii), caulking of the exterior portions of all windows and doors is the responsibility of the Neighborhood Association. For discussion of repairs/replacements of windows and doors see #535, #580 and #582. Cracked/failed caulking was noticeable at dark colored paint areas, however does not appear widespread or significant. From our limited, ground level inspection, no obvious signs of significant or widespread failure of caulking/sealant. At the request of the Association Management, this component includes funding for inspections/caulking touch-up as needed between the exhaustive paint projects (#525) and the trim/partial paint projects (#527). Caulking and painting during these paint projects is assumed to be included in the costs in those separate components. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and installation are critical for a long lasting sealant/caulking - use services of specialty caulking contractor, not painter or other. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to painting/caulking. As routine maintenance, inspect regularly (including sealants) repair locally and touch-up paint as needed.

Useful Life:
4 years

Remaining Life:
4 years



Best Case: \$2,400

Worst Case: \$4,800

Lower allowance to inspect and local caulking replacement

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 535 **Windows, Sliders - Repair/Replace** Quantity: Extensive, assorted
Location : Building exteriors at Carriage House and Hillside Cottage Buildings
Funded? : No Unit owner responsibility
History : None known

Evaluation : According to Governing Documents for Crofton at Village Green Neighborhood Article 3.1 (b) (iii), although the residential association is responsible for caulking of the exterior portions of all windows, "The Residential Association shall not be responsible for any maintenance or repairs to any ...window" (Article 3.1(f). With this understanding, no funding for association repair/replacement herein. However, the association should establish specific guidelines and architectural control policies for repairs/replacements to ensure that underlying structure is protected when any work is done in these areas. Note: funding for caulking included within components #525, 527 & 529.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 541 **Patios/Porches - Repair/Replace** Quantity: Minimal, Concrete
Location : Scattered units of community
Funded? : No Useful life not predictable
History : None known

Evaluation : We did not observe any widespread or significant damage/deterioration; some local cracks. Although larger repair/replacement expenses can emerge as the community ages, at this time no predictable basis that this may be needed therefore no reserve funding included at this time. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. Repair any trip and fall hazards (1/2" or larger displacement) immediately to ensure safety. Monitor tree roots nearby; consult with arborist for best practice At this time no basis for reserve funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 545 Composite Decks - Replace

Quantity: ~160 GSF, (2) elevated

Location : Decks at (2) Hillside Cottage Units

Funded? : Yes

History : None known

Evaluation : Our visibility of decks limited to ground level with access restricted through individual owner units. These decks are elevated, supported by vertical wood posts, composite decking with underlying wood structure and wood railings. Stable condition assumed with no obvious problems observed or reported to us. Best to plan for large scale repair/replacement project as shown here due to damage/deterioration that will result from constant exposure of these uncovered areas. This component coincides with anticipated deck railing work (see #550) for cost efficiency/consistency. As routine maintenance, inspect decks/railings annually and repair as needed and keep clean. A separate component (#552) is included for periodic paint projects at wood rails, however majority of surfaces assumed will be painted as part of building paint projects.

Useful Life:
24 years

Remaining Life:
13 years



Best Case: \$5,600

Worst Case: \$7,200

\$35/GSF, lower allowance to replace composite walking surfaces and repair/replace wood components

\$45/GSF, higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 546 Stair Landing Structures - Rpr/Repl Quantity: (13) structures

Location : 2nd Floor landings for access to 2nd floor units at Carriage House Units

Funded? : Yes

History : None known

Evaluation : We noted some rot at fascia boards, especially at corners of decks. One deck had a portion of the membrane removed exposing the plywood decking beneath; these decks are not covered. In addition to recommended membrane replacement within the next component, we recommend funding for periodic local repairs/replacement of these wood structures. The timing/pricing can vary as to be used for local work.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$5,000

Worst Case: \$8,000

Lower periodic allowance for local repairs/replacement

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 548 Vinyl Stair Landings - Replace Quantity: ~1,250 GSF, membrane

Location : 2nd Floor landings for access to 2nd floor units at Carriage House Units

Funded? : Yes

History : None known

Evaluation : Most surfaces are dirty and stained and we noted some standing water in areas and some visible rot/water staining at exterior fascia; pvc type sheet membrane. We assume some local repairs will be performed soon out of the operating budget. Slope issues possible; we noted metal drip edge of deck to be open. Railing connections do not attach through deck surface but are exterior, fascia mounted. The fewer penetrations through the waterproof surface the fewer opportunities there are for water penetration. PVC membranes deteriorate from exposure to the ultra violet sunlight and by thermal expansion and contraction. We recommend planning for repair/replacement project as shown here. Inspect membrane annually and repair as needed. As remaining useful life approaches zero years evaluate the membrane and adjust the life accordingly.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$18,800

\$15/Sq Ft, Lower allowance to remove and replace membrane

Worst Case: \$25,000

\$20/Sq Ft, Higher allowance, more underlayment repair

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 549 Stairs - Repair/Replace Quantity: (13) wood/conc. Treads

Location : Access to 2nd Floor unit areas at Carriage House Units

Funded? : Yes

History : None known

Evaluation : No obvious issues with wood stair sets; with the exception of concrete stair treads with steel angle attachments, structure/railings are painted wood. We noted some rust below the angle attachments in areas. We recommend planning for large scale repair/replacement project as shown here due to damage/deterioration that will result in this exposed areas over time. This component coincides with anticipated deck railing work (see #550) for cost efficiency/consistency. As routine maintenance, inspect regularly to ensure safety and stability; repair promptly as needed using general operating funds. Treat corroded metal connector under the treads to extend useful life. Paint wood components along with building exterior projects, not as separate reserve item.

Useful Life:
24 years

Remaining Life:
13 years



Best Case: \$35,100

\$2,700/assembly (x13), Lower allowance to repair/replace as-necessary

Worst Case: \$49,400

\$3,800/assembly (x13), Higher allowance, more repairs, etc.

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 550 Wood Railings - Replace Quantity: ~470 LF, picket
Location : Exterior stair/landings at CH Bldgs. (415 LF) & Deck rails at HC Units (55 LF)
Funded? : Yes

History : None known

Evaluation : No major instability or damage noted and no problems reported to us. We suggest reserve funding for regular intervals of total replacement as indicated below due to deterioration that will result of these wood components in these highly exposed areas. This component coincides with anticipated deck work (#545) and stair work (#549) for cost efficiency/consistency. As routine maintenance, inspect regularly to ensure safety and stability; repair promptly as needed using general operating/maintenance funds.

Useful Life:
24 years

Remaining Life:
13 years



Best Case: \$21,200
\$45/LF, lower allowance to replace

Worst Case: \$25,900
\$55/LF, higher allowance, upgrade materials, style, etc.

Cost Source: ARI Cost Database: Similar Project Cost History

Comp # : 552 Wood Railings - Touch-Up/Paint Quantity: ~470 LF, picket
Location : Exterior stair/landings at CH Bldgs. (415 LF) & Deck rails at HC Units (55 LF)
Funded? : Yes

History : None known

Evaluation : We noted some local wear of painted railings most obvious at rail cap. As discussed with Association Management, plan for periodic touch-up/local painting as shown here. This is not intended for full scale painting which is part of the building paint components but for most worn areas.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$2,000
Lower allowance for touch-up/paint of railings

Worst Case: \$4,000
Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 560 Exterior Building Lights - Replace Quantity: ~(75) Metal/Glass

Location : Exterior building walls at Carriage House Buildings (68) & Hillside Cottages (8)

Funded? : Yes

History : None known

Evaluation : Although some local wear of metal surfaces, no widespread damage noted. Best to plan for large scale replacement, timed to coincide with exterior paint cycles (#525 and #527), if possible, for cost efficiency and consistent quality/appearance throughout association. A mid-range replacement allowance is factored below for planning purposes. As routine maintenance, inspect, repair/change bulbs as needed.

Useful Life:
24 years

Remaining Life:
11 years



Best Case: \$6,000

Worst Case: \$7,500

\$80/each (x75), Lower allowance to replace; installed

\$100/each (x75), Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp # : 570 Wood Trellis - Replace Quantity: ~72 GSF, wood

Location : Between unit entries at Hillside Cottage Units

Funded? : No Repair/replace out of operating funds, too small for separate reserves

History : None known

Evaluation : Beam here (see photo) appears to have rot and we assume this is the anticipated beam replacement for the 2015-16 fiscal year. Trellis boards have some local wear but no major damage/deterioration noted. Assuming proactive care and maintenance and with smaller area, no predictable basis for large scale repair/replacement project as can be maintained along with buildings. Inspect regularly and clean/repair/paint along with other larger projects or as general maintenance to preserve the wood and extend the useful life

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 580 Unit/Garage Doors - Replace Quantity: Extensive, assorted

Location : Front entries and garage entries at CH & HC units

Funded? : No Unit owner responsibility, not Association

History : None known

Evaluation : No major damage noted of metal/aluminum garage doors and steel and steel/glass entry/porch doors with no significant damage or deterioration observed. We assume installed without defect of material and/or workmanship. As with windows (#535), according to Governing Documents for Crofton at Village Green Neighborhood Article 3.1 (b) (iii), although the residential association is responsible for caulking of the exterior portions of all ..doors, "The Residential Association shall not be responsible for any maintenance or repairs to any ... door" (Article 3.1(f)). With this understanding, no funding for association repair/replacement however association should establish specific guidelines to provide to homeowners for repairs/replacements to ensure adequate waterproofing, consistent appearance, etc. throughout community. These door types should have long life.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 582 Utility Doors - Replace Quantity: ~(8) metal

Location : Access to trash areas at garage areas at Carriage House Buildings

Funded? : No Useful life not predictable

History : None known

Evaluation : No major damage observed at steel doors with no significant deterioration observed. We assume installed without defect of material and/or workmanship. These door types should have long life with no anticipation for complete replacement of these doors at one time. Anticipate some repairs and/or periodic replacement best funded within the annual operating budget as needed, not large scale reserves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 990 Detached Units - Maintain Quantity: (41) detached units

Location : Bungalows, Garden Cottages and Camp Cottages throughout Divisions 48 & 52

Funded? : No Unit owners responsible for maintenance

History : Unknown

Evaluation : Individual owners are responsible for all unit maintenance/repairs/replacements to structures at these detached units (Article 3.1 (b)).

Useful Life:

Remaining Life:

Photo Not Available

Best Case:

Worst Case:

Cost Source:

Comp # : 997 Association Annual Inspection Quantity: Every year

Location : Common elements of association

Funded? : No Annual cost

History : Unknown

Evaluation : Many Associations are required to have annual inspections by a qualified engineer or architect to assess the physical condition of the improvements. The inspection typically covers, at a minimum, the building envelope, including: roofs, exterior, decks, waterproofing / sealants, flashings, glazing systems and doors. Forensic evaluation, building drops, etc...are beyond the scope of a typical reserve study. Although your Associations governing documents do not appear to have such a requirement, we recommend the Board provide for periodic building envelope inspections, funded from the operating budget, to help ensure critical areas are functioning properly.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 21574A Crofton at Vlg Grn, Div 48 52

Comp # : 999 Reserve Study Update Quantity: Annual

Location : Common elements of association

Funded? : No Annual cost

History : Association Reserves completed a 2015-16 fiscal year study

Evaluation : Per Washington law (RCW), reserve studies are to be updated annually, with site inspections by an independent reserve study professional to occur no less than every three years to assess changes in condition (i.e., physical, economic, governmental, etc...) and the resulting effect on the community's long-term reserve plan. Most appropriately factored within operating budget, not as reserve component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
