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Update "No-Site-Visit" Reserve Study

Crofton Springs Supplemental Nbhd.
Issaquah, WA

Report #: 23471-6
For Period Beginning: July 1, 2018
Expires: June 30, 2019

Date Prepared: January 23, 2018

SUSAN OORD
CAI-RS
00191
DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

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

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ASSOCIATION RESERVES
Est. 1986

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3- Minute Executive Summary

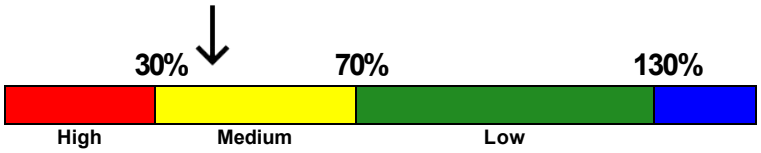
Association:	**Crofton Springs Supplemental Nbhd.**	**Assoc. #: 23471-6**
Location:	**Issaquah, WA**	**# of Units:121**
Report Period:	**July 1, 2018 through June 30, 2019**	

Findings/Recommendations as-of: July 1, 2018

Starting Reserve Balance	**$416,202**
Current Fully Funded Reserve Balance	**$995,679**
Percent Funded	**41.8 %**
Average Reserve Deficit or (Surplus) Per Unit	**$4,789**
Recommended 2018 100% Monthly "Full Funding" Contributions	**$9,500**
Recommended 2018 70% Monthly "Threshold Funding" Contributions	**$8,020**
2018 "Baseline Funding" minimum contributions to keep Reserves above $0	**$4,840**
Most Recent Budgeted Contribution Rate	**$7,515**

Reserves % Funded: 41.8%

Special Assessment Risk:



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.50 %**
Annual Inflation Rate	**3.00 %**

• This is a Update "No-Site-Visit" Reserve Study, meeting or exceeding all requirements of the RCW. This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 41.8 % 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.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

• No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Neighborhood			
100	Conc. Driveways/Sdwlks - Repr/Replc	5	3	$5,765
130	Pedestrian Bridges - Repair/Replace	15	1	$12,700
138	Gazebo - Repair/Replace	15	1	$5,510
142	Trellis - Repair/Replace	15	1	$3,705
147	Trash Enclosures - Repair/Replace	15	1	$41,400
150	Wood Implements - Clean/Stain/Pa	5	3	$2,730
164	Path/Site Lighting - Replace	20	12	$25,450
170	Landscape/Trees - Refurbish	3	2	$4,700
175	Irrigation System - Repair/Replace	0	14	$23,900
176	Irrigation Time Clocks - Replace	10	6	$7,420
182	Drain Lines - Clean/Inspect	5	2	$19,750
185	Stormwater Bed/Creek - Vacuum/Clean	4	0	$12,250
	Hillside Cottages			
500	Building Roof - Replace (HC)	25	11	$76,150
505	Roofs - Inspect/Clean/Repair (HC)	3	1	$5,150
510	Gutters/Downspouts - Replace (HC)	25	11	$12,400
522	Ext. Srfc/Siding- Repr/Replace (HC)	8	1	$7,985
523	Ext. Srfc/Siding- Replacement (HC)	50	36	$480,000
533	Full Exterior - Paint/Caulk (HC)	8	1	$36,500
536	Partial Exterior - Paint/Caulk (HC)	8	5	$12,190
539	Caulk, etc. - Inspect/Repair (HC)	4	3	$3,900
545	Metal/Composite Dks - Replace (HC)	24	11	$10,530
546	Wd/Trex Decks (New) - Replace (HC)	24	18	$9,525
547	Wd/Trex Decks (Older) - Replace(HC)	24	11	$38,200
550	Wood Railings - Replace (HC)	25	11	$16,850
560	Building Lights - Replace (HC)	24	9	$8,600
	Row House			
501	Building Roof - Replace (RH)	25	11	$155,500
506	Roofs - Inspect/Clean/Repair (RH)	3	1	$7,600
511	Gutters/Downspouts - Replace (RH)	25	11	$27,600
523	Ext. Srfc/Siding- Repr/Replace (RH)	8	7	$13,000
524	Ext. Srfc/Siding- Replacement (RH)	50	36	$650,000
534	Full Exterior - Paint/Caulk (RH)	8	1	$87,000
537	Partial Exterior - Paint/Caulk (RH)	8	5	$25,750
540	Caulk, etc. - Inspect/Repair (RH)	4	3	$9,600
548	Elastomeric Decks - Clean/Seal (RH)	5	3	$13,800
549	Unit Decks - Repairs/Replace (RH)	10	9	$10,000
551	Wood Railings - Replace (RH)	25	11	$47,850
558	Wood Trellis - Replace (RH)	20	6	$21,000
561	Building Lights - Replace (RH)	24	9	$14,300
	Townhouse			
502	Building Roof - Replace (TH)	25	11	$67,950
507	Roofs - Inspect/Clean/Repair (TH)	3	1	$5,250
512	Gutters/Downspouts - Replace (TH)	25	11	$6,900
524	Ext. Srfc/Siding- Repr/Replace (TH)	8	1	$4,120

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
525	Ext. Srfc/Siding- Replacement (TH)	50	36	$250,000
535	Full Exterior - Paint/Caulk (TH)	8	1	$22,250
538	Partial Exterior - Paint/Caulk (TH)	8	5	$9,510
541	Caulk, etc. - Inspect/Repair (TH)	4	3	$3,700
543	Wood Decks - Repair/Replace (TH)	20	5	$21,350
544	Wood Decks - Clean/Seal (TH)	3	2	$6,150
549	Elastomeric Decks - Clean/Seal (TH)	5	3	$5,925
552	Wood Railings - Replace (TH)	25	11	$23,300
562	Building Lights - Replace (TH)	24	9	$7,160
51	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this intial year, green 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?

RESERVE COMPONENT "FOUR-PART TEST"

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.

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.

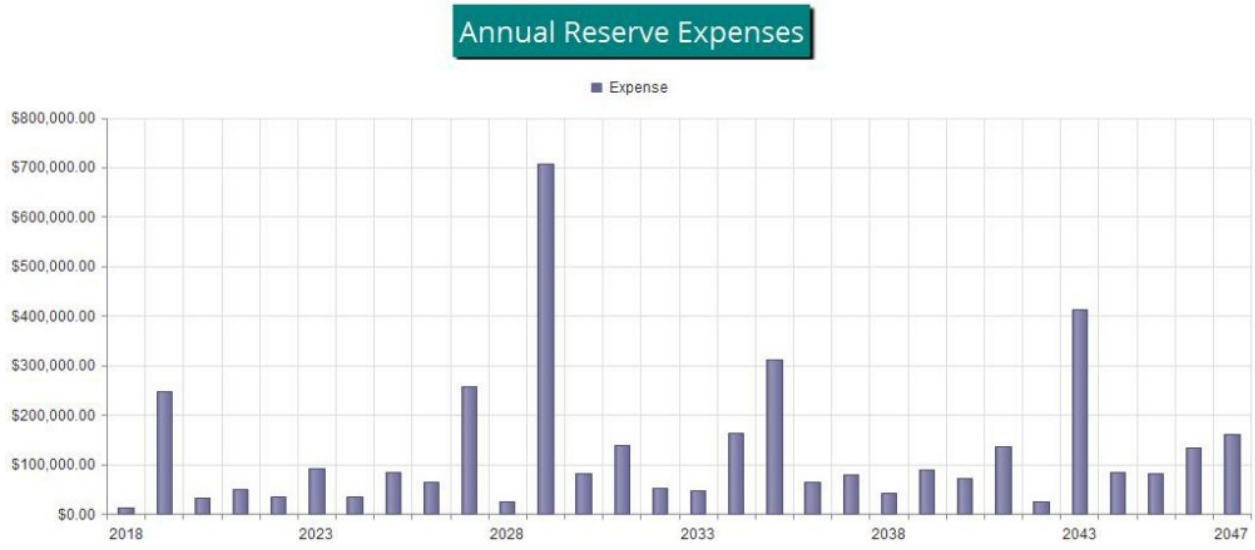


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $416,202 as-of the start of your Fiscal Year on 7/1/2018. As of that date , your Fully Funded Balance is computed to be $995,679 (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 $9,500 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.

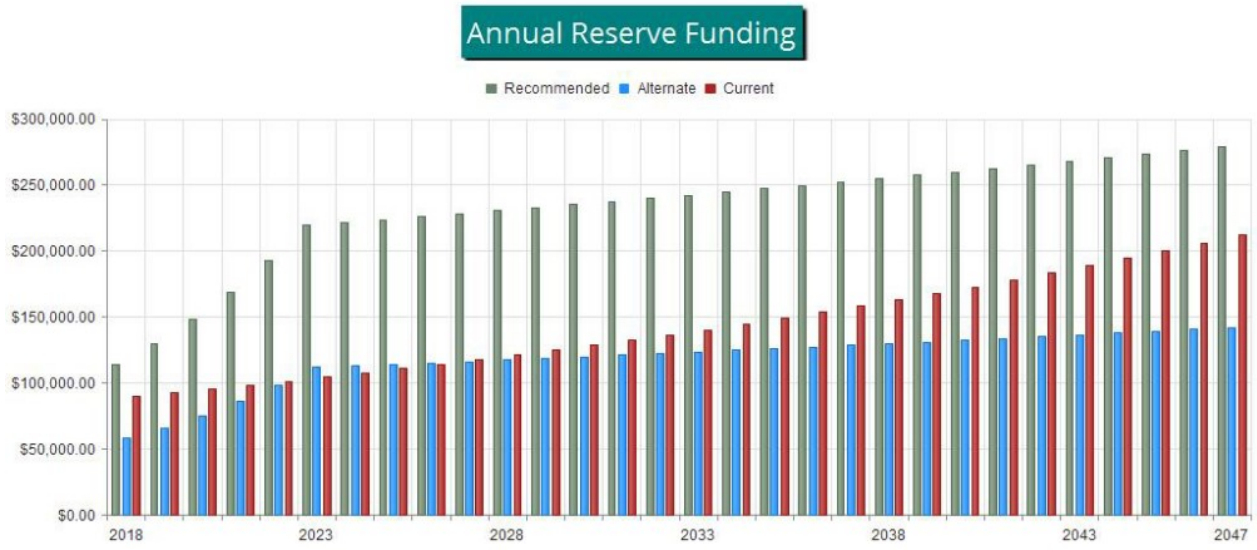


Figure 2

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.

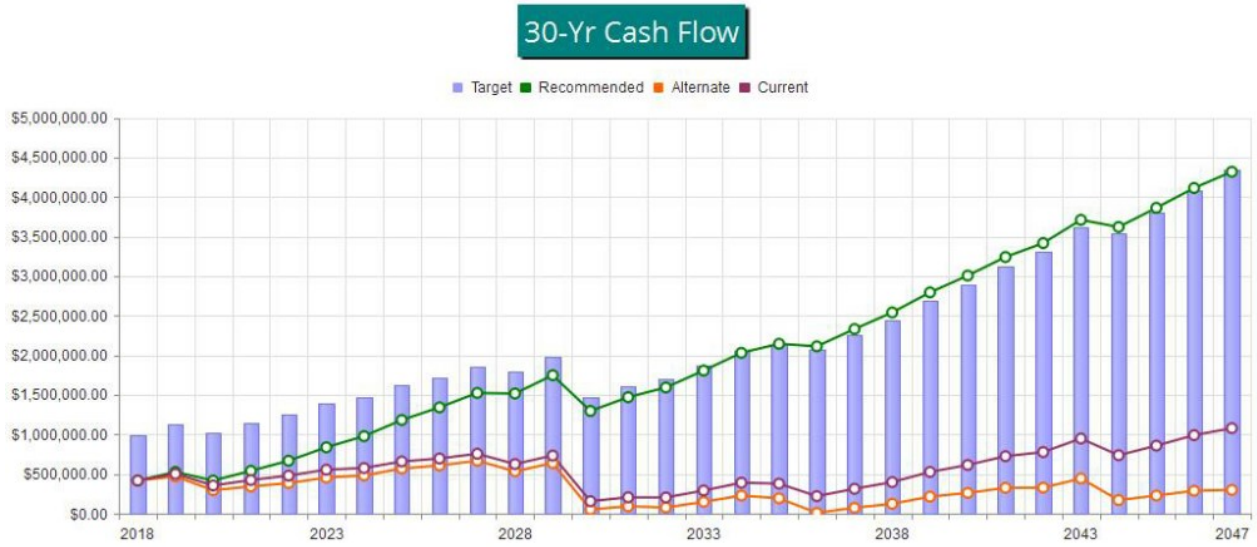


Figure 3

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.

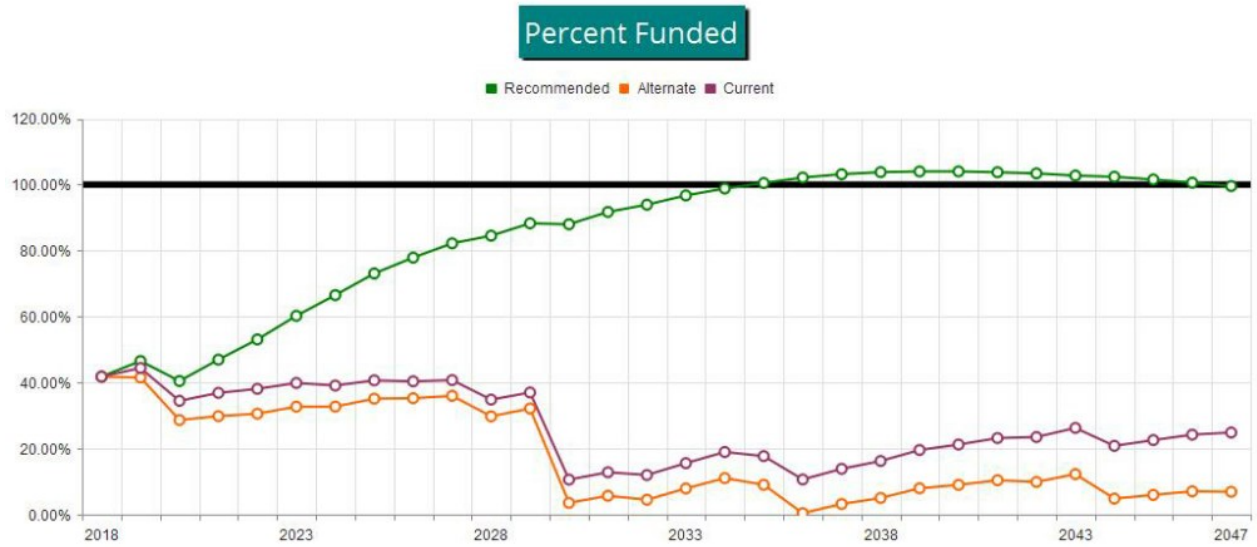


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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 association 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 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 its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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	Current Cost Estimate Worst Case
	Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	Poured in place	5	3	$4,530	$7,000
130	Pedestrian Bridges - Repair/Replace	(4) ~7'x5', wood	15	1	$10,600	$14,800
138	Gazebo - Repair/Replace	(1) wood structure	15	1	$4,840	$6,180
142	Trellis - Repair/Replace	~25', wood	15	1	$3,190	$4,220
147	Trash Enclosures - Repair/Replace	(12) wood structures	15	1	$38,200	$44,600
150	Wood Implements - Clean/Stain/Pa	Miscellaneous	5	3	$2,370	$3,090
164	Path/Site Lighting - Replace	~(130) metal standards	20	12	$22,000	$28,900
170	Landscape/Trees - Refurbish	Shrubs, grass, trees	3	2	$3,500	$5,900
175	Irrigation System - Repair/Replace	Controls, valves, etc.	0	14	$21,200	$26,600
176	Irrigation Time Clocks - Replace	(4) Controllers	10	6	$6,390	$8,450
182	Drain Lines - Clean/Inspect	Storm drains	5	2	$19,100	$20,400
185	Stormwater Bed/Creek - Vacuum/Clean	Moderate	4	0	$10,100	$14,400
	Hillside Cottages					
500	Building Roof - Replace (HC)	~14,900 GSF, shingles	25	11	$67,700	$84,600
505	Roofs - Inspect/Clean/Repair (HC)	~14,900 GSF, shingles	3	1	$4,000	$6,300
510	Gutters/Downspouts - Replace (HC)	~1,800 LF, metal	25	11	$10,500	$14,300
522	Ext. Srfc/Siding- Repr/Replace (HC)	~34,000 sq ft Siding/Trim	8	1	$6,390	$9,580
523	Ext. Srfc/Siding- Replacement (HC)	~34,000 sq ft Siding/Trim	50	36	$465,000	$495,000
533	Full Exterior - Paint/Caulk (HC)	Siding, trim, etc.	8	1	$32,200	$40,800
536	Partial Exterior - Paint/Caulk (HC)	Moderate areas	8	5	$9,580	$14,800
539	Caulk, etc. - Inspect/Repair (HC)	Extensive areas	4	3	$2,900	$4,900
545	Metal/Composite Dks - Replace (HC)	(6), approx 380 GSF	24	11	$8,960	$12,100
546	Wd/Trex Decks (New) - Replace (HC)	(2), approx 230 GSF	24	18	$8,450	$10,600
547	Wd/Trex Decks (Older) - Replace(HC)	(8), approx 790 GSF	24	11	$34,000	$42,400
550	Wood Railings - Replace (HC)	~290 LF, wood picket	25	11	$15,300	$18,400
560	Building Lights - Replace (HC)	~(60) metal/glass	24	9	$7,000	$10,200
	Row House					
501	Building Roof - Replace (RH)	~30,300 GSF, shingles	25	11	$138,000	$173,000
506	Roofs - Inspect/Clean/Repair (RH)	~30,300 GSF	3	1	$7,200	$8,000
511	Gutters/Downspouts - Replace (RH)	~4,000 LF, metal	25	11	$23,400	$31,800
523	Ext. Srfc/Siding- Repr/Replace (RH)	~45,900 GSF, siding/trim	8	7	$11,000	$15,000
524	Ext. Srfc/Siding- Replacement (RH)	~45,900 GSF, siding/trim	50	36	$635,000	$665,000
534	Full Exterior - Paint/Caulk (RH)	Siding, trim, etc.	8	1	$78,300	$95,700
537	Partial Exterior - Paint/Caulk (RH)	Moderate areas	8	5	$20,600	$30,900
540	Caulk, etc. - Inspect/Repair (RH)	Extensive areas	4	3	$8,500	$10,700
548	Elastomeric Decks - Clean/Seal (RH)	(18), approx 1,300 GSF	5	3	$12,800	$14,800
549	Unit Decks - Repairs/Replace (RH)	(18), approx 1,300 GSF	10	9	$8,000	$12,000
551	Wood Railings - Replace (RH)	~820 LF, wood picket	25	11	$43,500	$52,200
558	Wood Trellis - Replace (RH)	Approx (18) structures	20	6	$15,200	$26,800
561	Building Lights - Replace (RH)	~(100) metal/glass	24	9	$11,600	$17,000
	Townhouse					
502	Building Roof - Replace (TH)	~13,300 GSF, shingles	25	11	$60,400	$75,500
507	Roofs - Inspect/Clean/Repair (TH)	~13,300 GSF	3	1	$4,100	$6,400
512	Gutters/Downspouts - Replace (TH)	~1,000 LF, metal	25	11	$5,870	$7,930

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
524	Ext. Srfc/Siding- Repr/Replace (TH)	~17,500 GSF, siding/trim	8	1	$3,400	$4,840
525	Ext. Srfc/Siding- Replacement (TH)	~17,500 GSF, siding/trim	50	36	$235,000	$265,000
535	Full Exterior - Paint/Caulk (TH)	Siding, trim, etc.	8	1	$19,100	$25,400
538	Partial Exterior - Paint/Caulk (TH)	Moderate areas	8	5	$7,420	$11,600
541	Caulk, etc. - Inspect/Repair (TH)	Extensive areas	4	3	$2,700	$4,700
543	Wood Decks - Repair/Replace (TH)	(6), approx 670 GSF	20	5	$17,800	$24,900
544	Wood Decks - Clean/Seal (TH)	(6), approx 670 GSF	3	2	$5,900	$6,400
549	Elastomeric Decks - Clean/Seal (TH)	(3), approx 200 GSF	5	3	$5,670	$6,180
552	Wood Railings - Replace (TH)	Approx 400 linear feet	25	11	$21,200	$25,400
562	Building Lights - Replace (TH)	Approx (50) Fixtures	24	9	$5,870	$8,450
51	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Neighborhood							
100	Conc. Driveways/Sdwlks - Repr/Replc	$5,765	X	2	/	5	=	$2,306
130	Pedestrian Bridges - Repair/Replace	$12,700	X	14	/	15	=	$11,853
138	Gazebo - Repair/Replace	$5,510	X	14	/	15	=	$5,143
142	Trellis - Repair/Replace	$3,705	X	14	/	15	=	$3,458
147	Trash Enclosures - Repair/Replace	$41,400	X	14	/	15	=	$38,640
150	Wood Implements - Clean/Stain/Pa	$2,730	X	2	/	5	=	$1,092
164	Path/Site Lighting - Replace	$25,450	X	8	/	20	=	$10,180
170	Landscape/Trees - Refurbish	$4,700	X	1	/	3	=	$1,567
175	Irrigation System - Repair/Replace	$23,900	X	0	/	0	=	$1,593
176	Irrigation Time Clocks - Replace	$7,420	X	4	/	10	=	$2,968
182	Drain Lines - Clean/Inspect	$19,750	X	3	/	5	=	$11,850
185	Stormwater Bed/Creek - Vacuum/Clean	$12,250	X	4	/	4	=	$12,250
	Hillside Cottages							
500	Building Roof - Replace (HC)	$76,150	X	14	/	25	=	$42,644
505	Roofs - Inspect/Clean/Repair (HC)	$5,150	X	2	/	3	=	$3,433
510	Gutters/Downspouts - Replace (HC)	$12,400	X	14	/	25	=	$6,944
522	Ext. Srfc/Siding- Repr/Replace (HC)	$7,985	X	7	/	8	=	$6,987
523	Ext. Srfc/Siding- Replacement (HC)	$480,000	X	14	/	50	=	$134,400
533	Full Exterior - Paint/Caulk (HC)	$36,500	X	7	/	8	=	$31,938
536	Partial Exterior - Paint/Caulk (HC)	$12,190	X	3	/	8	=	$4,571
539	Caulk, etc. - Inspect/Repair (HC)	$3,900	X	1	/	4	=	$975
545	Metal/Composite Dks - Replace (HC)	$10,530	X	13	/	24	=	$5,704
546	Wd/Trex Decks (New) - Replace (HC)	$9,525	X	6	/	24	=	$2,381
547	Wd/Trex Decks (Older) - Replace(HC)	$38,200	X	13	/	24	=	$20,692
550	Wood Railings - Replace (HC)	$16,850	X	14	/	25	=	$9,436
560	Building Lights - Replace (HC)	$8,600	X	15	/	24	=	$5,375
	Row House							
501	Building Roof - Replace (RH)	$155,500	X	14	/	25	=	$87,080
506	Roofs - Inspect/Clean/Repair (RH)	$7,600	X	2	/	3	=	$5,067
511	Gutters/Downspouts - Replace (RH)	$27,600	X	14	/	25	=	$15,456
523	Ext. Srfc/Siding- Repr/Replace (RH)	$13,000	X	1	/	8	=	$1,625
524	Ext. Srfc/Siding- Replacement (RH)	$650,000	X	14	/	50	=	$182,000
534	Full Exterior - Paint/Caulk (RH)	$87,000	X	7	/	8	=	$76,125
537	Partial Exterior - Paint/Caulk (RH)	$25,750	X	3	/	8	=	$9,656
540	Caulk, etc. - Inspect/Repair (RH)	$9,600	X	1	/	4	=	$2,400
548	Elastomeric Decks - Clean/Seal (RH)	$13,800	X	2	/	5	=	$5,520
549	Unit Decks - Repairs/Replace (RH)	$10,000	X	1	/	10	=	$1,000
551	Wood Railings - Replace (RH)	$47,850	X	14	/	25	=	$26,796
558	Wood Trellis - Replace (RH)	$21,000	X	14	/	20	=	$14,700
561	Building Lights - Replace (RH)	$14,300	X	15	/	24	=	$8,938
	Townhouse							
502	Building Roof - Replace (TH)	$67,950	X	14	/	25	=	$38,052
507	Roofs - Inspect/Clean/Repair (TH)	$5,250	X	2	/	3	=	$3,500
512	Gutters/Downspouts - Replace (TH)	$6,900	X	14	/	25	=	$3,864

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
524	Ext. Srfc/Siding- Repr/Replace (TH)	$4,120	X	7	/	8	=	$3,605
525	Ext. Srfc/Siding- Replacement (TH)	$250,000	X	14	/	50	=	$70,000
535	Full Exterior - Paint/Caulk (TH)	$22,250	X	7	/	8	=	$19,469
538	Partial Exterior - Paint/Caulk (TH)	$9,510	X	3	/	8	=	$3,566
541	Caulk, etc. - Inspect/Repair (TH)	$3,700	X	1	/	4	=	$925
543	Wood Decks - Repair/Replace (TH)	$21,350	X	15	/	20	=	$16,013
544	Wood Decks - Clean/Seal (TH)	$6,150	X	1	/	3	=	$2,050
549	Elastomeric Decks - Clean/Seal (TH)	$5,925	X	2	/	5	=	$2,370
552	Wood Railings - Replace (TH)	$23,300	X	14	/	25	=	$13,048
562	Building Lights - Replace (TH)	$7,160	X	15	/	24	=	$4,475
								$995,679

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Neighborhood				
100	Conc. Driveways/Sdwlks - Repr/Replc	5	$5,765	$1,153	1.03 %
130	Pedestrian Bridges - Repair/Replace	15	$12,700	$847	0.76 %
138	Gazebo - Repair/Replace	15	$5,510	$367	0.33 %
142	Trellis - Repair/Replace	15	$3,705	$247	0.22 %
147	Trash Enclosures - Repair/Replace	15	$41,400	$2,760	2.47 %
150	Wood Implements - Clean/Stain/Pa	5	$2,730	$546	0.49 %
164	Path/Site Lighting - Replace	20	$25,450	$1,273	1.14 %
170	Landscape/Trees - Refurbish	3	$4,700	$1,567	1.40 %
175	Irrigation System - Repair/Replace	0	$23,900	$0	0.00 %
176	Irrigation Time Clocks - Replace	10	$7,420	$742	0.66 %
182	Drain Lines - Clean/Inspect	5	$19,750	$3,950	3.53 %
185	Stormwater Bed/Creek - Vacuum/Clean	4	$12,250	$3,063	2.74 %
	Hillside Cottages				
500	Building Roof - Replace (HC)	25	$76,150	$3,046	2.72 %
505	Roofs - Inspect/Clean/Repair (HC)	3	$5,150	$1,717	1.53 %
510	Gutters/Downspouts - Replace (HC)	25	$12,400	$496	0.44 %
522	Ext. Srfc/Siding- Repr/Replace (HC)	8	$7,985	$998	0.89 %
523	Ext. Srfc/Siding- Replacement (HC)	50	$480,000	$9,600	8.58 %
533	Full Exterior - Paint/Caulk (HC)	8	$36,500	$4,563	4.08 %
536	Partial Exterior - Paint/Caulk (HC)	8	$12,190	$1,524	1.36 %
539	Caulk, etc. - Inspect/Repair (HC)	4	$3,900	$975	0.87 %
545	Metal/Composite Dks - Replace (HC)	24	$10,530	$439	0.39 %
546	Wd/Trex Decks (New) - Replace (HC)	24	$9,525	$397	0.35 %
547	Wd/Trex Decks (Older) - Replace(HC)	24	$38,200	$1,592	1.42 %
550	Wood Railings - Replace (HC)	25	$16,850	$674	0.60 %
560	Building Lights - Replace (HC)	24	$8,600	$358	0.32 %
	Row House				
501	Building Roof - Replace (RH)	25	$155,500	$6,220	5.56 %
506	Roofs - Inspect/Clean/Repair (RH)	3	$7,600	$2,533	2.26 %
511	Gutters/Downspouts - Replace (RH)	25	$27,600	$1,104	0.99 %
523	Ext. Srfc/Siding- Repr/Replace (RH)	8	$13,000	$1,625	1.45 %
524	Ext. Srfc/Siding- Replacement (RH)	50	$650,000	$13,000	11.62 %
534	Full Exterior - Paint/Caulk (RH)	8	$87,000	$10,875	9.72 %
537	Partial Exterior - Paint/Caulk (RH)	8	$25,750	$3,219	2.88 %
540	Caulk, etc. - Inspect/Repair (RH)	4	$9,600	$2,400	2.15 %
548	Elastomeric Decks - Clean/Seal (RH)	5	$13,800	$2,760	2.47 %
549	Unit Decks - Repairs/Replace (RH)	10	$10,000	$1,000	0.89 %
551	Wood Railings - Replace (RH)	25	$47,850	$1,914	1.71 %
558	Wood Trellis - Replace (RH)	20	$21,000	$1,050	0.94 %
561	Building Lights - Replace (RH)	24	$14,300	$596	0.53 %
	Townhouse				
502	Building Roof - Replace (TH)	25	$67,950	$2,718	2.43 %
507	Roofs - Inspect/Clean/Repair (TH)	3	$5,250	$1,750	1.56 %
512	Gutters/Downspouts - Replace (TH)	25	$6,900	$276	0.25 %
524	Ext. Srfc/Siding- Repr/Replace (TH)	8	$4,120	$515	0.46 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
525	Ext. Srfc/Siding- Replacement (TH)	50	$250,000	$5,000	4.47 %
535	Full Exterior - Paint/Caulk (TH)	8	$22,250	$2,781	2.49 %
538	Partial Exterior - Paint/Caulk (TH)	8	$9,510	$1,189	1.06 %
541	Caulk, etc. - Inspect/Repair (TH)	4	$3,700	$925	0.83 %
543	Wood Decks - Repair/Replace (TH)	20	$21,350	$1,068	0.95 %
544	Wood Decks - Clean/Seal (TH)	3	$6,150	$2,050	1.83 %
549	Elastomeric Decks - Clean/Seal (TH)	5	$5,925	$1,185	1.06 %
552	Wood Railings - Replace (TH)	25	$23,300	$932	0.83 %
562	Building Lights - Replace (TH)	24	$7,160	$298	0.27 %
51	Total Funded Components			$111,874	100.00 %

30-Year Reserve Plan Summary

23471-6
NSV

Fiscal Year Start: 2018	Interest: 1.50 %	Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	$416,202	$995,679	41.8 %	Medium	$114,000	$0	$7,055	$12,250
2019	$525,007	$1,128,279	46.5 %	Medium	$129,960	$0	$7,051	$246,345
2020	$415,672	$1,027,218	40.5 %	Medium	$148,154	$0	$7,152	$32,464
2021	$538,515	$1,147,013	46.9 %	Medium	$168,896	$0	$9,034	$49,632
2022	$666,813	$1,256,422	53.1 %	Medium	$192,541	$0	$11,268	$34,047
2023	$836,576	$1,388,991	60.2 %	Medium	$219,497	$0	$13,596	$92,336
2024	$977,333	$1,469,455	66.5 %	Medium	$221,692	$0	$16,179	$33,935
2025	$1,181,269	$1,616,585	73.1 %	Low	$223,909	$0	$18,901	$83,570
2026	$1,340,510	$1,721,265	77.9 %	Low	$226,148	$0	$21,463	$65,011
2027	$1,523,110	$1,852,654	82.2 %	Low	$228,410	$0	$22,779	$258,234
2028	$1,516,065	$1,793,673	84.5 %	Low	$230,694	$0	$24,457	$24,190
2029	$1,747,026	$1,979,081	88.3 %	Low	$233,001	$0	$22,801	$707,731
2030	$1,295,097	$1,471,836	88.0 %	Low	$235,331	$0	$20,719	$81,910
2031	$1,469,237	$1,601,764	91.7 %	Low	$237,684	$0	$22,947	$137,558
2032	$1,592,310	$1,695,428	93.9 %	Low	$240,061	$0	$25,465	$52,562
2033	$1,805,274	$1,866,447	96.7 %	Low	$242,462	$0	$28,742	$47,051
2034	$2,029,427	$2,053,504	98.8 %	Low	$244,886	$0	$31,277	$162,051
2035	$2,143,539	$2,133,107	100.5 %	Low	$247,335	$0	$31,891	$311,487
2036	$2,111,277	$2,066,726	102.2 %	Low	$249,808	$0	$33,289	$64,258
2037	$2,330,116	$2,258,714	103.2 %	Low	$252,306	$0	$36,500	$79,258
2038	$2,539,664	$2,446,896	103.8 %	Low	$254,830	$0	$39,967	$41,721
2039	$2,792,740	$2,685,449	104.0 %	Low	$257,378	$0	$43,457	$88,271
2040	$3,005,304	$2,889,455	104.0 %	Low	$259,952	$0	$46,808	$72,333
2041	$3,239,730	$3,122,429	103.8 %	Low	$262,551	$0	$49,882	$136,710
2042	$3,415,453	$3,302,707	103.4 %	Low	$265,177	$0	$53,400	$24,902
2043	$3,709,127	$3,610,379	102.7 %	Low	$267,828	$0	$54,925	$412,903
2044	$3,618,978	$3,534,667	102.4 %	Low	$270,507	$0	$56,063	$84,689
2045	$3,860,858	$3,801,981	101.5 %	Low	$273,212	$0	$59,756	$82,077
2046	$4,111,749	$4,087,462	100.6 %	Low	$275,944	$0	$63,176	$133,775
2047	$4,317,093	$4,335,936	99.6 %	Low	$278,703	$0	$66,093	$160,953

	Fiscal Year	2018	2019	2020	2021	2022
	Starting Reserve Balance	$416,202	$525,007	$415,672	$538,515	$666,813
	Annual Reserve Contribution	$114,000	$129,960	$148,154	$168,896	$192,541
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,055	$7,051	$7,152	$9,034	$11,268
	Total Income	$537,257	$662,017	$570,978	$716,445	$870,623
#	Component					
	Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	$0	$0	$0	$6,300	$0
130	Pedestrian Bridges - Repair/Replace	$0	$13,081	$0	$0	$0
138	Gazebo - Repair/Replace	$0	$5,675	$0	$0	$0
142	Trellis - Repair/Replace	$0	$3,816	$0	$0	$0
147	Trash Enclosures - Repair/Replace	$0	$42,642	$0	$0	$0
150	Wood Implements - Clean/Stain/Pa	$0	$0	$0	$2,983	$0
164	Path/Site Lighting - Replace	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$4,986	$0	$0
175	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
176	Irrigation Time Clocks - Replace	$0	$0	$0	$0	$0
182	Drain Lines - Clean/Inspect	$0	$0	$20,953	$0	$0
185	Stormwater Bed/Creek - Vacuum/Clean	$12,250	$0	$0	$0	$13,787
	Hillside Cottages					
500	Building Roof - Replace (HC)	$0	$0	$0	$0	$0
505	Roofs - Inspect/Clean/Repair (HC)	$0	$5,305	$0	$0	$5,796
510	Gutters/Downspouts - Replace (HC)	$0	$0	$0	$0	$0
522	Ext. Srfc/Siding- Repr/Replace (HC)	$0	$8,225	$0	$0	$0
523	Ext. Srfc/Siding- Replacement (HC)	$0	$0	$0	$0	$0
533	Full Exterior - Paint/Caulk (HC)	$0	$37,595	$0	$0	$0
536	Partial Exterior - Paint/Caulk (HC)	$0	$0	$0	$0	$0
539	Caulk, etc. - Inspect/Repair (HC)	$0	$0	$0	$4,262	$0
545	Metal/Composite Dks - Replace (HC)	$0	$0	$0	$0	$0
546	Wd/Trex Decks (New) - Replace (HC)	$0	$0	$0	$0	$0
547	Wd/Trex Decks (Older) - Replace(HC)	$0	$0	$0	$0	$0
550	Wood Railings - Replace (HC)	$0	$0	$0	$0	$0
560	Building Lights - Replace (HC)	$0	$0	$0	$0	$0
	Row House					
501	Building Roof - Replace (RH)	$0	$0	$0	$0	$0
506	Roofs - Inspect/Clean/Repair (RH)	$0	$7,828	$0	$0	$8,554
511	Gutters/Downspouts - Replace (RH)	$0	$0	$0	$0	$0
523	Ext. Srfc/Siding- Repr/Replace (RH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Replacement (RH)	$0	$0	$0	$0	$0
534	Full Exterior - Paint/Caulk (RH)	$0	$89,610	$0	$0	$0
537	Partial Exterior - Paint/Caulk (RH)	$0	$0	$0	$0	$0
540	Caulk, etc. - Inspect/Repair (RH)	$0	$0	$0	$10,490	$0
548	Elastomeric Decks - Clean/Seal (RH)	$0	$0	$0	$15,080	$0
549	Unit Decks - Repairs/Replace (RH)	$0	$0	$0	$0	$0
551	Wood Railings - Replace (RH)	$0	$0	$0	$0	$0
558	Wood Trellis - Replace (RH)	$0	$0	$0	$0	$0
561	Building Lights - Replace (RH)	$0	$0	$0	$0	$0
	Townhouse					
502	Building Roof - Replace (TH)	$0	$0	$0	$0	$0
507	Roofs - Inspect/Clean/Repair (TH)	$0	$5,408	$0	$0	$5,909
512	Gutters/Downspouts - Replace (TH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Repr/Replace (TH)	$0	$4,244	$0	$0	$0
525	Ext. Srfc/Siding- Replacement (TH)	$0	$0	$0	$0	$0
535	Full Exterior - Paint/Caulk (TH)	$0	$22,918	$0	$0	$0
538	Partial Exterior - Paint/Caulk (TH)	$0	$0	$0	$0	$0
541	Caulk, etc. - Inspect/Repair (TH)	$0	$0	$0	$4,043	$0
543	Wood Decks - Repair/Replace (TH)	$0	$0	$0	$0	$0
544	Wood Decks - Clean/Seal (TH)	$0	$0	$6,525	$0	$0
549	Elastomeric Decks - Clean/Seal (TH)	$0	$0	$0	$6,474	$0
552	Wood Railings - Replace (TH)	$0	$0	$0	$0	$0
562	Building Lights - Replace (TH)	$0	$0	$0	$0	$0
	Total Expenses	$12,250	$246,345	$32,464	$49,632	$34,047

Fiscal Year	2018	2019	2020	2021	2022
Ending Reserve Balance	$525,007	$415,672	$538,515	$666,813	$836,576

	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$836,576	$977,333	$1,181,269	$1,340,510	$1,523,110
	Annual Reserve Contribution	$219,497	$221,692	$223,909	$226,148	$228,410
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$13,596	$16,179	$18,901	$21,463	$22,779
	Total Income	$1,069,669	$1,215,204	$1,424,079	$1,588,121	$1,774,299
#	Component					
	Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	$0	$0	$0	$7,303	$0
130	Pedestrian Bridges - Repair/Replace	$0	$0	$0	$0	$0
138	Gazebo - Repair/Replace	$0	$0	$0	$0	$0
142	Trellis - Repair/Replace	$0	$0	$0	$0	$0
147	Trash Enclosures - Repair/Replace	$0	$0	$0	$0	$0
150	Wood Implements - Clean/Stain/Pa	$0	$0	$0	$3,458	$0
164	Path/Site Lighting - Replace	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$5,449	$0	$0	$5,954	$0
175	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
176	Irrigation Time Clocks - Replace	$0	$8,860	$0	$0	$0
182	Drain Lines - Clean/Inspect	$0	$0	$24,290	$0	$0
185	Stormwater Bed/Creek - Vacuum/Clean	$0	$0	$0	$15,518	$0
	Hillside Cottages					
500	Building Roof - Replace (HC)	$0	$0	$0	$0	$0
505	Roofs - Inspect/Clean/Repair (HC)	$0	$0	$6,334	$0	$0
510	Gutters/Downspouts - Replace (HC)	$0	$0	$0	$0	$0
522	Ext. Srfc/Siding- Repr/Replace (HC)	$0	$0	$0	$0	$10,419
523	Ext. Srfc/Siding- Replacement (HC)	$0	$0	$0	$0	$0
533	Full Exterior - Paint/Caulk (HC)	$0	$0	$0	$0	$47,624
536	Partial Exterior - Paint/Caulk (HC)	$14,132	$0	$0	$0	$0
539	Caulk, etc. - Inspect/Repair (HC)	$0	$0	$4,797	$0	$0
545	Metal/Composite Dks - Replace (HC)	$0	$0	$0	$0	$0
546	Wd/Trex Decks (New) - Replace (HC)	$0	$0	$0	$0	$0
547	Wd/Trex Decks (Older) - Replace(HC)	$0	$0	$0	$0	$0
550	Wood Railings - Replace (HC)	$0	$0	$0	$0	$0
560	Building Lights - Replace (HC)	$0	$0	$0	$0	$11,221
	Row House					
501	Building Roof - Replace (RH)	$0	$0	$0	$0	$0
506	Roofs - Inspect/Clean/Repair (RH)	$0	$0	$9,347	$0	$0
511	Gutters/Downspouts - Replace (RH)	$0	$0	$0	$0	$0
523	Ext. Srfc/Siding- Repr/Replace (RH)	$0	$0	$15,988	$0	$0
524	Ext. Srfc/Siding- Replacement (RH)	$0	$0	$0	$0	$0
534	Full Exterior - Paint/Caulk (RH)	$0	$0	$0	$0	$113,515
537	Partial Exterior - Paint/Caulk (RH)	$29,851	$0	$0	$0	$0
540	Caulk, etc. - Inspect/Repair (RH)	$0	$0	$11,807	$0	$0
548	Elastomeric Decks - Clean/Seal (RH)	$0	$0	$0	$17,481	$0
549	Unit Decks - Repairs/Replace (RH)	$0	$0	$0	$0	$13,048
551	Wood Railings - Replace (RH)	$0	$0	$0	$0	$0
558	Wood Trellis - Replace (RH)	$0	$25,075	$0	$0	$0
561	Building Lights - Replace (RH)	$0	$0	$0	$0	$18,658
	Townhouse					
502	Building Roof - Replace (TH)	$0	$0	$0	$0	$0
507	Roofs - Inspect/Clean/Repair (TH)	$0	$0	$6,457	$0	$0
512	Gutters/Downspouts - Replace (TH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Repr/Replace (TH)	$0	$0	$0	$0	$5,376
525	Ext. Srfc/Siding- Replacement (TH)	$0	$0	$0	$0	$0
535	Full Exterior - Paint/Caulk (TH)	$0	$0	$0	$0	$29,031
538	Partial Exterior - Paint/Caulk (TH)	$11,025	$0	$0	$0	$0
541	Caulk, etc. - Inspect/Repair (TH)	$0	$0	$4,551	$0	$0
543	Wood Decks - Repair/Replace (TH)	$24,751	$0	$0	$0	$0
544	Wood Decks - Clean/Seal (TH)	$7,130	$0	$0	$7,791	$0
549	Elastomeric Decks - Clean/Seal (TH)	$0	$0	$0	$7,506	$0
552	Wood Railings - Replace (TH)	$0	$0	$0	$0	$0
562	Building Lights - Replace (TH)	$0	$0	$0	$0	$9,342
	Total Expenses	$92,336	$33,935	$83,570	$65,011	$258,234
	Ending Reserve Balance	$977,333	$1,181,269	$1,340,510	$1,523,110	$1,516,065

	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$1,516,065	$1,747,026	$1,295,097	$1,469,237	$1,592,310
	Annual Reserve Contribution	$230,694	$233,001	$235,331	$237,684	$240,061
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$24,457	$22,801	$20,719	$22,947	$25,465
	Total Income	$1,771,216	$2,002,828	$1,551,147	$1,729,868	$1,857,837
#	Component					
	Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	$0	$0	$0	$8,466	$0
130	Pedestrian Bridges - Repair/Replace	$0	$0	$0	$0	$0
138	Gazebo - Repair/Replace	$0	$0	$0	$0	$0
142	Trellis - Repair/Replace	$0	$0	$0	$0	$0
147	Trash Enclosures - Repair/Replace	$0	$0	$0	$0	$0
150	Wood Implements - Clean/Stain/Pa	$0	$0	$0	$4,009	$0
164	Path/Site Lighting - Replace	$0	$0	$36,286	$0	$0
170	Landscape/Trees - Refurbish	$0	$6,506	$0	$0	$7,109
175	Irrigation System - Repair/Replace	$0	$0	$0	$0	$36,151
176	Irrigation Time Clocks - Replace	$0	$0	$0	$0	$0
182	Drain Lines - Clean/Inspect	$0	$0	$28,159	$0	$0
185	Stormwater Bed/Creek - Vacuum/Clean	$0	$0	$17,466	$0	$0
	Hillside Cottages					
500	Building Roof - Replace (HC)	$0	$105,409	$0	$0	$0
505	Roofs - Inspect/Clean/Repair (HC)	$6,921	$0	$0	$7,563	$0
510	Gutters/Downspouts - Replace (HC)	$0	$17,164	$0	$0	$0
522	Ext. Srfc/Siding- Repr/Replace (HC)	$0	$0	$0	$0	$0
523	Ext. Srfc/Siding- Replacement (HC)	$0	$0	$0	$0	$0
533	Full Exterior - Paint/Caulk (HC)	$0	$0	$0	$0	$0
536	Partial Exterior - Paint/Caulk (HC)	$0	$0	$0	$17,901	$0
539	Caulk, etc. - Inspect/Repair (HC)	$0	$5,399	$0	$0	$0
545	Metal/Composite Dks - Replace (HC)	$0	$14,576	$0	$0	$0
546	Wd/Trex Decks (New) - Replace (HC)	$0	$0	$0	$0	$0
547	Wd/Trex Decks (Older) - Replace(HC)	$0	$52,878	$0	$0	$0
550	Wood Railings - Replace (HC)	$0	$23,324	$0	$0	$0
560	Building Lights - Replace (HC)	$0	$0	$0	$0	$0
	Row House					
501	Building Roof - Replace (RH)	$0	$215,248	$0	$0	$0
506	Roofs - Inspect/Clean/Repair (RH)	$10,214	$0	$0	$11,161	$0
511	Gutters/Downspouts - Replace (RH)	$0	$38,205	$0	$0	$0
523	Ext. Srfc/Siding- Repr/Replace (RH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Replacement (RH)	$0	$0	$0	$0	$0
534	Full Exterior - Paint/Caulk (RH)	$0	$0	$0	$0	$0
537	Partial Exterior - Paint/Caulk (RH)	$0	$0	$0	$37,815	$0
540	Caulk, etc. - Inspect/Repair (RH)	$0	$13,289	$0	$0	$0
548	Elastomeric Decks - Clean/Seal (RH)	$0	$0	$0	$20,266	$0
549	Unit Decks - Repairs/Replace (RH)	$0	$0	$0	$0	$0
551	Wood Railings - Replace (RH)	$0	$66,236	$0	$0	$0
558	Wood Trellis - Replace (RH)	$0	$0	$0	$0	$0
561	Building Lights - Replace (RH)	$0	$0	$0	$0	$0
	Townhouse					
502	Building Roof - Replace (TH)	$0	$94,059	$0	$0	$0
507	Roofs - Inspect/Clean/Repair (TH)	$7,056	$0	$0	$7,710	$0
512	Gutters/Downspouts - Replace (TH)	$0	$9,551	$0	$0	$0
524	Ext. Srfc/Siding- Repr/Replace (TH)	$0	$0	$0	$0	$0
525	Ext. Srfc/Siding- Replacement (TH)	$0	$0	$0	$0	$0
535	Full Exterior - Paint/Caulk (TH)	$0	$0	$0	$0	$0
538	Partial Exterior - Paint/Caulk (TH)	$0	$0	$0	$13,966	$0
541	Caulk, etc. - Inspect/Repair (TH)	$0	$5,122	$0	$0	$0
543	Wood Decks - Repair/Replace (TH)	$0	$0	$0	$0	$0
544	Wood Decks - Clean/Seal (TH)	$0	$8,513	$0	$0	$9,302
549	Elastomeric Decks - Clean/Seal (TH)	$0	$0	$0	$8,701	$0
552	Wood Railings - Replace (TH)	$0	$32,253	$0	$0	$0
562	Building Lights - Replace (TH)	$0	$0	$0	$0	$0
	Total Expenses	$24,190	$707,731	$81,910	$137,558	$52,562
	Ending Reserve Balance	$1,747,026	$1,295,097	$1,469,237	$1,592,310	$1,805,274

	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$1,805,274	$2,029,427	$2,143,539	$2,111,277	$2,330,116
	Annual Reserve Contribution	$242,462	$244,886	$247,335	$249,808	$252,306
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$28,742	$31,277	$31,891	$33,289	$36,500
	Total Income	$2,076,477	$2,305,590	$2,422,764	$2,394,374	$2,618,922
#	Component					
	Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	$0	$0	$0	$9,815	$0
130	Pedestrian Bridges - Repair/Replace	$0	$20,380	$0	$0	$0
138	Gazebo - Repair/Replace	$0	$8,842	$0	$0	$0
142	Trellis - Repair/Replace	$0	$5,945	$0	$0	$0
147	Trash Enclosures - Repair/Replace	$0	$66,435	$0	$0	$0
150	Wood Implements - Clean/Stain/Pa	$0	$0	$0	$4,648	$0
164	Path/Site Lighting - Replace	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$0	$7,768	$0	$0
175	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
176	Irrigation Time Clocks - Replace	$0	$11,907	$0	$0	$0
182	Drain Lines - Clean/Inspect	$0	$0	$32,644	$0	$0
185	Stormwater Bed/Creek - Vacuum/Clean	$0	$19,658	$0	$0	$0
	Hillside Cottages					
500	Building Roof - Replace (HC)	$0	$0	$0	$0	$0
505	Roofs - Inspect/Clean/Repair (HC)	$0	$8,264	$0	$0	$9,031
510	Gutters/Downspouts - Replace (HC)	$0	$0	$0	$0	$0
522	Ext. Srfc/Siding- Repr/Replace (HC)	$0	$0	$13,198	$0	$0
523	Ext. Srfc/Siding- Replacement (HC)	$0	$0	$0	$0	$0
533	Full Exterior - Paint/Caulk (HC)	$0	$0	$60,329	$0	$0
536	Partial Exterior - Paint/Caulk (HC)	$0	$0	$0	$0	$0
539	Caulk, etc. - Inspect/Repair (HC)	$6,076	$0	$0	$0	$6,839
545	Metal/Composite Dks - Replace (HC)	$0	$0	$0	$0	$0
546	Wd/Trex Decks (New) - Replace (HC)	$0	$0	$0	$16,216	$0
547	Wd/Trex Decks (Older) - Replace(HC)	$0	$0	$0	$0	$0
550	Wood Railings - Replace (HC)	$0	$0	$0	$0	$0
560	Building Lights - Replace (HC)	$0	$0	$0	$0	$0
	Row House					
501	Building Roof - Replace (RH)	$0	$0	$0	$0	$0
506	Roofs - Inspect/Clean/Repair (RH)	$0	$12,196	$0	$0	$13,327
511	Gutters/Downspouts - Replace (RH)	$0	$0	$0	$0	$0
523	Ext. Srfc/Siding- Repr/Replace (RH)	$20,254	$0	$0	$0	$0
524	Ext. Srfc/Siding- Replacement (RH)	$0	$0	$0	$0	$0
534	Full Exterior - Paint/Caulk (RH)	$0	$0	$143,798	$0	$0
537	Partial Exterior - Paint/Caulk (RH)	$0	$0	$0	$0	$0
540	Caulk, etc. - Inspect/Repair (RH)	$14,956	$0	$0	$0	$16,834
548	Elastomeric Decks - Clean/Seal (RH)	$0	$0	$0	$23,494	$0
549	Unit Decks - Repairs/Replace (RH)	$0	$0	$0	$0	$17,535
551	Wood Railings - Replace (RH)	$0	$0	$0	$0	$0
558	Wood Trellis - Replace (RH)	$0	$0	$0	$0	$0
561	Building Lights - Replace (RH)	$0	$0	$0	$0	$0
	Townhouse					
502	Building Roof - Replace (TH)	$0	$0	$0	$0	$0
507	Roofs - Inspect/Clean/Repair (TH)	$0	$8,425	$0	$0	$9,206
512	Gutters/Downspouts - Replace (TH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Repr/Replace (TH)	$0	$0	$6,810	$0	$0
525	Ext. Srfc/Siding- Replacement (TH)	$0	$0	$0	$0	$0
535	Full Exterior - Paint/Caulk (TH)	$0	$0	$36,776	$0	$0
538	Partial Exterior - Paint/Caulk (TH)	$0	$0	$0	$0	$0
541	Caulk, etc. - Inspect/Repair (TH)	$5,764	$0	$0	$0	$6,488
543	Wood Decks - Repair/Replace (TH)	$0	$0	$0	$0	$0
544	Wood Decks - Clean/Seal (TH)	$0	$0	$10,165	$0	$0
549	Elastomeric Decks - Clean/Seal (TH)	$0	$0	$0	$10,087	$0
552	Wood Railings - Replace (TH)	$0	$0	$0	$0	$0
562	Building Lights - Replace (TH)	$0	$0	$0	$0	$0
	Total Expenses	$47,051	$162,051	$311,487	$64,258	$79,258
	Ending Reserve Balance	$2,029,427	$2,143,539	$2,111,277	$2,330,116	$2,539,664

	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$2,539,664	$2,792,740	$3,005,304	$3,239,730	$3,415,453
	Annual Reserve Contribution	$254,830	$257,378	$259,952	$262,551	$265,177
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$39,967	$43,457	$46,808	$49,882	$53,400
	Total Income	$2,834,461	$3,093,575	$3,312,063	$3,552,163	$3,734,029
#	Component					
	Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	$0	$0	$0	$11,378	$0
130	Pedestrian Bridges - Repair/Replace	$0	$0	$0	$0	$0
138	Gazebo - Repair/Replace	$0	$0	$0	$0	$0
142	Trellis - Repair/Replace	$0	$0	$0	$0	$0
147	Trash Enclosures - Repair/Replace	$0	$0	$0	$0	$0
150	Wood Implements - Clean/Stain/Pa	$0	$0	$0	$5,388	$0
164	Path/Site Lighting - Replace	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$8,489	$0	$0	$9,276	$0
175	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
176	Irrigation Time Clocks - Replace	$0	$0	$0	$0	$0
182	Drain Lines - Clean/Inspect	$0	$0	$37,843	$0	$0
185	Stormwater Bed/Creek - Vacuum/Clean	$22,125	$0	$0	$0	$24,902
	Hillside Cottages					
500	Building Roof - Replace (HC)	$0	$0	$0	$0	$0
505	Roofs - Inspect/Clean/Repair (HC)	$0	$0	$9,868	$0	$0
510	Gutters/Downspouts - Replace (HC)	$0	$0	$0	$0	$0
522	Ext. Srfc/Siding- Repr/Replace (HC)	$0	$0	$0	$0	$0
523	Ext. Srfc/Siding- Replacement (HC)	$0	$0	$0	$0	$0
533	Full Exterior - Paint/Caulk (HC)	$0	$0	$0	$0	$0
536	Partial Exterior - Paint/Caulk (HC)	$0	$22,677	$0	$0	$0
539	Caulk, etc. - Inspect/Repair (HC)	$0	$0	$0	$7,697	$0
545	Metal/Composite Dks - Replace (HC)	$0	$0	$0	$0	$0
546	Wd/Trex Decks (New) - Replace (HC)	$0	$0	$0	$0	$0
547	Wd/Trex Decks (Older) - Replace(HC)	$0	$0	$0	$0	$0
550	Wood Railings - Replace (HC)	$0	$0	$0	$0	$0
560	Building Lights - Replace (HC)	$0	$0	$0	$0	$0
	Row House					
501	Building Roof - Replace (RH)	$0	$0	$0	$0	$0
506	Roofs - Inspect/Clean/Repair (RH)	$0	$0	$14,562	$0	$0
511	Gutters/Downspouts - Replace (RH)	$0	$0	$0	$0	$0
523	Ext. Srfc/Siding- Repr/Replace (RH)	$0	$0	$0	$25,657	$0
524	Ext. Srfc/Siding- Replacement (RH)	$0	$0	$0	$0	$0
534	Full Exterior - Paint/Caulk (RH)	$0	$0	$0	$0	$0
537	Partial Exterior - Paint/Caulk (RH)	$0	$47,903	$0	$0	$0
540	Caulk, etc. - Inspect/Repair (RH)	$0	$0	$0	$18,946	$0
548	Elastomeric Decks - Clean/Seal (RH)	$0	$0	$0	$27,235	$0
549	Unit Decks - Repairs/Replace (RH)	$0	$0	$0	$0	$0
551	Wood Railings - Replace (RH)	$0	$0	$0	$0	$0
558	Wood Trellis - Replace (RH)	$0	$0	$0	$0	$0
561	Building Lights - Replace (RH)	$0	$0	$0	$0	$0
	Townhouse					
502	Building Roof - Replace (TH)	$0	$0	$0	$0	$0
507	Roofs - Inspect/Clean/Repair (TH)	$0	$0	$10,060	$0	$0
512	Gutters/Downspouts - Replace (TH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Repr/Replace (TH)	$0	$0	$0	$0	$0
525	Ext. Srfc/Siding- Replacement (TH)	$0	$0	$0	$0	$0
535	Full Exterior - Paint/Caulk (TH)	$0	$0	$0	$0	$0
538	Partial Exterior - Paint/Caulk (TH)	$0	$17,691	$0	$0	$0
541	Caulk, etc. - Inspect/Repair (TH)	$0	$0	$0	$7,302	$0
543	Wood Decks - Repair/Replace (TH)	$0	$0	$0	$0	$0
544	Wood Decks - Clean/Seal (TH)	$11,108	$0	$0	$12,138	$0
549	Elastomeric Decks - Clean/Seal (TH)	$0	$0	$0	$11,694	$0
552	Wood Railings - Replace (TH)	$0	$0	$0	$0	$0
562	Building Lights - Replace (TH)	$0	$0	$0	$0	$0
	Total Expenses	$41,721	$88,271	$72,333	$136,710	$24,902
	Ending Reserve Balance	$2,792,740	$3,005,304	$3,239,730	$3,415,453	$3,709,127

	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$3,709,127	$3,618,978	$3,860,858	$4,111,749	$4,317,093
	Annual Reserve Contribution	$267,828	$270,507	$273,212	$275,944	$278,703
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$54,925	$56,063	$59,756	$63,176	$66,093
	Total Income	$4,031,881	$3,945,547	$4,193,826	$4,450,868	$4,661,889
#	Component					
	Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	$0	$0	$0	$13,190	$0
130	Pedestrian Bridges - Repair/Replace	$0	$0	$0	$0	$0
138	Gazebo - Repair/Replace	$0	$0	$0	$0	$0
142	Trellis - Repair/Replace	$0	$0	$0	$0	$0
147	Trash Enclosures - Repair/Replace	$0	$0	$0	$0	$0
150	Wood Implements - Clean/Stain/Pa	$0	$0	$0	$6,246	$0
164	Path/Site Lighting - Replace	$0	$0	$0	$0	$0
170	Landscape/Trees - Refurbish	$0	$10,136	$0	$0	$11,076
175	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
176	Irrigation Time Clocks - Replace	$0	$16,002	$0	$0	$0
182	Drain Lines - Clean/Inspect	$0	$0	$43,870	$0	$0
185	Stormwater Bed/Creek - Vacuum/Clean	$0	$0	$0	$28,027	$0
	Hillside Cottages					
500	Building Roof - Replace (HC)	$0	$0	$0	$0	$0
505	Roofs - Inspect/Clean/Repair (HC)	$10,783	$0	$0	$11,783	$0
510	Gutters/Downspouts - Replace (HC)	$0	$0	$0	$0	$0
522	Ext. Srfc/Siding- Repr/Replace (HC)	$16,719	$0	$0	$0	$0
523	Ext. Srfc/Siding- Replacement (HC)	$0	$0	$0	$0	$0
533	Full Exterior - Paint/Caulk (HC)	$76,423	$0	$0	$0	$0
536	Partial Exterior - Paint/Caulk (HC)	$0	$0	$0	$0	$28,727
539	Caulk, etc. - Inspect/Repair (HC)	$0	$0	$8,663	$0	$0
545	Metal/Composite Dks - Replace (HC)	$0	$0	$0	$0	$0
546	Wd/Trex Decks (New) - Replace (HC)	$0	$0	$0	$0	$0
547	Wd/Trex Decks (Older) - Replace(HC)	$0	$0	$0	$0	$0
550	Wood Railings - Replace (HC)	$0	$0	$0	$0	$0
560	Building Lights - Replace (HC)	$0	$0	$0	$0	$0
	Row House					
501	Building Roof - Replace (RH)	$0	$0	$0	$0	$0
506	Roofs - Inspect/Clean/Repair (RH)	$15,913	$0	$0	$17,388	$0
511	Gutters/Downspouts - Replace (RH)	$0	$0	$0	$0	$0
523	Ext. Srfc/Siding- Repr/Replace (RH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Replacement (RH)	$0	$0	$0	$0	$0
534	Full Exterior - Paint/Caulk (RH)	$182,159	$0	$0	$0	$0
537	Partial Exterior - Paint/Caulk (RH)	$0	$0	$0	$0	$60,682
540	Caulk, etc. - Inspect/Repair (RH)	$0	$0	$21,324	$0	$0
548	Elastomeric Decks - Clean/Seal (RH)	$0	$0	$0	$31,573	$0
549	Unit Decks - Repairs/Replace (RH)	$0	$0	$0	$0	$23,566
551	Wood Railings - Replace (RH)	$0	$0	$0	$0	$0
558	Wood Trellis - Replace (RH)	$0	$45,288	$0	$0	$0
561	Building Lights - Replace (RH)	$0	$0	$0	$0	$0
	Townhouse					
502	Building Roof - Replace (TH)	$0	$0	$0	$0	$0
507	Roofs - Inspect/Clean/Repair (TH)	$10,992	$0	$0	$12,012	$0
512	Gutters/Downspouts - Replace (TH)	$0	$0	$0	$0	$0
524	Ext. Srfc/Siding- Repr/Replace (TH)	$8,626	$0	$0	$0	$0
525	Ext. Srfc/Siding- Replacement (TH)	$0	$0	$0	$0	$0
535	Full Exterior - Paint/Caulk (TH)	$46,587	$0	$0	$0	$0
538	Partial Exterior - Paint/Caulk (TH)	$0	$0	$0	$0	$22,411
541	Caulk, etc. - Inspect/Repair (TH)	$0	$0	$8,219	$0	$0
543	Wood Decks - Repair/Replace (TH)	$44,702	$0	$0	$0	$0
544	Wood Decks - Clean/Seal (TH)	$0	$13,263	$0	$0	$14,493
549	Elastomeric Decks - Clean/Seal (TH)	$0	$0	$0	$13,556	$0
552	Wood Railings - Replace (TH)	$0	$0	$0	$0	$0
562	Building Lights - Replace (TH)	$0	$0	$0	$0	$0
	Total Expenses	$412,903	$84,689	$82,077	$133,775	$160,953
	Ending Reserve Balance	$3,618,978	$3,860,858	$4,111,749	$4,317,093	$4,500,936

Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

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

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

1) Common area repair & replacement responsibility
2) Component must have a limited useful life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Neighborhood

Comp #: 100 Conc. Driveways/Sdwlks - Repr/Replc **Quantity: Poured in place**
Location: Driveways, curbs, sidewalks, stairs, etc. throughout community
Funded?: Yes.
History: Completed in 2016-17 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 5 years Remaining Life: 3 years
Best Case: $ 4,530 Worst Case: $7,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 112 Metal Site Rail - Repair/Replace **Quantity: Moderate linear feet**
Location: Walkways/stairs throughout common areas
Funded?: No. Too small to merit 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 #: 116 Site Benches - Repair/Replace **Quantity: (2) metal**
Location: Open space areas of site
Funded?: No. Too small to merit reserve funding
History: None known
Comments: Not funded - no changes from previous reserve study
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 130 Pedestrian Bridges - Repair/Replace **Quantity: (4) ~7'x5', wood**
Location: Spanning storm water creek bed
Funded?: Yes.
History: Cleaned/stained 2012
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 15 years Remaining Life: 1 years
Best Case: $ 10,600 Worst Case: $14,800
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 138 Gazebo - Repair/Replace **Quantity: (1) wood structure**
Location: Common area
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 15 years Remaining Life: 1 years
Best Case: $ 4,840 Worst Case: $6,180
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 142 Trellis - Repair/Replace **Quantity: ~25', wood**
Location: Common area near gazebo area
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 15 years Remaining Life: 1 years
Best Case: $ 3,190 Worst Case: $4,220
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 147 Trash Enclosures - Repair/Replace **Quantity: (12) wood structures**
Location: Throughout community
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 15 years Remaining Life: 1 years
Best Case: $ 38,200 Worst Case: $44,600
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 150 Wood Implements - Clean/Stain/Pa **Quantity: Miscellaneous**
Location: Throughout Association (trellis, gazebo, bridges, etc)
Funded?: Yes.
History: Completed during 2016-17 fiscal year; previous to this, cleaned/stained in June 2012
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 5 years Remaining Life: 3 years
Best Case: $ 2,370 Worst Case: $3,090
Lower allowance Higher allowance
Cost Source: Inflated Client Cost History

Comp #: 157 Retention Walls - Repair/Replace **Quantity: Masonry block**
Location: Scattered areas throughout association
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 164 Path/Site Lighting - Replace **Quantity: ~(130) metal standards**
Location: Throughout common landscaped areas
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 20 years Remaining Life: 12 years
Best Case: $ 22,000 Worst Case: $28,900
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 170 Landscape/Trees - Refurbish **Quantity: Shrubs, grass, trees**
Location: Throughout common areas, open spaces, etc.
Funded?: Yes.
History: Varies
Comments: Remaining useful life left reset to reflect anticipated 2017-18 reserve study; cost inflated 3% from previous reserve study.
Useful Life: 3 years Remaining Life: 2 years
Best Case: $ 3,500 Worst Case: $5,900
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 175 Irrigation System - Repair/Replace **Quantity: Controls, valves, etc.**
Location: Throughout common area landscaping
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 0 years Remaining Life: 14 years
Best Case: $ 21,200 Worst Case: $26,600
Lower allowance Higher allowance
Cost Source: Inflated estimate, On-site Irrigation
Specialist: Russ Ayers (425) 507-1130

Comp #: 176 Irrigation Time Clocks - Replace **Quantity: (4) Controllers**
Location: Wall mounted at various locations
Funded?: Yes.
History: Replaced in 2014-15 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 6,390 Worst Case: $8,450
Lower allowance Higher allowance
Cost Source: Client Cost History

Comp #: 182 Drain Lines - Clean/Inspect **Quantity: Storm drains**
Location: Scattered throughout community
Funded?: Yes.
History: Drain line cleaning occurred in the 2015-16 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 5 years Remaining Life: 2 years
Best Case: $ 19,100 Worst Case: $20,400
Lower allowance Higher allowance
Cost Source: Estimate Provided by Client per Bid

Comp #: 185 Stormwater Bed/Creek - Vacuum/Clean **Quantity: Moderate**
Location: Runs through mid-point of community
Funded?: Yes.
History: Completed in June 2014
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 4 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $14,400
Lower allowance Higher allowance
Cost Source: Inflated actual history with Davidson-
Macri Sweeping, Inc.

Comp #: 187 Stormwater Liner - Repair/Replace **Quantity: Extensive, plastic**
Location: Bed of stormwater conveyance
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source: Past research Engineer Rich
Tompkins, Triad, 425-821-8448

Comp #: 998 Association Annual Inspection **Quantity: Every year**
Location: Common elements of association
Funded?: No. Annual costs
History: Unknown
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 999 Reserve Study Update **Quantity: Annual**
Location: Common elements of association
Funded?: No. Annual cost
History: Association Reserves completed 2015-16 fiscal year study
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Hillside Cottages

Comp #: 500 Building Roof - Replace (HC) **Quantity: ~14,900 GSF, shingles**
Location: Rooftop of Hillside Cottage buildings (16 units in 8 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study.
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 67,700 Worst Case: $84,600
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 505 Roofs - Inspect/Clean/Repair (HC) **Quantity: ~14,900 GSF, shingles**
Location: Rooftop of Hillside Cottage buildings (16 units in 8 buildings)
Funded?: Yes.
History: Assumed complete in 2017-18 fiscal year; previous to this, cleaned and repaired 2013-14 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study.
Useful Life: 3 years Remaining Life: 1 years
Best Case: $ 4,000 Worst Case: $6,300
Lower allowance Higher allowance
Cost Source: Inflated Cost History: Pro-Long Roof Care and Repair, Inc.

Comp #: 510 Gutters/Downspouts - Replace (HC) **Quantity: ~1,800 LF, metal**
Location: Perimeter of Hillside Cottage buildings (16 units in 8 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 10,500 Worst Case: $14,300
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 522 Ext. Srfc/Siding- Repr/Replace (HC) **Quantity: ~34,000 sq ft Siding/Trim**
Location: Exterior building surfaces at Hillside Cottage buildings (16 units in 8 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 8 years Remaining Life: 1 years
Best Case: $ 6,390 Worst Case: $9,580
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 523 Ext. Srfc/Siding- Replacement (HC) **Quantity: ~34,000 sq ft Siding/Trim**
Location: Exterior building surfaces at Hillside Cottage buildings (16 units in 8 buildings)
Funded?: Yes.
History: No major projects known
Comments: Eventual complete replacement of siding added to the 2018-2019 reserve study.
Useful Life: 50 years Remaining Life: 36 years
Best Case: $ 465,000 Worst Case: $495,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 525 Windows/Glass Doors - Repl(HC) **Quantity: Extensive, assorted**
Location: Building exteriors at Hillside Cottage buildings (16 units in 8 buildings)
Funded?: No. Individual unit owner responsibility, not Association
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 533 Full Exterior - Paint/Caulk (HC) **Quantity: Siding, trim, etc.**
Location: Exterior building surfaces at Hillside Cottage buildings (16 units in 8 buildings)
Funded?: Yes.
History: Painted last August 2011
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 8 years Remaining Life: 1 years
Best Case: $ 32,200 Worst Case: $40,800
Lower allowance Higher allowance
Cost Source: Inflated Cost History, Norm's Precision Painting

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Comp #: 536 Partial Exterior - Paint/Caulk (HC) **Quantity: Moderate areas**
Location: Exterior of buildings; trim, fascia, door moldings, etc.at Hillside Cottage Bldgs.(16 units)
Funded?: Yes.
History: Completed during the 2015-16 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2016-17 reserve study
Useful Life: 8 years Remaining Life: 5 years
Best Case: $ 9,580 Worst Case: $14,800
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 539 Caulk, etc. - Inspect/Repair (HC) **Quantity: Extensive areas**
Location: Exterior perimeters of windows, doors, etc. at Hillside Cottage units
Funded?: Yes.
History: Anticipated to occur in the 2017-2018 fiscal year, some local work during 2015-16 fiscal year; last caulked during 2013-14 fiscal year
Comments: Life reset to reflect anticipated 2017-2018 work, cost inflated 3% from 2017-18 reserve study
Useful Life: 4 years Remaining Life: 3 years
Best Case: $ 2,900 Worst Case: $4,900
Lower allowance Higher allowance
Cost Source: Inflated Cost History: Townhouse Painters, LLC

Comp #: 545 Metal/Composite Dks - Replace (HC) **Quantity: (6), approx 380 GSF**
Location: Metal frame decks at (6) Hillside Cottage units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 24 years Remaining Life: 11 years
Best Case: $ 8,960 Worst Case: $12,100
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 546 Wd/Trex Decks (New) - Replace (HC) **Quantity: (2), approx 230 GSF**
Location: Elevated decks at Hillside Cottage units at 1923 & 1929 18th Ave.
Funded?: Yes.
History: Deck boards replaced August 2012
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 24 years Remaining Life: 18 years
Best Case: $ 8,450 Worst Case: $10,600
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 547 Wd/Trex Decks (Older) - Replace(HC) **Quantity: (8), approx 790 GSF**
Location: Wood frame decks at (8) Hillside Cottage units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 24 years Remaining Life: 11 years
Best Case: $ 34,000 Worst Case: $42,400
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 550 Wood Railings - Replace (HC) **Quantity: ~290 LF, wood picket**
Location: Wood frame decks at (10) Hillside Cottage units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 15,300 Worst Case: $18,400
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 553 Concrete Porches/Patios(HC) **Quantity: Moderate, Concrete**
Location: Adjacent to Hillside Cottage units throughout community
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 557 Wood Trellis - Replace (HC) **Quantity: Approx (5) structures**
Location: Above Entry Areas at Hillside Cottages
Funded?: No. Maintain as part of operating budget, no major reserve expenses anticipated
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 560 Building Lights - Replace (HC) **Quantity: ~(60) metal/glass**
Location: Exterior building walls near doors at Hillside Cottages
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 24 years Remaining Life: 9 years
Best Case: $ 7,000 Worst Case: $10,200
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 605 Unit/Garage Doors - Replace(HC) **Quantity: Extensive, assorted**
Location: Garage and pedetrian doors at Hillside Cottage Buidling Exteriors
Funded?: No. Individual unit owner responsibility
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Row House

Comp #: 501 Building Roof - Replace (RH) **Quantity: ~30,300 GSF, shingles**
Location: Rooftop of Row House buildings (41 units in 9 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study.
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 138,000 Worst Case: $173,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 506 Roofs - Inspect/Clean/Repair (RH) **Quantity: ~30,300 GSF**
Location: Rooftop of Row House buildings (41 units in 9 buildings)
Funded?: Yes.
History: Completed in 2016-17 fiscal year; previous to this, cleaned and repaired in 2013-14 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study.
Useful Life: 3 years Remaining Life: 1 years
Best Case: $ 7,200 Worst Case: $8,000
Lower allowance Higher allowance
Cost Source: Inflated Estimate Provided by Client

Comp #: 511 Gutters/Downspouts - Replace (RH) **Quantity: ~4,000 LF, metal**
Location: Perimeter of Row House buildings (41 units in 9 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 23,400 Worst Case: $31,800
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 523 Ext. Srfc/Siding- Repr/Replace (RH) **Quantity: ~45,900 GSF, siding/trim**
Location: Exterior building surfaces at Row House buildings (41 units in 9 buildings)
Funded?: Yes.
History: None known
Comments: As discussed with management some problems which are being repaired in 2017-2018 fiscal year prior to the start date of this 2018-2019 reserve study.
Useful Life: 8 years Remaining Life: 7 years
Best Case: $ 11,000 Worst Case: $15,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 524 Ext. Srfc/Siding- Replacement (RH) **Quantity: ~45,900 GSF, siding/trim**
Location: Exterior building surfaces at Row House buildings (41 units in 9 buildings)
Funded?: Yes.
History: No major projects known
Comments: Eventual complete replacement of siding added to the 2018-2019 reserve study.
Useful Life: 50 years Remaining Life: 36 years
Best Case: $ 635,000 Worst Case: $665,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 526 Windows/Glass Doors - Repl(RH) **Quantity: Extensive, assorted**
Location: Building exteriors at Row House buildings (41 units in 9 buildings)
Funded?: No. Unit owner responsibility
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 534 Full Exterior - Paint/Caulk (RH) **Quantity: Siding, trim, etc.**
Location: Exterior building surfaces at Row House buildings (41 units in 9 buildings)
Funded?: Yes.
History: Painted last in August 2011
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 8 years Remaining Life: 1 years
Best Case: $ 78,300 Worst Case: $95,700
Lower allowance Higher allowance
Cost Source: Inflated Cost History, Norm's Precision Painting

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Comp #: 537 Partial Exterior - Paint/Caulk (RH) **Quantity: Moderate areas**
Location: Exterior of buildings; trim, fascia, door moldings, etc.at Row House buildings (41 units)
Funded?: Yes.
History: Completed during the 2015-16 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-2018 reserve study.
Useful Life: 8 years Remaining Life: 5 years
Best Case: $ 20,600 Worst Case: $30,900
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 540 Caulk, etc. - Inspect/Repair (RH) **Quantity: Extensive areas**
Location: Exterior perimeters of windows, doors, etc. at Row House units
Funded?: Yes.
History: Anticipated to be completed in 2017-2018 fiscal year, some local work in 2015-16 fiscal year; caulked during 2013-14 fiscal year
Comments: Life reset to reflect anticipated 2017-2018 work, cost inflated 3% from 2017-18 reserve study
Useful Life: 4 years Remaining Life: 3 years
Best Case: $ 8,500 Worst Case: $10,700
Lower allowance Higher allowance
Cost Source: Inflated Cost History:Townhouse Painters, LLC

Comp #: 548 Elastomeric Decks - Clean/Seal (RH) **Quantity: (18), approx 1,300 GSF**
Location: Elastomeric decks at (18) Row House units
Funded?: Yes.
History: Cleaned and sealed in August 2016; previous to this, sealed last June 2012
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-2018 reserve study.
Useful Life: 5 years Remaining Life: 3 years
Best Case: $ 12,800 Worst Case: $14,800
Lower allowance Higher allownce
Cost Source: Client Cost History: D/J Masonry LLC

Comp #: 549 Unit Decks - Repairs/Replace (RH) **Quantity: (18), approx 1,300 GSF**
Location: Elastomeric decks at (18) Row House units
Funded?: Yes.
History: No major projects known
Comments: As discussed with management some problems which are being repaired in 2017-2018 fiscal year prior to the start date of this 2018-2019 reserve study.
Useful Life: 10 years Remaining Life: 9 years
Best Case: $ 8,000 Worst Case: $12,000
Lower allowance Higher allownce
Cost Source: Estimate by Client

Comp #: 551 Wood Railings - Replace (RH) **Quantity: ~820 LF, wood picket**
Location: Decks and entry stair/porches at Row House units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 43,500 Worst Case: $52,200
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 554 Concrete Porches/Patios(RH) **Quantity: Moderate, Concrete**
Location: Adjacent to Row House units throughout community
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 558 Wood Trellis - Replace (RH) **Quantity: Approx (18) structures**
Location: Above decks of Row House units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 20 years Remaining Life: 6 years
Best Case: $ 15,200 Worst Case: $26,800
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 561 Building Lights - Replace (RH) **Quantity: ~(100) metal/glass**
Location: Exterior building walls near doors at Row House Units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 24 years Remaining Life: 9 years
Best Case: $ 11,600 Worst Case: $17,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 606 Unit/Garage Doors - Replace(RH) **Quantity: Extensive, assorted**
Location: Garage and pedesstrian doors at Row House Buidling Exteriors
Funded?: No. Unit owner responsibility
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Townhouse

Comp #: 502 Building Roof - Replace (TH) **Quantity: ~13,300 GSF, shingles**
Location: Rooftop of Town House Bulidings (15 units in 4 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study.
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 60,400 Worst Case: $75,500
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 507 Roofs - Inspect/Clean/Repair (TH) **Quantity: ~13,300 GSF**
Location: Rooftop of Town House Bulidings (15 units in 4 buildings)
Funded?: Yes.
History: Completed in the 2016-17 fiscal year; previous to this, cleaning and repairs in 2013-14 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study.
Useful Life: 3 years Remaining Life: 1 years
Best Case: $ 4,100 Worst Case: $6,400
Lower allowance Higher allowance
Cost Source: Inflated actuals with Pro-Long Roof
Care and Repair, Inc.

Comp #: 512 Gutters/Downspouts - Replace (TH) **Quantity: ~1,000 LF, metal**
Location: Perimeter of Town House Bulidings (15 units in 4 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 5,870 Worst Case: $7,930
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 524 Ext. Srfc/Siding- Repr/Replace (TH) **Quantity: ~17,500 GSF, siding/trim**
Location: Exterior building surfaces at Town House Bulidings (15 units in 4 buildings)
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 8 years Remaining Life: 1 years
Best Case: $ 3,400 Worst Case: $4,840
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 525 Ext. Srfc/Siding- Replacement (TH) **Quantity: ~17,500 GSF, siding/trim**
Location: Exterior building surfaces at Town House Bulidings (15 units in 4 buildings)
Funded?: Yes.
History: No major projects known
Comments: Eventual complete replacement of siding added to the 2018-2019 reserve study.
Useful Life: 50 years Remaining Life: 36 years
Best Case: $ 235,000 Worst Case: $265,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 527 Windows/Glass Doors - Repl(TH) **Quantity: Extensive, assorted**
Location: Building exteriors at Town House Bulidings (15 units in 4 buildings)
Funded?: No. Individual unit owner responsibility
History: Unknown
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 535 Full Exterior - Paint/Caulk (TH) **Quantity: Siding, trim, etc.**
Location: Exterior building surfaces at Town House Bulidings (15 units in 4 buildings)
Funded?: Yes.
History: Painted last August 2011
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 8 years Remaining Life: 1 years
Best Case: $ 19,100 Worst Case: $25,400
Lower allowance Higher allowance
Cost Source: Inflated Client Cost History, Norm's Precision Painting

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Comp #: 538 Partial Exterior - Paint/Caulk (TH) **Quantity: Moderate areas**
Location: Exterior of buildings;trim, fascia, door moldings, etc.at Town House Blds (15 units/4 bdgs)
Funded?: Yes.
History: Partial project completed 2015-16 fiscal year
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 8 years Remaining Life: 5 years
Best Case: $ 7,420 Worst Case: $11,600
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 541 Caulk, etc. - Inspect/Repair (TH) **Quantity: Extensive areas**
Location: Exterior perimeters of windows, doors, etc. at Town House units
Funded?: Yes.
History: Anticipated to occur in the 2017-2018 fiscal year, caulking completed in 2013-14 fiscal year
Comments: Remaining useful life reset to reflect anticipated 2017-2018 completion; cost inflated 3% from previous reserve study.
Useful Life: 4 years Remaining Life: 3 years
Best Case: $ 2,700 Worst Case: $4,700
Lower allowance Higher allowance
Cost Source: Inflated Cost History: Townhouse Painters, LLC

Comp #: 543 Wood Decks - Repair/Replace (TH) **Quantity: (6), approx 670 GSF**
Location: Wood decks at (6) Town House units
Funded?: Yes.
History: No major repairs/replacement known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 20 years Remaining Life: 5 years
Best Case: $ 17,800 Worst Case: $24,900
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 544 Wood Decks - Clean/Seal (TH) **Quantity: (6), approx 670 GSF**
Location: Wood decks at (6) Town House units
Funded?: Yes.
History: Anticipated to occur in the 2017-2018 fiscal year
Comments: Remaining useful life reset to reflect anticipated 2017-2018 completion; cost inflated 3% from 2017-18 reserve study
Useful Life: 3 years Remaining Life: 2 years
Best Case: $ 5,900 Worst Case: $6,400
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 549 Elastomeric Decks - Clean/Seal (TH) **Quantity: (3), approx 200 GSF**
Location: Elastomeric decks at (3) Town House units
Funded?: Yes.
History: Cleaned/sealed last July 2016; previous to this June 2012
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 5 years Remaining Life: 3 years
Best Case: $ 5,670 Worst Case: $6,180
Lower allowance Higher allowance
Cost Source: Client Cost History: D/J Masonry LLC

Comp #: 552 Wood Railings - Replace (TH) **Quantity: Approx 400 linear feet**
Location: Decks and Entry Porches at Town House units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 21,200 Worst Case: $25,400
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 555 Concrete Porches/Patios(TH) **Quantity: Moderate, Concrete**
Location: Adjacent to Town House units throughout community
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 559 Wood Trellis - Replace (TH) **Quantity: Approx (5) structures**
Location: Above Entry Areas at Town House Units along NE Katura Dr.
Funded?: No. Repair/replace with building exteriors, no separate reserve funding anticipated
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 562 Building Lights - Replace (TH) **Quantity: Approx (50) Fixtures**
Location: Exterior building walls near Town House Units
Funded?: Yes.
History: None known
Comments: Remaining useful life reduced 1 year and cost inflated 3% from 2017-18 reserve study
Useful Life: 24 years Remaining Life: 9 years
Best Case: $ 5,870 Worst Case: $8,450
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 607 Unit Doors - Replace(TH) **Quantity: Extensive, assorted**
Location: Pedestrian doors at Town House Buidling Exteriors
Funded?: No. Unit owner responsibility
History: None known
Comments: Not funded - no changes from previous reserve study

Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source: