



## Update "No-Site-Visit" Reserve Study



### Crofton Springs Supplemental Nbhd. Issaquah, WA

**Report #: 23471-9**

**For Period Beginning: July 1, 2021**

**Expires: June 30, 2022**

**Date Prepared: February 16, 2021**



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**Hello, and welcome to your Reserve Study!**

**T**his 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.

**W**ith 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](http://www.ReserveStudy.com) or call us at:

**253-661-5437**



**ASSOCIATION  
RESERVES™**



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### 3- Minute Executive Summary

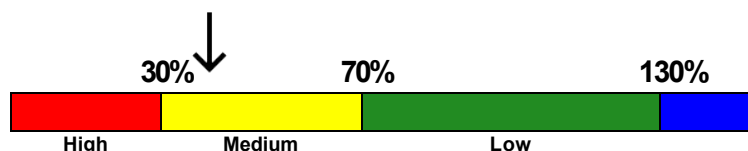
Association: Crofton Springs Supplemental Nbhd.  
 Location: Issaquah, WA  
 Report Period: July 1, 2021 through June 30, 2022

Assoc. #: 23471-9  
 # of Units: 121

#### Findings/Recommendations as-of: July 1, 2021

Starting Reserve Balance . . . . .	\$494,214
Current Fully Funded Reserve Balance . . . . .	\$1,238,244
Percent Funded . . . . .	39.9 %
Average Reserve (Deficit) or Surplus Per Unit . . . . .	(\$6,149)
Recommended 2021 100% Monthly "Full Funding" Contributions . . . . .	\$13,167
Recommended 2021 70% Monthly "Threshold Funding" Contributions . . . . .	\$10,600
2021 "Alternate / Baseline Funding" minimum to keep Reserves above \$0 . . . . .	\$6,440
Most Recent Budgeted Contribution Rate . . . . .	\$10,417

Reserves % Funded: 39.9%



Special Assessment Risk:

#### Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . . 0.50 %  
 Annual Inflation Rate . . . . . 3.00 %

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

• Your Reserve Fund is currently 39.9 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.

• 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. "Alternate Funding" in this report is synonymous with Baseline Funding, as defined within the RCW "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.

## Executive Summary

23471-9

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Neighborhood				
100	Conc. Driveways/Sdwks - Repr/Replc	5	2	\$6,280
112	Metal Site Rail - Refinish/Paint	15	0	\$9,510
130	Pedestrian Bridges - Repair/Replace	10	8	\$10,615
138	Gazebo - Repair/Replace	15	0	\$6,080
142	Trellis - Repair/Replace	15	0	\$4,070
147	Trash Enclosures - Repair/Replace	15	0	\$45,200
150	Wood Implements - Stain/Paint	5	0	\$5,305
164	Path/Site Lighting - Replace	20	9	\$27,850
170	Landscape/Trees - Refurbish	5	3	\$5,150
175	Irrigation System - Repair/Replace	20	11	\$26,100
176	Irrigation Time Clocks - Replace	10	3	\$8,135
182	Drain Lines - Clean/Inspect	5	3	\$21,550
185	Stormwater Bed/Creek - Vacuum/Clean	5	2	\$7,725
Hillside Cottages				
500	Building Roof - Replace (HC)	25	8	\$83,200
510	Gutters/Downspouts - Replace (HC)	25	8	\$13,500
523	Ext. Srfc/Siding- Replacement (HC)	50	33	\$524,500
533	Full Exterior - Paint/Caulk (HC)	10	0	\$63,800
536	Building Exterior - Repair (HC)	10	5	\$13,350
545	Metal/Composite Dks - Replace (HC)	24	8	\$11,545
546	Wd/Trex Decks (New) - Replace (HC)	24	15	\$10,385
547	Wd/Trex Decks (Older) - Replace(HC)	24	8	\$41,800
550	Wood Railings - Replace (HC)	25	8	\$18,500
560	Building Lights - Replace (HC)	24	6	\$9,360
Row House				
501	Building Roof - Replace (RH)	25	8	\$169,000
511	Gutters/Downspouts - Replace (RH)	25	8	\$30,150
524	Ext. Srfc/Siding- Replacement (RH)	50	33	\$710,500
534	Full Exterior - Paint/Caulk (RH)	10	9	\$160,000
537	Building Exteriors - Repairs (RH)	10	5	\$28,150
548	Elastomeric Decks - Clean/Seal (RH)	5	0	\$15,100
549	Unit Decks - Repairs/Replace (RH)	10	4	\$9,885
551	Wood Railings - Replace (RH)	25	8	\$52,300
558	Wood Trellis - Replace (RH)	20	3	\$23,000
561	Building Lights - Replace (RH)	24	6	\$15,600
Townhouse				
502	Building Roof - Replace (TH)	25	8	\$74,250
512	Gutters/Downspouts - Replace (TH)	25	8	\$7,585
525	Ext. Srfc/Siding- Replacement (TH)	50	33	\$272,500
535	Full Exterior - Paint/Caulk (TH)	10	1	\$38,500
538	Building Exteriors - Repairs (TH)	10	5	\$10,365
543	Wood Decks - Repair/Replace (TH)	20	2	\$23,300
544	Wood Decks - Clean/Seal (TH)	3	0	\$6,745
549	Elastomeric Decks - Clean/Seal (TH)	5	0	\$6,490
552	Wood Railings - Replace (TH)	25	8	\$25,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
562	Building Lights - Replace (TH)	24	6	\$7,880
<b>43</b>	<b>Total Funded Components</b>			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

## Introduction



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

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



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

## Methodology



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

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



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

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



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.*



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.

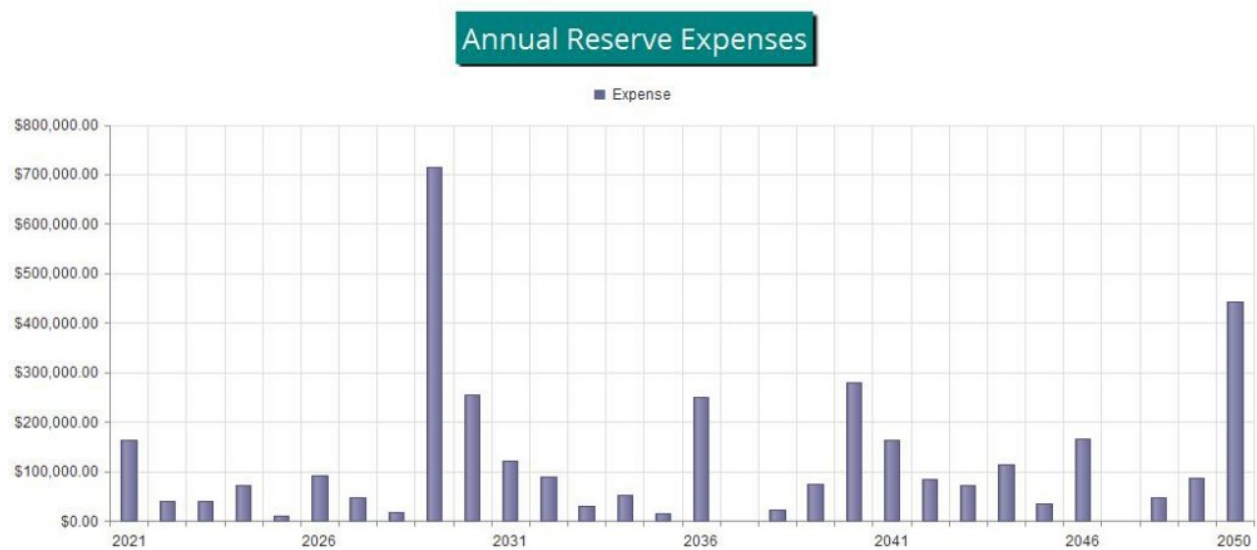


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$494,214 as-of the start of your Fiscal Year on 7/1/2021. As of that date, your Fully Funded Balance is computed to be \$1,238,244 (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 \$13,167 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.

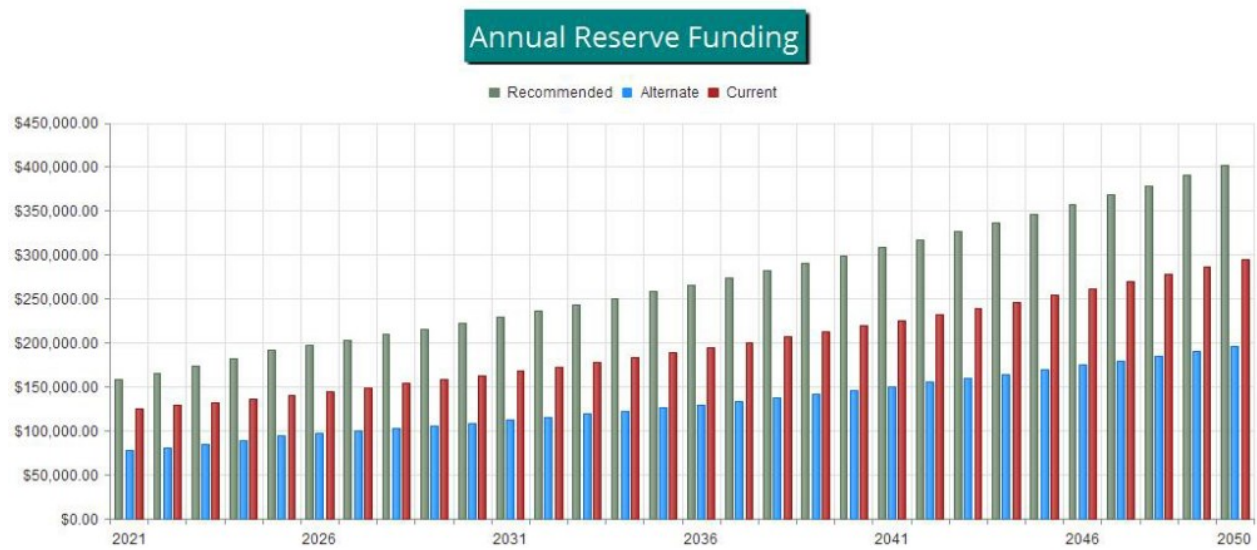


Figure 2

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.

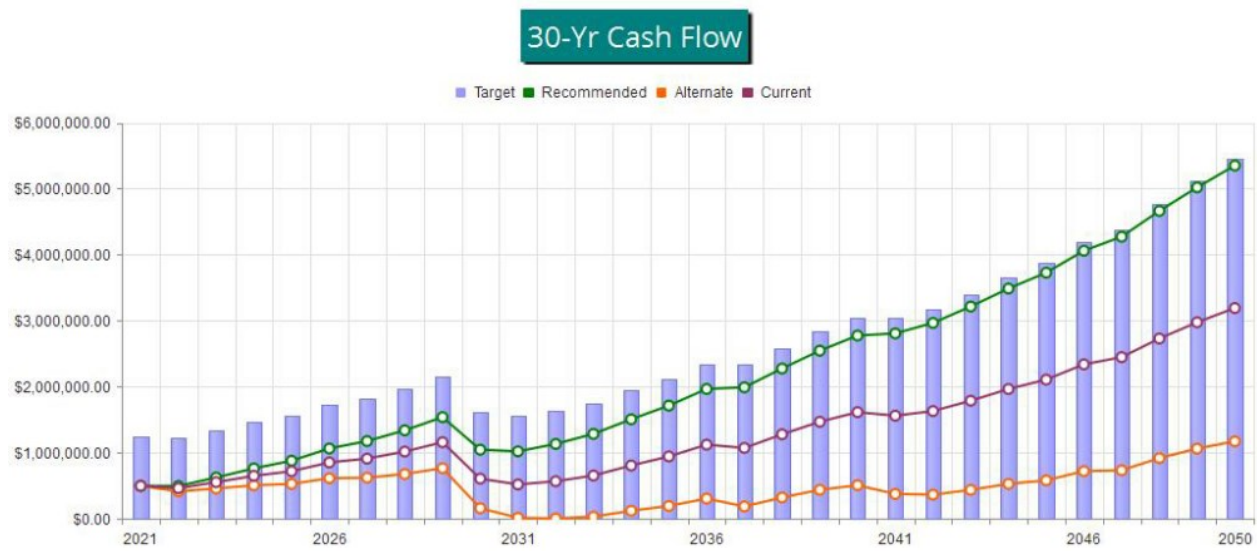


Figure 3

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.

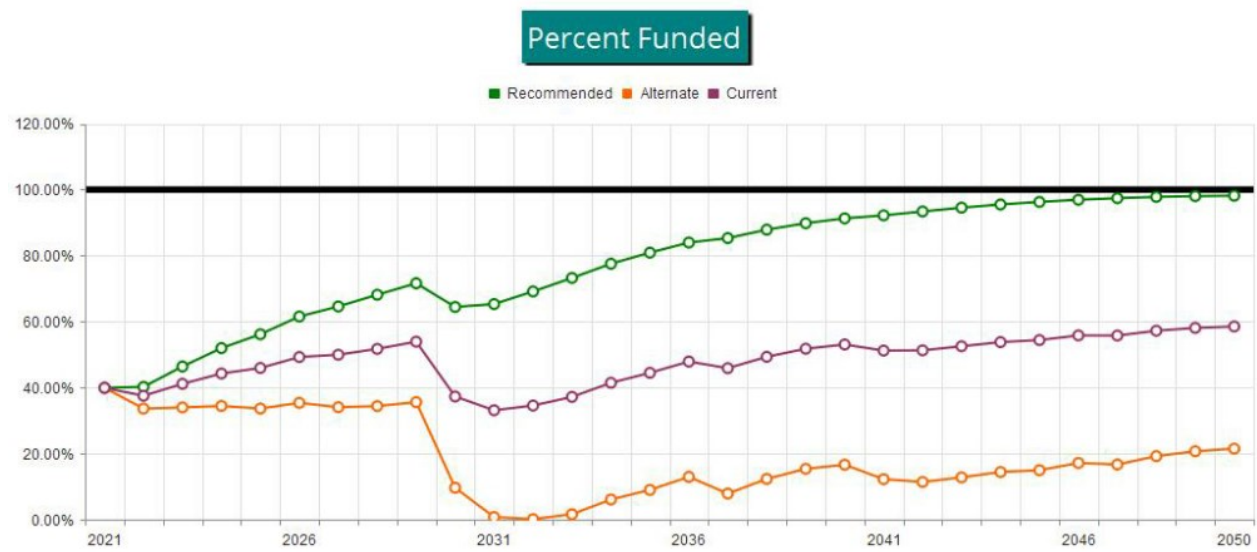


Figure 4

## Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

# Budget Summary

23471-9  
NSV

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	07/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max					
Neighborhood	5	20	0	11	\$183,570	\$70,165	\$124,128	\$86,505	\$25,414
Hillside Cottages	10	50	0	33	\$789,940	\$63,800	\$373,619	\$655,122	\$36,311
Row House	5	50	0	33	\$1,213,685	\$15,100	\$494,912	\$1,091,263	\$68,654
Townhouse	3	50	0	33	\$473,115	\$13,235	\$245,585	\$333,207	\$27,620
					\$2,660,310	\$162,300	\$1,238,244	\$2,166,096	\$158,000
								Percent Funded:	39.9%



# Reserve Component List Detail

23471-9  
NSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Neighborhood						
100	Conc. Driveways/Sdwls - Repr/Replc	Poured in place	5	2	\$4,940	\$7,620
112	Metal Site Rail - Refinish/Paint	~900 LF, metal	15	0	\$7,620	\$11,400
130	Pedestrian Bridges - Repair/Replace	(4) ~7'x5', wood	10	8	\$7,930	\$13,300
138	Gazebo - Repair/Replace	(1) wood structure	15	0	\$5,360	\$6,800
142	Trellis - Repair/Replace	~25', wood	15	0	\$3,500	\$4,640
147	Trash Enclosures - Repair/Replace	(12) wood structures	15	0	\$41,700	\$48,700
150	Wood Implements - Stain/Paint	Gzb, Trls, Brdgs, etc.	5	0	\$4,220	\$6,390
164	Path/Site Lighting - Replace	~(130) metal standards	20	9	\$24,100	\$31,600
170	Landscape/Trees - Refurbish	Shrubs, grass, trees	5	3	\$3,810	\$6,490
175	Irrigation System - Repair/Replace	Controls, valves, etc.	20	11	\$23,200	\$29,000
176	Irrigation Time Clocks - Replace	(4) Controllers	10	3	\$7,000	\$9,270
182	Drain Lines - Clean/Inspect	Storm drains	5	3	\$20,900	\$22,200
185	Stormwater Bed/Creek - Vacuum/Clean	Moderate	5	2	\$5,150	\$10,300
Hillside Cottages						
500	Building Roof - Replace (HC)	~14,900 GSF, shingles	25	8	\$74,000	\$92,400
510	Gutters/Downspouts - Replace (HC)	~1,800 LF, metal	25	8	\$11,400	\$15,600
523	Ext. Srfc/Siding- Replacement (HC)	~34,000 sq ft Siding/Trim	50	33	\$508,000	\$541,000
533	Full Exterior - Paint/Caulk (HC)	~34,000 GSF	10	0	\$53,800	\$73,800
536	Building Exterior - Repair (HC)	Moderate areas	10	5	\$10,500	\$16,200
545	Metal/Composite Dks - Replace (HC)	(6), approx 380 GSF	24	8	\$9,790	\$13,300
546	Wd/Trex Decks (New) - Replace (HC)	(2), approx 230 GSF	24	15	\$9,270	\$11,500
547	Wd/Trex Decks (Older) - Replace(HC)	(8), approx 790 GSF	24	8	\$37,200	\$46,400
550	Wood Railings - Replace (HC)	~290 LF, wood picket	25	8	\$16,800	\$20,200
560	Building Lights - Replace (HC)	~(60) metal/glass	24	6	\$7,620	\$11,100
Row House						
501	Building Roof - Replace (RH)	~30,300 GSF, shingles	25	8	\$150,000	\$188,000
511	Gutters/Downspouts - Replace (RH)	~4,000 LF, metal	25	8	\$25,500	\$34,800
524	Ext. Srfc/Siding- Replacement (RH)	~45,900 GSF, siding/trim	50	33	\$694,000	\$727,000
534	Full Exterior - Paint/Caulk (RH)	~45,900 GSF	10	9	\$135,000	\$185,000
537	Building Exteriors - Repairs (RH)	Moderate areas	10	5	\$22,500	\$33,800
548	Elastomeric Decks - Clean/Seal (RH)	(18), approx 1,300 GSF	5	0	\$14,000	\$16,200
549	Unit Decks - Repairs/Replace (RH)	(18), approx 1,300 GSF	10	4	\$9,370	\$10,400
551	Wood Railings - Replace (RH)	~820 LF, wood picket	25	8	\$47,500	\$57,100
558	Wood Trellis - Replace (RH)	~ (18) structures	20	3	\$16,700	\$29,300
561	Building Lights - Replace (RH)	~(100) metal/glass	24	6	\$12,700	\$18,500
Townhouse						
502	Building Roof - Replace (TH)	~13,300 GSF, shingles	25	8	\$66,000	\$82,500
512	Gutters/Downspouts - Replace (TH)	~1,000 LF, metal	25	8	\$6,470	\$8,700
525	Ext. Srfc/Siding- Replacement (TH)	~17,500 GSF, siding/trim	50	33	\$256,000	\$289,000
535	Full Exterior - Paint/Caulk (TH)	~17,500 GSF	10	1	\$30,500	\$46,500
538	Building Exteriors - Repairs (TH)	Moderate areas	10	5	\$8,030	\$12,700
543	Wood Decks - Repair/Replace (TH)	(6), approx 670 GSF	20	2	\$19,400	\$27,200
544	Wood Decks - Clean/Seal (TH)	(6), approx 670 GSF	3	0	\$6,490	\$7,000
549	Elastomeric Decks - Clean/Seal (TH)	(3), approx 200 GSF	5	0	\$6,180	\$6,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
552	Wood Railings - Replace (TH)	Approx 400 linear feet	25	8	\$23,200	\$27,800
562	Building Lights - Replace (TH)	Approx (50) Fixtures	24	6	\$6,490	\$9,270
43	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Neighborhood								
100	Conc. Driveways/Sdwlks - Repr/Replc	\$6,280	X	3	/	5	=	\$3,768
112	Metal Site Rail - Refinish/Paint	\$9,510	X	15	/	15	=	\$9,510
130	Pedestrian Bridges - Repair/Replace	\$10,615	X	2	/	10	=	\$2,123
138	Gazebo - Repair/Replace	\$6,080	X	15	/	15	=	\$6,080
142	Trellis - Repair/Replace	\$4,070	X	15	/	15	=	\$4,070
147	Trash Enclosures - Repair/Replace	\$45,200	X	15	/	15	=	\$45,200
150	Wood Implements - Stain/Paint	\$5,305	X	5	/	5	=	\$5,305
164	Path/Site Lighting - Replace	\$27,850	X	11	/	20	=	\$15,318
170	Landscape/Trees - Refurbish	\$5,150	X	2	/	5	=	\$2,060
175	Irrigation System - Repair/Replace	\$26,100	X	9	/	20	=	\$11,745
176	Irrigation Time Clocks - Replace	\$8,135	X	7	/	10	=	\$5,695
182	Drain Lines - Clean/Inspect	\$21,550	X	2	/	5	=	\$8,620
185	Stormwater Bed/Creek - Vacuum/Clean	\$7,725	X	3	/	5	=	\$4,635
Hillside Cottages								
500	Building Roof - Replace (HC)	\$83,200	X	17	/	25	=	\$56,576
510	Gutters/Downspouts - Replace (HC)	\$13,500	X	17	/	25	=	\$9,180
523	Ext. Srfc/Siding- Replacement (HC)	\$524,500	X	17	/	50	=	\$178,330
533	Full Exterior - Paint/Caulk (HC)	\$63,800	X	10	/	10	=	\$63,800
536	Building Exterior - Repair (HC)	\$13,350	X	5	/	10	=	\$6,675
545	Metal/Composite Dks - Replace (HC)	\$11,545	X	16	/	24	=	\$7,697
546	Wd/Trex Decks (New) - Replace (HC)	\$10,385	X	9	/	24	=	\$3,894
547	Wd/Trex Decks (Older) - Replace(HC)	\$41,800	X	16	/	24	=	\$27,867
550	Wood Railings - Replace (HC)	\$18,500	X	17	/	25	=	\$12,580
560	Building Lights - Replace (HC)	\$9,360	X	18	/	24	=	\$7,020
Row House								
501	Building Roof - Replace (RH)	\$169,000	X	17	/	25	=	\$114,920
511	Gutters/Downspouts - Replace (RH)	\$30,150	X	17	/	25	=	\$20,502
524	Ext. Srfc/Siding- Replacement (RH)	\$710,500	X	17	/	50	=	\$241,570
534	Full Exterior - Paint/Caulk (RH)	\$160,000	X	1	/	10	=	\$16,000
537	Building Exteriors - Repairs (RH)	\$28,150	X	5	/	10	=	\$14,075
548	Elastomeric Decks - Clean/Seal (RH)	\$15,100	X	5	/	5	=	\$15,100
549	Unit Decks - Repairs/Replace (RH)	\$9,885	X	6	/	10	=	\$5,931
551	Wood Railings - Replace (RH)	\$52,300	X	17	/	25	=	\$35,564
558	Wood Trellis - Replace (RH)	\$23,000	X	17	/	20	=	\$19,550
561	Building Lights - Replace (RH)	\$15,600	X	18	/	24	=	\$11,700
Townhouse								
502	Building Roof - Replace (TH)	\$74,250	X	17	/	25	=	\$50,490
512	Gutters/Downspouts - Replace (TH)	\$7,585	X	17	/	25	=	\$5,158
525	Ext. Srfc/Siding- Replacement (TH)	\$272,500	X	17	/	50	=	\$92,650
535	Full Exterior - Paint/Caulk (TH)	\$38,500	X	9	/	10	=	\$34,650
538	Building Exteriors - Repairs (TH)	\$10,365	X	5	/	10	=	\$5,183
543	Wood Decks - Repair/Replace (TH)	\$23,300	X	18	/	20	=	\$20,970
544	Wood Decks - Clean/Seal (TH)	\$6,745	X	3	/	3	=	\$6,745
549	Elastomeric Decks - Clean/Seal (TH)	\$6,490	X	5	/	5	=	\$6,490

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
552	Wood Railings - Replace (TH)	\$25,500	X	17	/	25	=	\$17,340
562	Building Lights - Replace (TH)	\$7,880	X	18	/	24	=	\$5,910
								\$1,238,244

# Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Neighborhood					
100	Conc. Driveways/Sdwlks - Repr/Replc	5	\$6,280	\$1,256	1.12 %
112	Metal Site Rail - Refinish/Paint	15	\$9,510	\$634	0.56 %
130	Pedestrian Bridges - Repair/Replace	10	\$10,615	\$1,062	0.94 %
138	Gazebo - Repair/Replace	15	\$6,080	\$405	0.36 %
142	Trellis - Repair/Replace	15	\$4,070	\$271	0.24 %
147	Trash Enclosures - Repair/Replace	15	\$45,200	\$3,013	2.68 %
150	Wood Implements - Stain/Paint	5	\$5,305	\$1,061	0.94 %
164	Path/Site Lighting - Replace	20	\$27,850	\$1,393	1.24 %
170	Landscape/Trees - Refurbish	5	\$5,150	\$1,030	0.92 %
175	Irrigation System - Repair/Replace	20	\$26,100	\$1,305	1.16 %
176	Irrigation Time Clocks - Replace	10	\$8,135	\$814	0.72 %
182	Drain Lines - Clean/Inspect	5	\$21,550	\$4,310	3.83 %
185	Stormwater Bed/Creek - Vacuum/Clean	5	\$7,725	\$1,545	1.37 %
Hillside Cottages					
500	Building Roof - Replace (HC)	25	\$83,200	\$3,328	2.96 %
510	Gutters/Downspouts - Replace (HC)	25	\$13,500	\$540	0.48 %
523	Ext. Srfc/Siding- Replacement (HC)	50	\$524,500	\$10,490	9.32 %
533	Full Exterior - Paint/Caulk (HC)	10	\$63,800	\$6,380	5.67 %
536	Building Exterior - Repair (HC)	10	\$13,350	\$1,335	1.19 %
545	Metal/Composite Dks - Replace (HC)	24	\$11,545	\$481	0.43 %
546	Wd/Trex Decks (New) - Replace (HC)	24	\$10,385	\$433	0.38 %
547	Wd/Trex Decks (Older) - Replace(HC)	24	\$41,800	\$1,742	1.55 %
550	Wood Railings - Replace (HC)	25	\$18,500	\$740	0.66 %
560	Building Lights - Replace (HC)	24	\$9,360	\$390	0.35 %
Row House					
501	Building Roof - Replace (RH)	25	\$169,000	\$6,760	6.01 %
511	Gutters/Downspouts - Replace (RH)	25	\$30,150	\$1,206	1.07 %
524	Ext. Srfc/Siding- Replacement (RH)	50	\$710,500	\$14,210	12.63 %
534	Full Exterior - Paint/Caulk (RH)	10	\$160,000	\$16,000	14.22 %
537	Building Exteriors - Repairs (RH)	10	\$28,150	\$2,815	2.50 %
548	Elastomeric Decks - Clean/Seal (RH)	5	\$15,100	\$3,020	2.68 %
549	Unit Decks - Repairs/Replace (RH)	10	\$9,885	\$989	0.88 %
551	Wood Railings - Replace (RH)	25	\$52,300	\$2,092	1.86 %
558	Wood Trellis - Replace (RH)	20	\$23,000	\$1,150	1.02 %
561	Building Lights - Replace (RH)	24	\$15,600	\$650	0.58 %
Townhouse					
502	Building Roof - Replace (TH)	25	\$74,250	\$2,970	2.64 %
512	Gutters/Downspouts - Replace (TH)	25	\$7,585	\$303	0.27 %
525	Ext. Srfc/Siding- Replacement (TH)	50	\$272,500	\$5,450	4.84 %
535	Full Exterior - Paint/Caulk (TH)	10	\$38,500	\$3,850	3.42 %
538	Building Exteriors - Repairs (TH)	10	\$10,365	\$1,037	0.92 %
543	Wood Decks - Repair/Replace (TH)	20	\$23,300	\$1,165	1.04 %
544	Wood Decks - Clean/Seal (TH)	3	\$6,745	\$2,248	2.00 %
549	Elastomeric Decks - Clean/Seal (TH)	5	\$6,490	\$1,298	1.15 %
552	Wood Railings - Replace (TH)	25	\$25,500	\$1,020	0.91 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
562	Building Lights - Replace (TH)	24	\$7,880	\$328	0.29 %
43	Total Funded Components			\$112,518	100.00 %

# 30-Year Reserve Plan Summary

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NSV

Fiscal Year Start: 2021	Interest: 0.50 %	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	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
						In Annual	Reserve Contribs.			
2021	\$494,214	\$1,238,244	39.9 %		Medium	26.40 %	\$158,000	\$0	\$2,466	\$162,300
2022	\$492,380	\$1,224,116	40.2 %		Medium	5.00 %	\$165,900	\$0	\$2,784	\$39,655
2023	\$621,409	\$1,339,365	46.4 %		Medium	5.00 %	\$174,195	\$0	\$3,451	\$39,577
2024	\$759,479	\$1,461,733	52.0 %		Medium	5.00 %	\$182,905	\$0	\$4,088	\$70,568
2025	\$875,903	\$1,559,540	56.2 %		Medium	5.00 %	\$192,050	\$0	\$4,843	\$11,126
2026	\$1,061,670	\$1,725,306	61.5 %		Medium	3.00 %	\$197,812	\$0	\$5,587	\$91,304
2027	\$1,173,764	\$1,817,374	64.6 %		Medium	3.00 %	\$203,746	\$0	\$6,274	\$47,267
2028	\$1,336,518	\$1,961,593	68.1 %		Medium	3.00 %	\$209,858	\$0	\$7,181	\$17,224
2029	\$1,536,333	\$2,145,234	71.6 %		Low	3.00 %	\$216,154	\$0	\$6,449	\$715,275
2030	\$1,043,660	\$1,619,668	64.4 %		Medium	3.00 %	\$222,639	\$0	\$5,152	\$253,902
2031	\$1,017,548	\$1,557,954	65.3 %		Medium	3.00 %	\$229,318	\$0	\$5,369	\$121,886
2032	\$1,130,348	\$1,634,900	69.1 %		Medium	3.00 %	\$236,197	\$0	\$6,032	\$89,422
2033	\$1,283,156	\$1,752,267	73.2 %		Low	3.00 %	\$243,283	\$0	\$6,966	\$29,585
2034	\$1,503,821	\$1,939,599	77.5 %		Low	3.00 %	\$250,582	\$0	\$8,036	\$51,156
2035	\$1,711,282	\$2,115,290	80.9 %		Low	3.00 %	\$258,099	\$0	\$9,185	\$14,952
2036	\$1,963,615	\$2,338,647	84.0 %		Low	3.00 %	\$265,842	\$0	\$9,879	\$250,443
2037	\$1,988,893	\$2,331,409	85.3 %		Low	3.00 %	\$273,817	\$0	\$10,653	\$0
2038	\$2,273,364	\$2,587,326	87.9 %		Low	3.00 %	\$282,032	\$0	\$12,042	\$23,148
2039	\$2,544,289	\$2,832,657	89.8 %		Low	3.00 %	\$290,493	\$0	\$13,291	\$75,009
2040	\$2,773,064	\$3,037,679	91.3 %		Low	3.00 %	\$299,208	\$0	\$13,944	\$280,561
2041	\$2,805,654	\$3,043,051	92.2 %		Low	3.00 %	\$308,184	\$0	\$14,422	\$163,805
2042	\$2,964,455	\$3,174,940	93.4 %		Low	3.00 %	\$317,429	\$0	\$15,441	\$84,169
2043	\$3,213,156	\$3,399,090	94.5 %		Low	3.00 %	\$326,952	\$0	\$16,743	\$71,480
2044	\$3,485,371	\$3,649,502	95.5 %		Low	3.00 %	\$336,761	\$0	\$18,025	\$114,142
2045	\$3,726,014	\$3,870,146	96.3 %		Low	3.00 %	\$346,864	\$0	\$19,457	\$33,805
2046	\$4,058,530	\$4,187,019	96.9 %		Low	3.00 %	\$357,270	\$0	\$20,821	\$164,906
2047	\$4,271,715	\$4,385,432	97.4 %		Low	3.00 %	\$367,988	\$0	\$22,330	\$0
2048	\$4,662,032	\$4,766,930	97.8 %		Low	3.00 %	\$379,027	\$0	\$24,198	\$46,092
2049	\$5,019,166	\$5,119,896	98.0 %		Low	3.00 %	\$390,398	\$0	\$25,918	\$85,374
2050	\$5,350,108	\$5,450,714	98.2 %		Low	3.00 %	\$402,110	\$0	\$26,710	\$442,681



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

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NSV

Fiscal Year Start: 2021	Interest: 0.50 %	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	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
						In Annual	Reserve Contribs.			
2021	\$494,214	\$1,238,244	39.9 %		Medium	-38.18 %	\$77,280	\$0	\$2,264	\$162,300
2022	\$411,458	\$1,224,116	33.6 %		Medium	5.00 %	\$81,144	\$0	\$2,166	\$39,655
2023	\$455,113	\$1,339,365	34.0 %		Medium	5.00 %	\$85,201	\$0	\$2,395	\$39,577
2024	\$503,132	\$1,461,733	34.4 %		Medium	5.00 %	\$89,461	\$0	\$2,569	\$70,568
2025	\$524,594	\$1,559,540	33.6 %		Medium	5.00 %	\$93,934	\$0	\$2,836	\$11,126
2026	\$610,239	\$1,725,306	35.4 %		Medium	3.00 %	\$96,752	\$0	\$3,072	\$91,304
2027	\$618,759	\$1,817,374	34.0 %		Medium	3.00 %	\$99,655	\$0	\$3,232	\$47,267
2028	\$674,379	\$1,961,593	34.4 %		Medium	3.00 %	\$102,645	\$0	\$3,594	\$17,224
2029	\$763,393	\$2,145,234	35.6 %		Medium	3.00 %	\$105,724	\$0	\$2,298	\$715,275
2030	\$156,140	\$1,619,668	9.6 %		High	3.00 %	\$108,896	\$0	\$419	\$253,902
2031	\$11,552	\$1,557,954	0.7 %		High	3.00 %	\$112,162	\$0	\$34	\$121,886
2032	\$1,862	\$1,634,900	0.1 %		High	3.00 %	\$115,527	\$0	\$75	\$89,422
2033	\$28,043	\$1,752,267	1.6 %		High	3.00 %	\$118,993	\$0	\$365	\$29,585
2034	\$117,816	\$1,939,599	6.1 %		High	3.00 %	\$122,563	\$0	\$769	\$51,156
2035	\$189,992	\$2,115,290	9.0 %		High	3.00 %	\$126,240	\$0	\$1,231	\$14,952
2036	\$302,511	\$2,338,647	12.9 %		High	3.00 %	\$130,027	\$0	\$1,214	\$250,443
2037	\$183,309	\$2,331,409	7.9 %		High	3.00 %	\$133,928	\$0	\$1,254	\$0
2038	\$318,491	\$2,587,326	12.3 %		High	3.00 %	\$137,946	\$0	\$1,884	\$23,148
2039	\$435,172	\$2,832,657	15.4 %		High	3.00 %	\$142,084	\$0	\$2,349	\$75,009
2040	\$504,596	\$3,037,679	16.6 %		High	3.00 %	\$146,347	\$0	\$2,192	\$280,561
2041	\$372,574	\$3,043,051	12.2 %		High	3.00 %	\$150,737	\$0	\$1,834	\$163,805
2042	\$361,340	\$3,174,940	11.4 %		High	3.00 %	\$155,259	\$0	\$1,989	\$84,169
2043	\$434,419	\$3,399,090	12.8 %		High	3.00 %	\$159,917	\$0	\$2,399	\$71,480
2044	\$525,255	\$3,649,502	14.4 %		High	3.00 %	\$164,714	\$0	\$2,759	\$114,142
2045	\$578,586	\$3,870,146	14.9 %		High	3.00 %	\$169,656	\$0	\$3,240	\$33,805
2046	\$717,676	\$4,187,019	17.1 %		High	3.00 %	\$174,746	\$0	\$3,621	\$164,906
2047	\$731,137	\$4,385,432	16.7 %		High	3.00 %	\$179,988	\$0	\$4,115	\$0
2048	\$915,240	\$4,766,930	19.2 %		High	3.00 %	\$185,388	\$0	\$4,936	\$46,092
2049	\$1,059,472	\$5,119,896	20.7 %		High	3.00 %	\$190,949	\$0	\$5,574	\$85,374
2050	\$1,170,621	\$5,450,714	21.5 %		High	3.00 %	\$196,678	\$0	\$5,250	\$442,681

# 30-Year Income/Expense Detail

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NSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$494,214	\$492,380	\$621,409	\$759,479	\$875,903
Annual Reserve Contribution	\$158,000	\$165,900	\$174,195	\$182,905	\$192,050
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,466	\$2,784	\$3,451	\$4,088	\$4,843
Total Income	\$654,680	\$661,064	\$799,055	\$946,471	\$1,072,796
# Component					
<b>Neighborhood</b>					
100 Conc. Driveways/Sdwks - Repr/Replc	\$0	\$0	\$6,662	\$0	\$0
112 Metal Site Rail - Refinish/Paint	\$9,510	\$0	\$0	\$0	\$0
130 Pedestrian Bridges - Repair/Replace	\$0	\$0	\$0	\$0	\$0
138 Gazebo - Repair/Replace	\$6,080	\$0	\$0	\$0	\$0
142 Trellis - Repair/Replace	\$4,070	\$0	\$0	\$0	\$0
147 Trash Enclosures - Repair/Replace	\$45,200	\$0	\$0	\$0	\$0
150 Wood Implements - Stain/Paint	\$5,305	\$0	\$0	\$0	\$0
164 Path/Site Lighting - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$0	\$5,628	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
176 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$8,889	\$0
182 Drain Lines - Clean/Inspect	\$0	\$0	\$0	\$23,548	\$0
185 Stormwater Bed/Creek - Vacuum/Clean	\$0	\$0	\$8,195	\$0	\$0
<b>Hillside Cottages</b>					
500 Building Roof - Replace (HC)	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace (HC)	\$0	\$0	\$0	\$0	\$0
523 Ext. Srfc/Siding- Replacement (HC)	\$0	\$0	\$0	\$0	\$0
533 Full Exterior - Paint/Caulk (HC)	\$63,800	\$0	\$0	\$0	\$0
536 Building Exterior - Repair (HC)	\$0	\$0	\$0	\$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
<b>Row House</b>					
501 Building Roof - Replace (RH)	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - 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 Building Exteriors - Repairs (RH)	\$0	\$0	\$0	\$0	\$0
548 Elastomeric Decks - Clean/Seal (RH)	\$15,100	\$0	\$0	\$0	\$0
549 Unit Decks - Repairs/Replace (RH)	\$0	\$0	\$0	\$0	\$11,126
551 Wood Railings - Replace (RH)	\$0	\$0	\$0	\$0	\$0
558 Wood Trellis - Replace (RH)	\$0	\$0	\$0	\$25,133	\$0
561 Building Lights - Replace (RH)	\$0	\$0	\$0	\$0	\$0
<b>Townhouse</b>					
502 Building Roof - Replace (TH)	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - 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	\$39,655	\$0	\$0	\$0
538 Building Exteriors - Repairs (TH)	\$0	\$0	\$0	\$0	\$0
543 Wood Decks - Repair/Replace (TH)	\$0	\$0	\$24,719	\$0	\$0
544 Wood Decks - Clean/Seal (TH)	\$6,745	\$0	\$0	\$7,370	\$0
549 Elastomeric Decks - Clean/Seal (TH)	\$6,490	\$0	\$0	\$0	\$0
552 Wood Railings - Replace (TH)	\$0	\$0	\$0	\$0	\$0
562 Building Lights - Replace (TH)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$162,300	\$39,655	\$39,577	\$70,568	\$11,126
Ending Reserve Balance	\$492,380	\$621,409	\$759,479	\$875,903	\$1,061,670

<b>Fiscal Year</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Starting Reserve Balance	\$1,061,670	\$1,173,764	\$1,336,518	\$1,536,333	\$1,043,660
Annual Reserve Contribution	\$197,812	\$203,746	\$209,858	\$216,154	\$222,639
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,587	\$6,274	\$7,181	\$6,449	\$5,152
Total Income	\$1,265,069	\$1,383,785	\$1,553,557	\$1,758,935	\$1,271,450
# Component					
<b>Neighborhood</b>					
100 Conc. Driveways/Sdwks - Repr/Replc	\$0	\$0	\$7,724	\$0	\$0
112 Metal Site Rail - Refinish/Paint	\$0	\$0	\$0	\$0	\$0
130 Pedestrian Bridges - Repair/Replace	\$0	\$0	\$0	\$13,447	\$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 - Stain/Paint	\$6,150	\$0	\$0	\$0	\$0
164 Path/Site Lighting - Replace	\$0	\$0	\$0	\$0	\$36,338
170 Landscape/Trees - Refurbish	\$0	\$0	\$0	\$6,524	\$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	\$0	\$27,299	\$0
185 Stormwater Bed/Creek - Vacuum/Clean	\$0	\$0	\$9,501	\$0	\$0
<b>Hillside Cottages</b>					
500 Building Roof - Replace (HC)	\$0	\$0	\$0	\$105,395	\$0
510 Gutters/Downspouts - Replace (HC)	\$0	\$0	\$0	\$17,101	\$0
523 Ext. Srfc/Siding- Replacement (HC)	\$0	\$0	\$0	\$0	\$0
533 Full Exterior - Paint/Caulk (HC)	\$0	\$0	\$0	\$0	\$0
536 Building Exterior - Repair (HC)	\$15,476	\$0	\$0	\$0	\$0
545 Metal/Composite Dks - Replace (HC)	\$0	\$0	\$0	\$14,625	\$0
546 Wd/Trex Decks (New) - Replace (HC)	\$0	\$0	\$0	\$0	\$0
547 Wd/Trex Decks (Older) - Replace(HC)	\$0	\$0	\$0	\$52,951	\$0
550 Wood Railings - Replace (HC)	\$0	\$0	\$0	\$23,435	\$0
560 Building Lights - Replace (HC)	\$0	\$11,176	\$0	\$0	\$0
<b>Row House</b>					
501 Building Roof - Replace (RH)	\$0	\$0	\$0	\$214,084	\$0
511 Gutters/Downspouts - Replace (RH)	\$0	\$0	\$0	\$38,193	\$0
524 Ext. Srfc/Siding- Replacement (RH)	\$0	\$0	\$0	\$0	\$0
534 Full Exterior - Paint/Caulk (RH)	\$0	\$0	\$0	\$0	\$208,764
537 Building Exteriors - Repairs (RH)	\$32,634	\$0	\$0	\$0	\$0
548 Elastomeric Decks - Clean/Seal (RH)	\$17,505	\$0	\$0	\$0	\$0
549 Unit Decks - Repairs/Replace (RH)	\$0	\$0	\$0	\$0	\$0
551 Wood Railings - Replace (RH)	\$0	\$0	\$0	\$66,252	\$0
558 Wood Trellis - Replace (RH)	\$0	\$0	\$0	\$0	\$0
561 Building Lights - Replace (RH)	\$0	\$18,627	\$0	\$0	\$0
<b>Townhouse</b>					
502 Building Roof - Replace (TH)	\$0	\$0	\$0	\$94,058	\$0
512 Gutters/Downspouts - Replace (TH)	\$0	\$0	\$0	\$9,608	\$0
525 Ext. Srfc/Siding- Replacement (TH)	\$0	\$0	\$0	\$0	\$0
535 Full Exterior - Paint/Caulk (TH)	\$0	\$0	\$0	\$0	\$0
538 Building Exteriors - Repairs (TH)	\$12,016	\$0	\$0	\$0	\$0
543 Wood Decks - Repair/Replace (TH)	\$0	\$0	\$0	\$0	\$0
544 Wood Decks - Clean/Seal (TH)	\$0	\$8,054	\$0	\$0	\$8,801
549 Elastomeric Decks - Clean/Seal (TH)	\$7,524	\$0	\$0	\$0	\$0
552 Wood Railings - Replace (TH)	\$0	\$0	\$0	\$32,303	\$0
562 Building Lights - Replace (TH)	\$0	\$9,409	\$0	\$0	\$0
Total Expenses	\$91,304	\$47,267	\$17,224	\$715,275	\$253,902
Ending Reserve Balance	\$1,173,764	\$1,336,518	\$1,536,333	\$1,043,660	\$1,017,548

<b>Fiscal Year</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
Starting Reserve Balance	\$1,017,548	\$1,130,348	\$1,283,156	\$1,503,821	\$1,711,282
Annual Reserve Contribution	\$229,318	\$236,197	\$243,283	\$250,582	\$258,099
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,369	\$6,032	\$6,966	\$8,036	\$9,185
Total Income	\$1,252,235	\$1,372,578	\$1,533,406	\$1,762,439	\$1,978,567
# Component					
<b>Neighborhood</b>					
100 Conc. Driveways/Sdwls - Repr/Replc	\$0	\$0	\$8,954	\$0	\$0
112 Metal Site Rail - Refinish/Paint	\$0	\$0	\$0	\$0	\$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 - Stain/Paint	\$7,129	\$0	\$0	\$0	\$0
164 Path/Site Lighting - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$0	\$7,563	\$0
175 Irrigation System - Repair/Replace	\$0	\$36,129	\$0	\$0	\$0
176 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$11,947	\$0
182 Drain Lines - Clean/Inspect	\$0	\$0	\$0	\$31,647	\$0
185 Stormwater Bed/Creek - Vacuum/Clean	\$0	\$0	\$11,014	\$0	\$0
<b>Hillside Cottages</b>					
500 Building Roof - Replace (HC)	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace (HC)	\$0	\$0	\$0	\$0	\$0
523 Ext. Srfc/Siding- Replacement (HC)	\$0	\$0	\$0	\$0	\$0
533 Full Exterior - Paint/Caulk (HC)	\$85,742	\$0	\$0	\$0	\$0
536 Building Exterior - Repair (HC)	\$0	\$0	\$0	\$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
<b>Row House</b>					
501 Building Roof - Replace (RH)	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - 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 Building Exteriors - Repairs (RH)	\$0	\$0	\$0	\$0	\$0
548 Elastomeric Decks - Clean/Seal (RH)	\$20,293	\$0	\$0	\$0	\$0
549 Unit Decks - Repairs/Replace (RH)	\$0	\$0	\$0	\$0	\$14,952
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
<b>Townhouse</b>					
502 Building Roof - Replace (TH)	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - 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	\$53,293	\$0	\$0	\$0
538 Building Exteriors - Repairs (TH)	\$0	\$0	\$0	\$0	\$0
543 Wood Decks - Repair/Replace (TH)	\$0	\$0	\$0	\$0	\$0
544 Wood Decks - Clean/Seal (TH)	\$0	\$0	\$9,617	\$0	\$0
549 Elastomeric Decks - Clean/Seal (TH)	\$8,722	\$0	\$0	\$0	\$0
552 Wood Railings - Replace (TH)	\$0	\$0	\$0	\$0	\$0
562 Building Lights - Replace (TH)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$121,886	\$89,422	\$29,585	\$51,156	\$14,952
Ending Reserve Balance	\$1,130,348	\$1,283,156	\$1,503,821	\$1,711,282	\$1,963,615

<b>Fiscal Year</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>
Starting Reserve Balance	\$1,963,615	\$1,988,893	\$2,273,364	\$2,544,289	\$2,773,064
Annual Reserve Contribution	\$265,842	\$273,817	\$282,032	\$290,493	\$299,208
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,879	\$10,653	\$12,042	\$13,291	\$13,944
Total Income	\$2,239,336	\$2,273,364	\$2,567,438	\$2,848,073	\$3,086,215
# Component					
<b>Neighborhood</b>					
100 Conc. Driveways/Sdwks - Repr/Replc	\$0	\$0	\$10,380	\$0	\$0
112 Metal Site Rail - Refinish/Paint	\$14,816	\$0	\$0	\$0	\$0
130 Pedestrian Bridges - Repair/Replace	\$0	\$0	\$0	\$18,071	\$0
138 Gazebo - Repair/Replace	\$9,472	\$0	\$0	\$0	\$0
142 Trellis - Repair/Replace	\$6,341	\$0	\$0	\$0	\$0
147 Trash Enclosures - Repair/Replace	\$70,420	\$0	\$0	\$0	\$0
150 Wood Implements - Stain/Paint	\$8,265	\$0	\$0	\$0	\$0
164 Path/Site Lighting - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$0	\$8,768	\$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	\$0	\$36,687	\$0
185 Stormwater Bed/Creek - Vacuum/Clean	\$0	\$0	\$12,768	\$0	\$0
<b>Hillside Cottages</b>					
500 Building Roof - Replace (HC)	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - 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 Building Exterior - Repair (HC)	\$20,799	\$0	\$0	\$0	\$0
545 Metal/Composite Dks - Replace (HC)	\$0	\$0	\$0	\$0	\$0
546 Wd/Trex Decks (New) - Replace (HC)	\$16,179	\$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
<b>Row House</b>					
501 Building Roof - Replace (RH)	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - 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	\$280,561
537 Building Exteriors - Repairs (RH)	\$43,857	\$0	\$0	\$0	\$0
548 Elastomeric Decks - Clean/Seal (RH)	\$23,525	\$0	\$0	\$0	\$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
<b>Townhouse</b>					
502 Building Roof - Replace (TH)	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - 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 Building Exteriors - Repairs (TH)	\$16,148	\$0	\$0	\$0	\$0
543 Wood Decks - Repair/Replace (TH)	\$0	\$0	\$0	\$0	\$0
544 Wood Decks - Clean/Seal (TH)	\$10,508	\$0	\$0	\$11,483	\$0
549 Elastomeric Decks - Clean/Seal (TH)	\$10,111	\$0	\$0	\$0	\$0
552 Wood Railings - Replace (TH)	\$0	\$0	\$0	\$0	\$0
562 Building Lights - Replace (TH)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$250,443	\$0	\$23,148	\$75,009	\$280,561
Ending Reserve Balance	\$1,988,893	\$2,273,364	\$2,544,289	\$2,773,064	\$2,805,654

<b>Fiscal Year</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
Starting Reserve Balance	\$2,805,654	\$2,964,455	\$3,213,156	\$3,485,371	\$3,726,014
Annual Reserve Contribution	\$308,184	\$317,429	\$326,952	\$336,761	\$346,864
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,422	\$15,441	\$16,743	\$18,025	\$19,457
Total Income	\$3,128,260	\$3,297,325	\$3,556,852	\$3,840,157	\$4,092,335
# Component					
<b>Neighborhood</b>					
100 Conc. Driveways/Sdwks - Repr/Replc	\$0	\$0	\$12,033	\$0	\$0
112 Metal Site Rail - Refinish/Paint	\$0	\$0	\$0	\$0	\$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 - Stain/Paint	\$9,581	\$0	\$0	\$0	\$0
164 Path/Site Lighting - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape/Trees - Refurbish	\$0	\$0	\$0	\$10,164	\$0
175 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
176 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$16,055	\$0
182 Drain Lines - Clean/Inspect	\$0	\$0	\$0	\$42,531	\$0
185 Stormwater Bed/Creek - Vacuum/Clean	\$0	\$0	\$14,802	\$0	\$0
<b>Hillside Cottages</b>					
500 Building Roof - Replace (HC)	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Replace (HC)	\$0	\$0	\$0	\$0	\$0
523 Ext. Srfc/Siding- Replacement (HC)	\$0	\$0	\$0	\$0	\$0
533 Full Exterior - Paint/Caulk (HC)	\$115,230	\$0	\$0	\$0	\$0
536 Building Exterior - Repair (HC)	\$0	\$0	\$0	\$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
<b>Row House</b>					
501 Building Roof - Replace (RH)	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - 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 Building Exteriors - Repairs (RH)	\$0	\$0	\$0	\$0	\$0
548 Elastomeric Decks - Clean/Seal (RH)	\$27,272	\$0	\$0	\$0	\$0
549 Unit Decks - Repairs/Replace (RH)	\$0	\$0	\$0	\$0	\$20,094
551 Wood Railings - Replace (RH)	\$0	\$0	\$0	\$0	\$0
558 Wood Trellis - Replace (RH)	\$0	\$0	\$0	\$45,392	\$0
561 Building Lights - Replace (RH)	\$0	\$0	\$0	\$0	\$0
<b>Townhouse</b>					
502 Building Roof - Replace (TH)	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - 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	\$71,621	\$0	\$0	\$0
538 Building Exteriors - Repairs (TH)	\$0	\$0	\$0	\$0	\$0
543 Wood Decks - Repair/Replace (TH)	\$0	\$0	\$44,645	\$0	\$0
544 Wood Decks - Clean/Seal (TH)	\$0	\$12,548	\$0	\$0	\$13,711
549 Elastomeric Decks - Clean/Seal (TH)	\$11,722	\$0	\$0	\$0	\$0
552 Wood Railings - Replace (TH)	\$0	\$0	\$0	\$0	\$0
562 Building Lights - Replace (TH)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$163,805	\$84,169	\$71,480	\$114,142	\$33,805
Ending Reserve Balance	\$2,964,455	\$3,213,156	\$3,485,371	\$3,726,014	\$4,058,530

<b>Fiscal Year</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>
Starting Reserve Balance	\$4,058,530	\$4,271,715	\$4,662,032	\$5,019,166	\$5,350,108
Annual Reserve Contribution	\$357,270	\$367,988	\$379,027	\$390,398	\$402,110
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,821	\$22,330	\$24,198	\$25,918	\$26,710
Total Income	\$4,436,621	\$4,662,032	\$5,065,258	\$5,435,482	\$5,778,928
# Component					
<b>Neighborhood</b>					
100 Conc. Driveways/Sdwls - Repr/Replc	\$0	\$0	\$13,950	\$0	\$0
112 Metal Site Rail - Refinish/Paint	\$0	\$0	\$0	\$0	\$0
130 Pedestrian Bridges - Repair/Replace	\$0	\$0	\$0	\$24,286	\$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 - Stain/Paint	\$11,107	\$0	\$0	\$0	\$0
164 Path/Site Lighting - Replace	\$0	\$0	\$0	\$0	\$65,630
170 Landscape/Trees - Refurbish	\$0	\$0	\$0	\$11,783	\$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	\$0	\$49,305	\$0
185 Stormwater Bed/Creek - Vacuum/Clean	\$0	\$0	\$17,159	\$0	\$0
<b>Hillside Cottages</b>					
500 Building Roof - Replace (HC)	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - 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 Building Exterior - Repair (HC)	\$27,952	\$0	\$0	\$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
<b>Row House</b>					
501 Building Roof - Replace (RH)	\$0	\$0	\$0	\$0	\$0
511 Gutters/Downspouts - 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	\$377,050
537 Building Exteriors - Repairs (RH)	\$58,940	\$0	\$0	\$0	\$0
548 Elastomeric Decks - Clean/Seal (RH)	\$31,616	\$0	\$0	\$0	\$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
<b>Townhouse</b>					
502 Building Roof - Replace (TH)	\$0	\$0	\$0	\$0	\$0
512 Gutters/Downspouts - 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 Building Exteriors - Repairs (TH)	\$21,702	\$0	\$0	\$0	\$0
543 Wood Decks - Repair/Replace (TH)	\$0	\$0	\$0	\$0	\$0
544 Wood Decks - Clean/Seal (TH)	\$0	\$0	\$14,983	\$0	\$0
549 Elastomeric Decks - Clean/Seal (TH)	\$13,589	\$0	\$0	\$0	\$0
552 Wood Railings - Replace (TH)	\$0	\$0	\$0	\$0	\$0
562 Building Lights - Replace (TH)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$164,906	\$0	\$46,092	\$85,374	\$442,681
Ending Reserve Balance	\$4,271,715	\$4,662,032	\$5,019,166	\$5,350,108	\$5,336,247



## 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

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

## Component Details

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

- 1) 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/Sdwls - Repr/Replc****Quantity: Poured in place**

Location: Driveways, curbs, sidewalks, stairs, etc. throughout community

Funded?: Yes.

History: Varies (most recent work in the 2018-2019 fiscal year)

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 4,940

Worst Case: \$7,620

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History/Allowance

**Comp #: 112 Metal Site Rail - Refinish/Paint****Quantity: ~900 LF, metal**

Location: Hand rails adjacent to walkways/stairs throughout community

Funded?: Yes.

History: None known

Comments: Remaining useful life remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 7,620

Worst Case: \$11,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Budget Estimate

by Lower 48

**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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 118 Picnic Set - Repair/Replace****Quantity: (1) metal picnic set**

Location: Central open space of site near gazebo

Funded?: No. Too small to merit reserve funding

History: Installed around 2018

Comments: Not funded - no changes from previous reserve study

Useful Life:

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: Completed in 2019-2020 fiscal year, cleaned/stained 2012

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 7,930

Worst Case: \$13,300

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 5,360

Worst Case: \$6,800

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 3,500

Worst Case: \$4,640

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 41,700

Worst Case: \$48,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 150 Wood Implements - Stain/Paint****Quantity: Gzb, Trls, Brdgs, etc.**

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 4,220

Worst Case: \$6,390

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:

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 previous reserve study

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 24,100

Worst Case: \$31,600

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 reduced 1 year and cost inflated 3% from previous reserve study

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 3,810

Worst Case: \$6,490

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 previous reserve study

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 23,200

Worst Case: \$29,000

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 previous reserve study

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 7,000

Worst Case: \$9,270

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 182 Drain Lines - Clean/Inspect****Quantity: Storm drains**

Location: Scattered throughout community

Funded?: Yes.

History: Emergency repair due to leak about September 2018, drain line cleaning occurred in the 2015-16 fiscal year

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 20,900

Worst Case: \$22,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost Estimate

---

**Comp #: 185 Stormwater Bed/Creek - Vacuum/Clean****Quantity: Moderate**

Location: Runs through mid-point of community

Funded?: Yes.

History: Anticipated in 2018-2019 fiscal year, previous to this in June 2014

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 5,150

Worst Case: \$10,300

Lower allowance

Higher allowance

Cost Source: Adjusted per client estimate

---

**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:

Remaining Life:

Best Case:

Worst Case:

Cost Source: Past research Engineer Rich

Tompkins, Triad, 425-821-8448

---

**Comp #: 999 Reserve Study Update****Quantity: Annual**

Location: Common elements of association

Funded?: No. Annual cost

History: Association Reserves completed 2020-21 fiscal year study

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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## 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 previous reserve study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 74,000

Worst Case: \$92,400

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?: No. Management reports will be operating expense not Reserves.

History: Last cleaning 2017-18 fiscal year; previous to this, cleaned and repaired 2013-14 fiscal year

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**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 previous reserve study

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 11,400

Worst Case: \$15,600

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: Repairs anticipated in 2019-2020

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study. A building evaluation was completed in 2019 with several items of concerns/deficiencies found. High priority items are anticipated to be completed in the 2019-2020 fiscal year with medium and low priority items following this. The cost for the high priority items (~\$62,970 - total for HC, RH, TH) is reflected the starting balance for this 2020-2021 reserve study, however costs for the medium and low priority items are not yet known and not factored in this reserve study.

Useful Life: 50 years

Remaining Life: 33 years

Best Case: \$ 508,000

Worst Case: \$541,000

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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:



**Comp #: 533 Full Exterior - Paint/Caulk (HC)****Quantity: ~34,000 GSF**

Location: Exterior building surfaces at Hillside Cottage buildings (16 units in 8 buildings)

Funded?: Yes.

History: Painted August 2011

Comments: Remaining useful life remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 53,800

Worst Case: \$73,800

Lower allowance

Higher allowance

Cost Source: Inflated Cost History, Norm's Precision

Painting

---

**Comp #: 536 Building Exterior - Repair (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: This component is an allowance for building exterior repairs/touch-up between comprehensive paint projects.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 10,500

Worst Case: \$16,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**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 previous reserve study

Useful Life: 24 years

Remaining Life: 8 years

Best Case: \$ 9,790

Worst Case: \$13,300

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 &amp; 1929 18th Ave.

Funded?: Yes.

History: Deck boards replaced August 2012

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study

Useful Life: 24 years

Remaining Life: 15 years

Best Case: \$ 9,270

Worst Case: \$11,500

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 previous reserve study

Useful Life: 24 years

Remaining Life: 8 years

Best Case: \$ 37,200

Worst Case: \$46,400

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: Perimeters of 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 previous reserve study

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 16,800

Worst Case: \$20,200

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:

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:

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 previous reserve study

Useful Life: 24 years

Remaining Life: 6 years

Best Case: \$ 7,620

Worst Case: \$11,100

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 pedestrian doors at Hillside Cottage Building Exteriors  
Funded?: No. Individual unit owner responsibility  
History: None known  
Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 610 Association Annual Inspection****Quantity: Every year**

Location: Association maintained building envelope components  
Funded?: No. Annual costs  
History: Last inspection by Integrity Group during the 2018-2019 fiscal year  
Comments: Not funded - no changes from previous reserve study

Useful Life:

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 previous reserve study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 150,000

Worst Case: \$188,000

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?: No. Management reports will be operating expense not Reserves.

History: Completed in 2016-17 fiscal year; previous to this, cleaned and repaired in 2013-14 fiscal year

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**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 previous reserve study

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 25,500

Worst Case: \$34,800

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: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study. A building evaluation was completed in 2019 with several items of concerns/deficiencies found. High priority items are anticipated to be completed in the 2019-2020 fiscal year with medium and low priority items following this. The cost for the high priority items (~\$62,970 - total for HC, RH, TH) is reflected in the starting balance for this 2020-2021 reserve study, however costs for the medium and low priority items are not yet known and not factored in this reserve study.

Useful Life: 50 years

Remaining Life: 33 years

Best Case: \$ 694,000

Worst Case: \$727,000

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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 534 Full Exterior - Paint/Caulk (RH)****Quantity: ~45,900 GSF**

Location: Exterior building surfaces at Row House buildings (41 units in 9 buildings)

Funded?: Yes.

History: Completed last in Summer 2020. Previous to this last full paint in August 2011

Comments: Life and cost reset based on actual project in Summer 2020.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 135,000

Worst Case: \$185,000

Lower allowance

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 537 Building Exteriors - Repairs (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: This component is an allowance for building exterior repairs/touch-up between comprehensive paint projects.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 22,500

Worst Case: \$33,800

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?: No. Management reports will be included with larger paint projects or locally as operating expense not Reserves.

History: Some work completed in 2017-2018 fiscal year, some local work in 2015-16 fiscal year; caulked during 2013-14 fiscal year

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 14,000

Worst Case: \$16,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: D/J

Masonry LLC

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**Comp #: 549 Unit Decks - Repairs/Replace (RH)****Quantity: (18), approx 1,300 GSF**

Location: Elastomeric decks at (18) Row House units

Funded?: Yes.

History: Repairs in 2019-2020

Comments: As discussed with management some repairs in 2019-2020 thus this component extended to reflect this repair work; cost inflated 3% from previous study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 9,370

Worst Case: \$10,400

Lower allowance

Higher allowance

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 previous reserve study

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 47,500

Worst Case: \$57,100

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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 558 Wood Trellis - Replace (RH)****Quantity: ~ (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 previous reserve study

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 16,700

Worst Case: \$29,300

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 previous reserve study

Useful Life: 24 years

Remaining Life: 6 years

Best Case: \$ 12,700

Worst Case: \$18,500

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 pedestrian doors at Row House Building Exteriors

Funded?: No. Unit owner responsibility

History: None known

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 610 Association Annual Inspection****Quantity: Every year**

Location: Association maintained building envelope components

Funded?: No. Annual costs

History: Last inspection by Integrity Group during the 2018-2019 fiscal year

Comments: Not funded - no changes from previous reserve study

Useful Life:

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 Buildings (15 units in 4 buildings)

Funded?: Yes.

History: None known

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 66,000

Worst Case: \$82,500

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 Buildings (15 units in 4 buildings)

Funded?: No. Management reports will be operating expense not Reserves.

History: Completed in the 2016-17 fiscal year; previous to this, cleaning and repairs in 2013-14 fiscal year

Comments: Funding removed as Management reports will be operating expense not Reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 512 Gutters/Downspouts - Replace (TH)****Quantity: ~1,000 LF, metal**

Location: Perimeter of Town House Buildings (15 units in 4 buildings)

Funded?: Yes.

History: None known

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 6,470

Worst Case: \$8,700

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 Buildings (15 units in 4 buildings)

Funded?: Yes.

History: No major projects known

Comments: Remaining useful life reduced 1 year and cost inflated 3% from previous reserve study. A building evaluation was completed in 2019 with several items of concerns/deficiencies found. High priority items are anticipated to be completed in the 2019-2020 fiscal year with medium and low priority items following this. The cost for the high priority items (~\$62,970 - total for HC, RH, TH) is reflected in the starting balance for this 2020-2021 reserve study, however costs for the medium and low priority items are not yet known and not factored in this reserve study.

Useful Life: 50 years

Remaining Life: 33 years

Best Case: \$ 256,000

Worst Case: \$289,000

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 Buildings (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: ~17,500 GSF**

Location: Exterior building surfaces at Town House Buildings (15 units in 4 buildings)

Funded?: Yes.

History: Painted last August 2011

Comments: Remaining useful life adjusted to Management plans for 21/22 fiscal year; cost adjusted per client estimate.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 30,500

Worst Case: \$46,500

Lower allowance

Higher allowance

Cost Source: Estimate per Client

---

**Comp #: 538 Building Exteriors - Repairs (TH)****Quantity: Moderate areas**

Location: Exterior of buildings;trim, fascia, door moldings, etc.at Town House Bldg (15 units/4 bldgs)

Funded?: Yes.

History: Partial project completed 2015-16 fiscal year

Comments: This component is an allowance for building exterior repairs/touch-up between comprehensive paint projects.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 8,030

Worst Case: \$12,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**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 previous reserve study

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 19,400

Worst Case: \$27,200

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: Last known in 2014/2015

Comments: Remaining useful life remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 6,490

Worst Case: \$7,000

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,180

Worst Case: \$6,800

Lower allowance

Higher allowance

Cost Source: Client Cost History: D/J Masonry LLC

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**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 previous reserve study

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 23,200

Worst Case: \$27,800

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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 2020-21 reserve study

Useful Life: 24 years

Remaining Life: 6 years

Best Case: \$ 6,490

Worst Case: \$9,270

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 607 Unit Doors - Replace(TH)****Quantity: Extensive, assorted**

Location: Pedestrian doors at Town House Building Exteriors  
Funded?: No. Unit owner responsibility  
History: None known  
Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 610 Association Annual Inspection****Quantity: Every year**

Location: Association maintained building envelope components  
Funded?: No. Annual costs  
History: Unknown  
Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: