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Lakeside Village
Federal Way, WA



Report #: 13297-16

Beginning: January 1, 2026

Expires: December 31, 2026

RESERVE STUDY
Update "No-Site-Visit"

October 30, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Lakeside Village

Federal Way, WA

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

Report #: 13297-16

of Units: 78

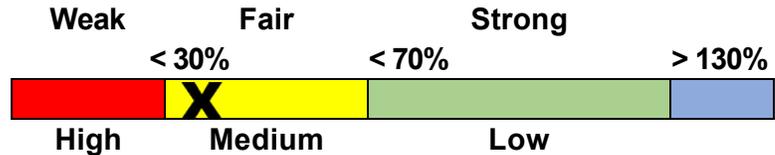
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$552,469
Current Fully Funded Reserve Balance	\$1,519,665
Percent Funded	36.4 %
Average Reserve (Deficit) or Surplus Per Unit	(\$12,400)
Recommended 2026 100% Monthly "Full Funding" Reserve Transfers	\$15,100
Recommended 2026 70% Monthly "Threshold Funding" Reserve Transfers	\$13,900
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$13,700
Most Recent Budgeted Reserve Transfer Rate	\$8,202

Reserve Fund Strength: 36.4%



Risk of Special Assessment:

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 36.4 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$119,604 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

Regulatory Compliance: Rehabilitative construction projects exceeding 5% of the assessed value of the building must meet RCW 64.55 requirements, including building enclosure design & waterproofing details by a licensed architect/engineer and independent construction oversight. The RCW does not preclude Reserve Study contents including components with > 30 years Useful Life that otherwise meet CAI's National Reserve Study Standards.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds			
120 Asphalt - Resurface	40	5	\$249,000
121 Asphalt - Sealcoat & Repair	5	0	\$27,700
142 South Fence: Wood - Replace	20	12	\$42,800
148 Bldg 1,2 Patio Fences: Wood - Repl.	18	3	\$28,400
149 Bldg 3 Patio Fences: Wood - Replace	18	5	\$15,700
150 Bldg 4 Patio Fences: Wood - Replace	18	7	\$15,700
151 Bldg 5 Patio Fences: Wood - Replace	18	6	\$15,700
160 Pole Lights: Metal - Replace	30	22	\$28,700
161 Pole Lights: Wood - Replace	30	12	\$26,800
200 Community Sign - Replace	15	5	\$7,800
205 Mailboxes - Replace	30	18	\$15,500
Recreation			
300 Pool Deck - Repair/Replace	40	0	\$38,700
301 Pool Fence - Repair/Replace	30	12	\$6,500
304 Pool - Resurface	12	2	\$25,800
305 Pool - Retile	24	14	\$7,900
307 Pool Heater - Replace	10	0	\$3,200
310 Spa - Resurface	12	0	\$7,000
312 Spa Heater - Replace	10	0	\$3,200
322 Tennis Court - Resurface	40	0	\$61,900
323 Tennis Court Fence - Replace	40	3	\$11,400
425 Cabana Deck - Repair/Replace	20	2	\$5,100
428 Cabana Roof - Repair/Replace	25	19	\$28,100
432 Cabana Interior Surfaces - Repaint	10	0	\$11,900
434 Cabana Flooring - Replace	10	0	\$10,000
Building Exteriors			
500 Roofs: Bldgs 1-4 - Repair/Replace	25	2	\$368,000
501 Roof: Bldg 5 - Repair/Replace	25	9	\$98,000
502 Roofs: 1/3 of Carports-Replace (a)	25	2	\$54,600
503 Roofs: 1/3 of Carports-Replace (b)	25	4	\$54,600
504 Roofs: 1/3 of Carports-Replace (c)	25	7	\$54,600
532 Bldg 4 & 5 Exterior - Paint/Caulk	8	7	\$152,200
533 Bldg 1 & 2 Exterior - Paint/Caulk	8	0	\$143,000
534 Bldg 3: Exterior - Paint/Caulk	8	1	\$90,000
542 Elastomeric Decks - Recoat	5	3	\$9,000
543 Decks: Vinyl - Repair/Resurface (a)	18	0	\$17,300
544 Decks: Vinyl - Repair/Resurface (b)	18	0	\$20,100
545 Decks: Vinyl - Repair/Resurface (c)	18	0	\$20,100

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
546 Decks: Vinyl - Repair/Resurface (d)	18	1	\$29,000
547 Decks: Vinyl - Repair/Resurface (e)	18	2	\$22,400
548 Decks: Vinyl - Repair/Resurface (f)	18	3	\$31,300
565 Outdoor Carpeting - Replace	12	2	\$16,900
Systems			
900 Plumbing - Systems Evaluation	20	0	\$21,000
955 Surveillance System - Replace	10	0	\$7,000
965 Fire Alarm Panels - Replace	20	7	\$25,800
995 Building Envelope & Structure	10	0	\$9,500

44 Total Funded Components

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

Introduction



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

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



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

Methodology

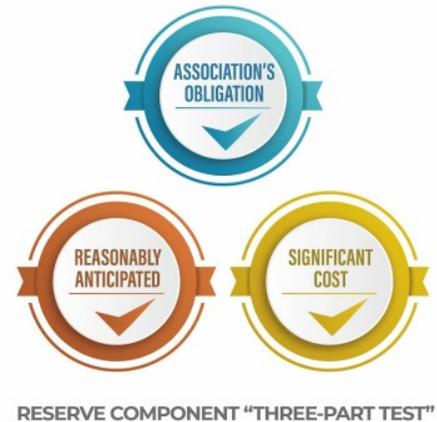


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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.

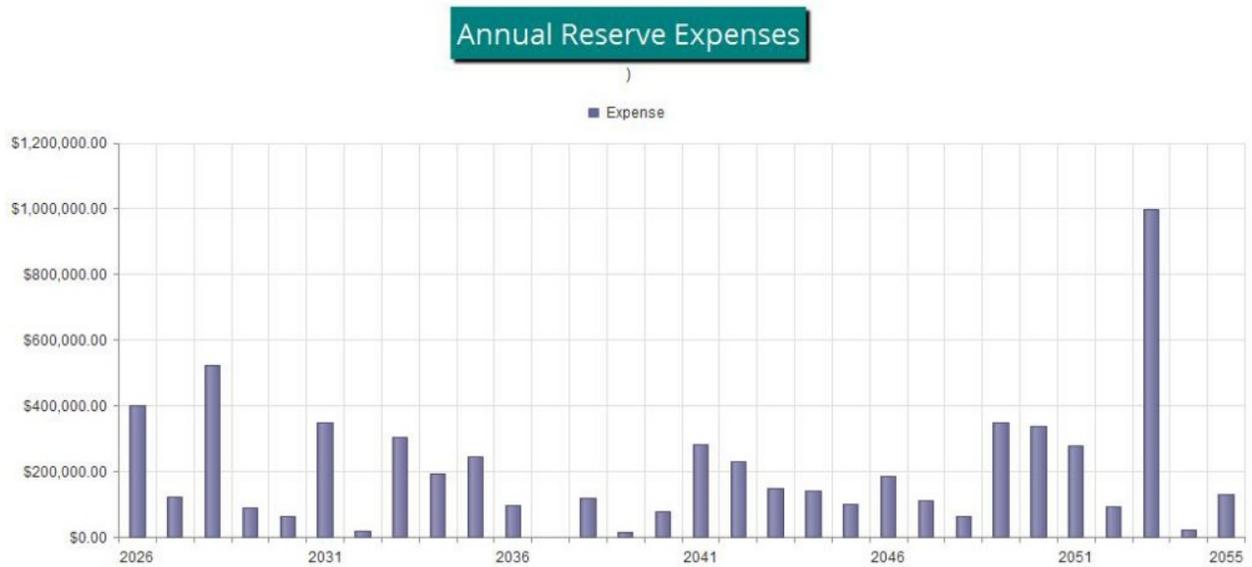


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$552,469 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be \$1,519,665 (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 Monthly budgeted transfers of \$15,100 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.

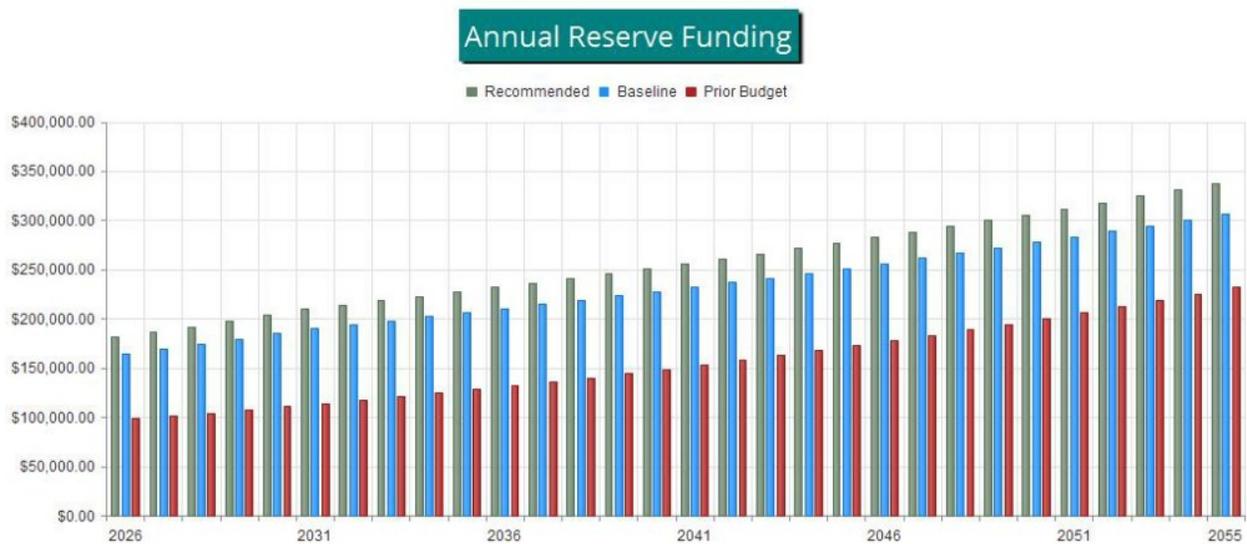


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted transfer rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

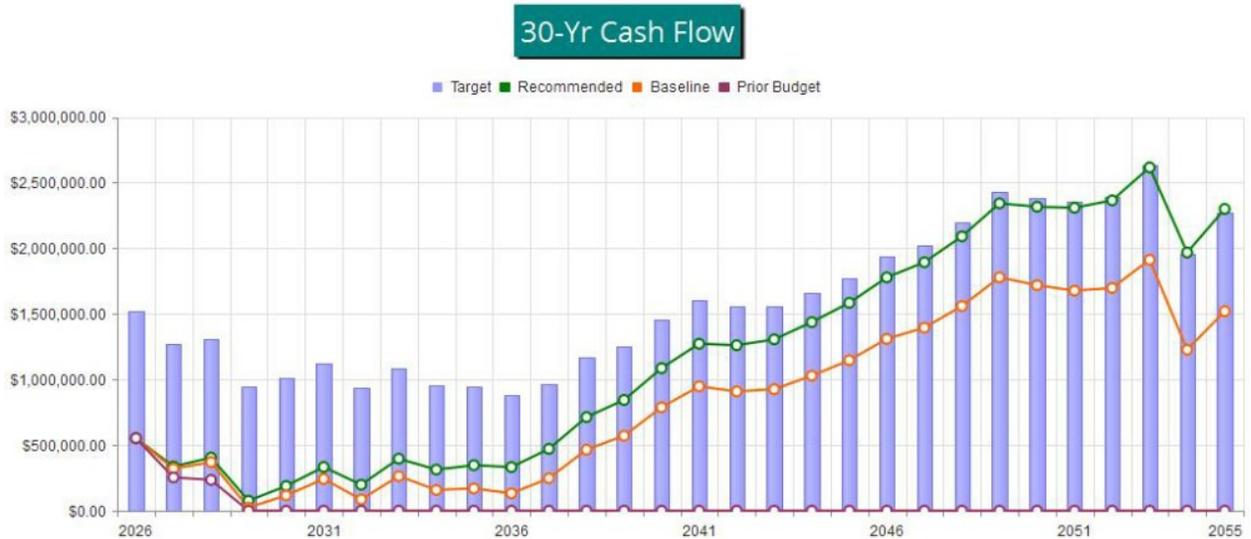


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

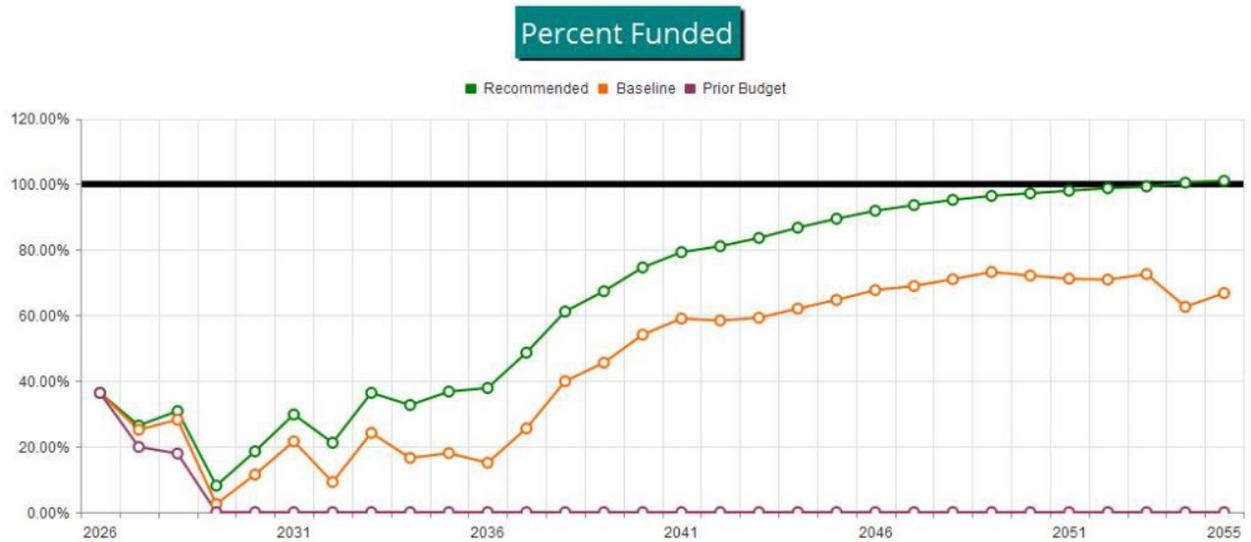


Figure 4



Executive Summary is a summary of your Reserve Components

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related 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 funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

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

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

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Site/Grounds							
120	Asphalt - Resurface	64,400	SF	40	5	\$224,000	\$274,000
121	Asphalt - Sealcoat & Repair	64,400	SF	5	0	\$24,900	\$30,500
142	South Fence: Wood - Replace	640	LF	20	12	\$38,500	\$47,100
148	Bldg 1,2 Patio Fences: Wood - Repl.	400	LF	18	3	\$25,600	\$31,200
149	Bldg 3 Patio Fences: Wood - Replace	220	LF	18	5	\$14,100	\$17,300
150	Bldg 4 Patio Fences: Wood - Replace	220	LF	18	7	\$14,100	\$17,300
151	Bldg 5 Patio Fences: Wood - Replace	220	LF	18	6	\$14,100	\$17,300
160	Pole Lights: Metal - Replace	7	24 assemblies	30	22	\$25,800	\$31,600
161	Pole Lights: Wood - Replace	26	assemblies	30	12	\$24,100	\$29,500
200	Community Sign - Replace	1	5x7 composite sign	15	5	\$7,020	\$8,580
205	Mailboxes - Replace	5	clusters	30	18	\$14,000	\$17,000
Recreation							
300	Pool Deck - Repair/Replace	1,500	SF	40	0	\$34,800	\$42,600
301	Pool Fence - Repair/Replace	150	LF chain link	30	12	\$5,850	\$7,150
304	Pool - Resurface	900	SF	12	2	\$23,200	\$28,400
305	Pool - Retile	100	LF	24	14	\$7,110	\$8,690
307	Pool Heater - Replace	1	Raypak C-R266A-EN-C	10	0	\$2,880	\$3,520
310	Spa - Resurface	1	7' diameter	12	0	\$6,300	\$7,700
312	Spa Heater - Replace	1	206 Raypak	10	0	\$2,880	\$3,520
322	Tennis Court - Resurface	7,200	SF	40	0	\$55,700	\$68,100
323	Tennis Court Fence - Replace	360	LF chain link	40	3	\$10,300	\$12,500
425	Cabana Deck - Repair/Replace	170	SF	20	2	\$4,590	\$5,610
428	Cabana Roof - Repair/Replace	2,600	SF	25	19	\$25,300	\$30,900
432	Cabana Interior Surfaces - Repaint	3,300	SF	10	0	\$10,700	\$13,100
434	Cabana Flooring - Replace	120	SY	10	0	\$9,000	\$11,000
Building Exteriors							
500	Roofs: Bldgs 1-4 - Repair/Replace	35,700	SF	25	2	\$331,000	\$405,000
501	Roof: Bldg 5 - Repair/Replace	9,500	SF	25	9	\$88,200	\$108,000
502	Roofs: 1/3 of Carports-Replace (a)	5,300	SF	25	2	\$49,100	\$60,100
503	Roofs: 1/3 of Carports-Replace (b)	5,300	SF	25	4	\$49,100	\$60,100
504	Roofs: 1/3 of Carports-Replace (c)	5,300	SF	25	7	\$49,100	\$60,100
532	Bldg 4 & 5 Exterior - Paint/Caulk	32,000	GSF	8	7	\$137,000	\$167,000
533	Bldg 1 & 2 Exterior - Paint/Caulk	30,000	GSF	8	0	\$129,000	\$157,000
534	Bldg 3: Exterior - Paint/Caulk	19,000	GSF	8	1	\$81,000	\$99,000
542	Elastomeric Decks - Recoat	14	Decks	5	3	\$8,100	\$9,900
543	Decks: Vinyl - Repair/Resurface (a)	500	SF	18	0	\$15,600	\$19,000
544	Decks: Vinyl - Repair/Resurface (b)	630	SF	18	0	\$18,100	\$22,100
545	Decks: Vinyl - Repair/Resurface (c)	630	SF	18	0	\$18,100	\$22,100
546	Decks: Vinyl - Repair/Resurface (d)	910	SF	18	1	\$26,100	\$31,900
547	Decks: Vinyl - Repair/Resurface (e)	700	SF	18	2	\$20,200	\$24,600
548	Decks: Vinyl - Repair/Resurface (f)	980	SF	18	3	\$28,200	\$34,400
565	Outdoor Carpeting - Replace	270	SY	12	2	\$15,200	\$18,600

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Systems							
900	Plumbing - Systems Evaluation	1	Supply & drain lines	20	0	\$18,900	\$23,100
955	Surveillance System - Replace	1	Cameras	10	0	\$6,300	\$7,700
965	Fire Alarm Panels - Replace	5	panels	20	7	\$23,200	\$28,400
995	Building Envelope & Structure	1	Annual Inspection	10	0	\$8,550	\$10,400
44	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
120	Asphalt - Resurface	\$249,000	X	35	/	40	=	\$217,875
121	Asphalt - Sealcoat & Repair	\$27,700	X	5	/	5	=	\$27,700
142	South Fence: Wood - Replace	\$42,800	X	8	/	20	=	\$17,120
148	Bldg 1,2 Patio Fences: Wood - Repl.	\$28,400	X	15	/	18	=	\$23,667
149	Bldg 3 Patio Fences: Wood - Replace	\$15,700	X	13	/	18	=	\$11,339
150	Bldg 4 Patio Fences: Wood - Replace	\$15,700	X	11	/	18	=	\$9,594
151	Bldg 5 Patio Fences: Wood - Replace	\$15,700	X	12	/	18	=	\$10,467
160	Pole Lights: Metal - Replace	\$28,700	X	8	/	30	=	\$7,653
161	Pole Lights: Wood - Replace	\$26,800	X	18	/	30	=	\$16,080
200	Community Sign - Replace	\$7,800	X	10	/	15	=	\$5,200
205	Mailboxes - Replace	\$15,500	X	12	/	30	=	\$6,200
Recreation								
300	Pool Deck - Repair/Replace	\$38,700	X	40	/	40	=	\$38,700
301	Pool Fence - Repair/Replace	\$6,500	X	18	/	30	=	\$3,900
304	Pool - Resurface	\$25,800	X	10	/	12	=	\$21,500
305	Pool - Retile	\$7,900	X	10	/	24	=	\$3,292
307	Pool Heater - Replace	\$3,200	X	10	/	10	=	\$3,200
310	Spa - Resurface	\$7,000	X	12	/	12	=	\$7,000
312	Spa Heater - Replace	\$3,200	X	10	/	10	=	\$3,200
322	Tennis Court - Resurface	\$61,900	X	40	/	40	=	\$61,900
323	Tennis Court Fence - Replace	\$11,400	X	37	/	40	=	\$10,545
425	Cabana Deck - Repair/Replace	\$5,100	X	18	/	20	=	\$4,590
428	Cabana Roof - Repair/Replace	\$28,100	X	6	/	25	=	\$6,744
432	Cabana Interior Surfaces - Repaint	\$11,900	X	10	/	10	=	\$11,900
434	Cabana Flooring - Replace	\$10,000	X	10	/	10	=	\$10,000
Building Exteriors								
500	Roofs: Bldgs 1-4 - Repair/Replace	\$368,000	X	23	/	25	=	\$338,560
501	Roof: Bldg 5 - Repair/Replace	\$98,000	X	16	/	25	=	\$62,720
502	Roofs: 1/3 of Carports-Replace (a)	\$54,600	X	23	/	25	=	\$50,232
503	Roofs: 1/3 of Carports-Replace (b)	\$54,600	X	21	/	25	=	\$45,864
504	Roofs: 1/3 of Carports-Replace (c)	\$54,600	X	18	/	25	=	\$39,312
532	Bldg 4 & 5 Exterior - Paint/Caulk	\$152,200	X	1	/	8	=	\$19,025
533	Bldg 1 & 2 Exterior - Paint/Caulk	\$143,000	X	8	/	8	=	\$143,000
534	Bldg 3: Exterior - Paint/Caulk	\$90,000	X	7	/	8	=	\$78,750
542	Elastomeric Decks - Recoat	\$9,000	X	2	/	5	=	\$3,600
543	Decks: Vinyl - Repair/Resurface (a)	\$17,300	X	18	/	18	=	\$17,300
544	Decks: Vinyl - Repair/Resurface (b)	\$20,100	X	18	/	18	=	\$20,100
545	Decks: Vinyl - Repair/Resurface (c)	\$20,100	X	18	/	18	=	\$20,100
546	Decks: Vinyl - Repair/Resurface (d)	\$29,000	X	17	/	18	=	\$27,389
547	Decks: Vinyl - Repair/Resurface (e)	\$22,400	X	16	/	18	=	\$19,911
548	Decks: Vinyl - Repair/Resurface (f)	\$31,300	X	15	/	18	=	\$26,083
565	Outdoor Carpeting - Replace	\$16,900	X	10	/	12	=	\$14,083
Systems								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
900	Plumbing - Systems Evaluation	\$21,000	X	20	/	20	=	\$21,000
955	Surveillance System - Replace	\$7,000	X	10	/	10	=	\$7,000
965	Fire Alarm Panels - Replace	\$25,800	X	13	/	20	=	\$16,770
995	Building Envelope & Structure	\$9,500	X	10	/	10	=	\$9,500
								\$1,519,665

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds				
120 Asphalt - Resurface	40	\$249,000	\$6,225	5.20 %
121 Asphalt - Sealcoat & Repair	5	\$27,700	\$5,540	4.63 %
142 South Fence: Wood - Replace	20	\$42,800	\$2,140	1.79 %
148 Bldg 1,2 Patio Fences: Wood - Repl.	18	\$28,400	\$1,578	1.32 %
149 Bldg 3 Patio Fences: Wood - Replace	18	\$15,700	\$872	0.73 %
150 Bldg 4 Patio Fences: Wood - Replace	18	\$15,700	\$872	0.73 %
151 Bldg 5 Patio Fences: Wood - Replace	18	\$15,700	\$872	0.73 %
160 Pole Lights: Metal - Replace	30	\$28,700	\$957	0.80 %
161 Pole Lights: Wood - Replace	30	\$26,800	\$893	0.75 %
200 Community Sign - Replace	15	\$7,800	\$520	0.43 %
205 Mailboxes - Replace	30	\$15,500	\$517	0.43 %
Recreation				
300 Pool Deck - Repair/Replace	40	\$38,700	\$968	0.81 %
301 Pool Fence - Repair/Replace	30	\$6,500	\$217	0.18 %
304 Pool - Resurface	12	\$25,800	\$2,150	1.80 %
305 Pool - Retile	24	\$7,900	\$329	0.28 %
307 Pool Heater - Replace	10	\$3,200	\$320	0.27 %
310 Spa - Resurface	12	\$7,000	\$583	0.49 %
312 Spa Heater - Replace	10	\$3,200	\$320	0.27 %
322 Tennis Court - Resurface	40	\$61,900	\$1,548	1.29 %
323 Tennis Court Fence - Replace	40	\$11,400	\$285	0.24 %
425 Cabana Deck - Repair/Replace	20	\$5,100	\$255	0.21 %
428 Cabana Roof - Repair/Replace	25	\$28,100	\$1,124	0.94 %
432 Cabana Interior Surfaces - Repaint	10	\$11,900	\$1,190	0.99 %
434 Cabana Flooring - Replace	10	\$10,000	\$1,000	0.84 %
Building Exteriors				
500 Roofs: Bldgs 1-4 - Repair/Replace	25	\$368,000	\$14,720	12.31 %
501 Roof: Bldg 5 - Repair/Replace	25	\$98,000	\$3,920	3.28 %
502 Roofs: 1/3 of Carports-Replace (a)	25	\$54,600	\$2,184	1.83 %
503 Roofs: 1/3 of Carports-Replace (b)	25	\$54,600	\$2,184	1.83 %
504 Roofs: 1/3 of Carports-Replace (c)	25	\$54,600	\$2,184	1.83 %
532 Bldg 4 & 5 Exterior - Paint/Caulk	8	\$152,200	\$19,025	15.91 %
533 Bldg 1 & 2 Exterior - Paint/Caulk	8	\$143,000	\$17,875	14.95 %
534 Bldg 3: Exterior - Paint/Caulk	8	\$90,000	\$11,250	9.41 %
542 Elastomeric Decks - Recoat	5	\$9,000	\$1,800	1.50 %
543 Decks: Vinyl - Repair/Resurface (a)	18	\$17,300	\$961	0.80 %
544 Decks: Vinyl - Repair/Resurface (b)	18	\$20,100	\$1,117	0.93 %
545 Decks: Vinyl - Repair/Resurface (c)	18	\$20,100	\$1,117	0.93 %
546 Decks: Vinyl - Repair/Resurface (d)	18	\$29,000	\$1,611	1.35 %
547 Decks: Vinyl - Repair/Resurface (e)	18	\$22,400	\$1,244	1.04 %
548 Decks: Vinyl - Repair/Resurface (f)	18	\$31,300	\$1,739	1.45 %
565 Outdoor Carpeting - Replace	12	\$16,900	\$1,408	1.18 %
Systems				
900 Plumbing - Systems Evaluation	20	\$21,000	\$1,050	0.88 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
955	Surveillance System - Replace	10	\$7,000	\$700	0.59 %
965	Fire Alarm Panels - Replace	20	\$25,800	\$1,290	1.08 %
995	Building Envelope & Structure	10	\$9,500	\$950	0.79 %
44	Total Funded Components			\$119,604	100.00 %

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$552,469	\$1,519,665	36.4 %	Medium	84.10 %	\$181,200	\$0	\$4,443	\$401,600
2027	\$336,512	\$1,273,717	26.4 %	High	3.00 %	\$186,636	\$0	\$3,702	\$122,570
2028	\$404,280	\$1,311,455	30.8 %	Medium	3.00 %	\$192,235	\$0	\$2,401	\$522,812
2029	\$76,104	\$941,850	8.1 %	High	3.00 %	\$198,002	\$0	\$1,319	\$87,527
2030	\$187,899	\$1,013,385	18.5 %	High	3.00 %	\$203,942	\$0	\$2,603	\$61,453
2031	\$332,991	\$1,117,926	29.8 %	High	3.00 %	\$210,060	\$0	\$2,652	\$348,014
2032	\$197,690	\$934,568	21.2 %	High	2.00 %	\$214,262	\$0	\$2,968	\$18,747
2033	\$396,173	\$1,089,102	36.4 %	Medium	2.00 %	\$218,547	\$0	\$3,544	\$305,378
2034	\$312,886	\$957,416	32.7 %	Medium	2.00 %	\$222,918	\$0	\$3,296	\$192,549
2035	\$346,551	\$942,499	36.8 %	Medium	2.00 %	\$227,376	\$0	\$3,391	\$245,297
2036	\$332,021	\$877,443	37.8 %	Medium	2.00 %	\$231,924	\$0	\$4,011	\$97,434
2037	\$470,522	\$967,516	48.6 %	Medium	2.00 %	\$236,562	\$0	\$5,915	\$0
2038	\$712,999	\$1,165,570	61.2 %	Medium	2.00 %	\$241,293	\$0	\$7,780	\$118,481
2039	\$843,591	\$1,252,602	67.3 %	Medium	2.00 %	\$246,119	\$0	\$9,645	\$13,217
2040	\$1,086,138	\$1,455,889	74.6 %	Low	2.00 %	\$251,042	\$0	\$11,788	\$76,537
2041	\$1,272,431	\$1,605,435	79.3 %	Low	2.00 %	\$256,063	\$0	\$12,661	\$280,278
2042	\$1,260,876	\$1,555,155	81.1 %	Low	2.00 %	\$261,184	\$0	\$12,826	\$229,473
2043	\$1,305,413	\$1,561,404	83.6 %	Low	2.00 %	\$266,407	\$0	\$13,705	\$148,756
2044	\$1,436,769	\$1,656,856	86.7 %	Low	2.00 %	\$271,736	\$0	\$15,097	\$139,600
2045	\$1,584,003	\$1,770,659	89.5 %	Low	2.00 %	\$277,170	\$0	\$16,802	\$100,125
2046	\$1,777,850	\$1,934,770	91.9 %	Low	2.00 %	\$282,714	\$0	\$18,349	\$185,488
2047	\$1,893,425	\$2,022,305	93.6 %	Low	2.00 %	\$288,368	\$0	\$19,912	\$111,060
2048	\$2,090,645	\$2,195,744	95.2 %	Low	2.00 %	\$294,135	\$0	\$22,155	\$64,764
2049	\$2,342,171	\$2,428,885	96.4 %	Low	2.00 %	\$300,018	\$0	\$23,283	\$349,127
2050	\$2,316,344	\$2,383,145	97.2 %	Low	2.00 %	\$306,018	\$0	\$23,115	\$336,834
2051	\$2,308,644	\$2,355,925	98.0 %	Low	2.00 %	\$312,139	\$0	\$23,357	\$279,310
2052	\$2,364,830	\$2,394,585	98.8 %	Low	2.00 %	\$318,382	\$0	\$24,894	\$92,086
2053	\$2,616,019	\$2,634,915	99.3 %	Low	2.00 %	\$324,749	\$0	\$22,909	\$996,026
2054	\$1,967,651	\$1,959,297	100.4 %	Low	2.00 %	\$331,244	\$0	\$21,327	\$20,591
2055	\$2,299,631	\$2,276,246	101.0 %	Low	2.00 %	\$337,869	\$0	\$24,153	\$128,668

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$552,469	\$1,519,665	36.4 %	Medium	67.03 %	\$164,400	\$0	\$4,359	\$401,600
2027	\$319,627	\$1,273,717	25.1 %	High	3.00 %	\$169,332	\$0	\$3,446	\$122,570
2028	\$369,835	\$1,311,455	28.2 %	High	3.00 %	\$174,412	\$0	\$1,965	\$522,812
2029	\$23,401	\$941,850	2.5 %	High	3.00 %	\$179,644	\$0	\$698	\$87,527
2030	\$116,215	\$1,013,385	11.5 %	High	3.00 %	\$185,034	\$0	\$1,788	\$61,453
2031	\$241,585	\$1,117,926	21.6 %	High	3.00 %	\$190,585	\$0	\$1,636	\$348,014
2032	\$85,791	\$934,568	9.2 %	High	2.00 %	\$194,396	\$0	\$1,744	\$18,747
2033	\$263,185	\$1,089,102	24.2 %	High	2.00 %	\$198,284	\$0	\$2,106	\$305,378
2034	\$158,198	\$957,416	16.5 %	High	2.00 %	\$202,250	\$0	\$1,638	\$192,549
2035	\$169,537	\$942,499	18.0 %	High	2.00 %	\$206,295	\$0	\$1,507	\$245,297
2036	\$132,042	\$877,443	15.0 %	High	2.00 %	\$210,421	\$0	\$1,894	\$97,434
2037	\$246,923	\$967,516	25.5 %	High	2.00 %	\$214,629	\$0	\$3,559	\$0
2038	\$465,110	\$1,165,570	39.9 %	Medium	2.00 %	\$218,922	\$0	\$5,177	\$118,481
2039	\$570,729	\$1,252,602	45.6 %	Medium	2.00 %	\$223,300	\$0	\$6,789	\$13,217
2040	\$787,601	\$1,455,889	54.1 %	Medium	2.00 %	\$227,766	\$0	\$8,672	\$76,537
2041	\$947,502	\$1,605,435	59.0 %	Medium	2.00 %	\$232,322	\$0	\$9,278	\$280,278
2042	\$908,823	\$1,555,155	58.4 %	Medium	2.00 %	\$236,968	\$0	\$9,168	\$229,473
2043	\$925,486	\$1,561,404	59.3 %	Medium	2.00 %	\$241,707	\$0	\$9,764	\$148,756
2044	\$1,028,201	\$1,656,856	62.1 %	Medium	2.00 %	\$246,542	\$0	\$10,866	\$139,600
2045	\$1,146,010	\$1,770,659	64.7 %	Medium	2.00 %	\$251,472	\$0	\$12,273	\$100,125
2046	\$1,309,630	\$1,934,770	67.7 %	Medium	2.00 %	\$256,502	\$0	\$13,513	\$185,488
2047	\$1,394,157	\$2,022,305	68.9 %	Medium	2.00 %	\$261,632	\$0	\$14,762	\$111,060
2048	\$1,559,491	\$2,195,744	71.0 %	Low	2.00 %	\$266,865	\$0	\$16,682	\$64,764
2049	\$1,778,273	\$2,428,885	73.2 %	Low	2.00 %	\$272,202	\$0	\$17,478	\$349,127
2050	\$1,718,826	\$2,383,145	72.1 %	Low	2.00 %	\$277,646	\$0	\$16,970	\$336,834
2051	\$1,676,608	\$2,355,925	71.2 %	Low	2.00 %	\$283,199	\$0	\$16,863	\$279,310
2052	\$1,697,359	\$2,394,585	70.9 %	Low	2.00 %	\$288,863	\$0	\$18,040	\$92,086
2053	\$1,912,175	\$2,634,915	72.6 %	Low	2.00 %	\$294,640	\$0	\$15,687	\$996,026
2054	\$1,226,476	\$1,959,297	62.6 %	Medium	2.00 %	\$300,533	\$0	\$13,727	\$20,591
2055	\$1,520,145	\$2,276,246	66.8 %	Medium	2.00 %	\$306,543	\$0	\$16,165	\$128,668

30-Year Income/Expense Detail

Report # 13297-16
No-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$552,469	\$336,512	\$404,280	\$76,104	\$187,899
Annual Reserve Funding	\$181,200	\$186,636	\$192,235	\$198,002	\$203,942
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,443	\$3,702	\$2,401	\$1,319	\$2,603
Total Income	\$738,112	\$526,850	\$598,916	\$275,426	\$394,444
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$27,700	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$31,033	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$38,700	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$27,371	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$3,200	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$7,000	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$3,200	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$61,900	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$12,457	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$5,411	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$11,900	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$10,000	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$390,411	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$57,925	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$61,453
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$143,000	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$92,700	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$9,835	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$17,300	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$20,100	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$20,100	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$29,870	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$23,764	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$34,202	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$17,929	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$21,000	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$7,000	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$9,500	\$0	\$0	\$0	\$0
Total Expenses	\$401,600	\$122,570	\$522,812	\$87,527	\$61,453
Ending Reserve Balance	\$336,512	\$404,280	\$76,104	\$187,899	\$332,991

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$332,991	\$197,690	\$396,173	\$312,886	\$346,551
Annual Reserve Funding	\$210,060	\$214,262	\$218,547	\$222,918	\$227,376
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,652	\$2,968	\$3,544	\$3,296	\$3,391
Total Income	\$545,704	\$414,920	\$618,264	\$539,100	\$577,318
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$288,659	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$32,112	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$18,201	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$19,309	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$18,747	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$9,042	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$127,868
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$67,151	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$187,187	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$181,148	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$117,430
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$11,401	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$31,731	\$0	\$0
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$348,014	\$18,747	\$305,378	\$192,549	\$245,297
Ending Reserve Balance	\$197,690	\$396,173	\$312,886	\$346,551	\$332,021

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$332,021	\$470,522	\$712,999	\$843,591	\$1,086,138
Annual Reserve Funding	\$231,924	\$236,562	\$241,293	\$246,119	\$251,042
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,011	\$5,915	\$7,780	\$9,645	\$11,788
Total Income	\$567,956	\$712,999	\$962,072	\$1,099,355	\$1,348,968
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$37,226	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$61,023	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$38,210	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$9,267	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$39,025
305 Pool - Retile	\$0	\$0	\$0	\$0	\$11,949
307 Pool Heater - Replace	\$4,301	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$9,980	\$0	\$0
312 Spa Heater - Replace	\$4,301	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$15,993	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$13,439	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$13,217	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$25,563
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$9,407	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$12,767	\$0	\$0	\$0	\$0
Total Expenses	\$97,434	\$0	\$118,481	\$13,217	\$76,537
Ending Reserve Balance	\$470,522	\$712,999	\$843,591	\$1,086,138	\$1,272,431

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,272,431	\$1,260,876	\$1,305,413	\$1,436,769	\$1,584,003
Annual Reserve Funding	\$256,063	\$261,184	\$266,407	\$271,736	\$277,170
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,661	\$12,826	\$13,705	\$15,097	\$16,802
Total Income	\$1,541,155	\$1,534,886	\$1,585,526	\$1,723,602	\$1,877,975
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$43,156	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$26,388	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$49,274
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$237,123	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$229,473	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$148,756	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$15,322	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$29,452	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$34,219	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$34,219	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$50,852
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$280,278	\$229,473	\$148,756	\$139,600	\$100,125
Ending Reserve Balance	\$1,260,876	\$1,305,413	\$1,436,769	\$1,584,003	\$1,777,850

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,777,850	\$1,893,425	\$2,090,645	\$2,342,171	\$2,316,344
Annual Reserve Funding	\$282,714	\$288,368	\$294,135	\$300,018	\$306,018
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,349	\$19,912	\$22,155	\$23,283	\$23,115
Total Income	\$2,078,912	\$2,201,705	\$2,406,935	\$2,665,472	\$2,645,478
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$50,029	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$52,832	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$30,985	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$31,915
160 Pole Lights: Metal - Replace	\$0	\$0	\$54,992	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$14,088	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$5,780	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$14,230
312 Spa Heater - Replace	\$5,780	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$9,772	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$21,493	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$18,061	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$300,380	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$290,690
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$17,762	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$40,457	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$58,227	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$12,643	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$17,158	\$0	\$0	\$0	\$0
Total Expenses	\$185,488	\$111,060	\$64,764	\$349,127	\$336,834
Ending Reserve Balance	\$1,893,425	\$2,090,645	\$2,342,171	\$2,316,344	\$2,308,644

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$2,308,644	\$2,364,830	\$2,616,019	\$1,967,651	\$2,299,631
Annual Reserve Funding	\$312,139	\$318,382	\$324,749	\$331,244	\$337,869
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,357	\$24,894	\$22,909	\$21,327	\$24,153
Total Income	\$2,644,140	\$2,708,105	\$2,963,677	\$2,320,222	\$2,661,653
# Component					
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$57,998	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1,2 Patio Fences: Wood - Repl.	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$32,872	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$55,640	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$817,434	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$121,282	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$128,668
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$188,440	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$20,591	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$36,446	\$0	\$0	\$0
Systems					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$57,309	\$0	\$0
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$279,310	\$92,086	\$996,026	\$20,591	\$128,668
Ending Reserve Balance	\$2,364,830	\$2,616,019	\$1,967,651	\$2,299,631	\$2,532,984



Accuracy, Limitations, and Disclosures

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). 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)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

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

Site/Grounds

Comp #: 100 Concrete - Maintain/Repair

Approx Quantity: 1 Unfunded

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

Remaining Life:
Higher Estimate:

Comp #: 120 Asphalt - Resurface

Approx Quantity: 64,400 SF

Location: The roadway and parking areas.
Funded?: Yes.
History: None known.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 40 years
Lower Estimate: \$ 224,000
Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 5 years
Higher Estimate: \$274,000

Comp #: 121 Asphalt - Sealcoat & Repair

Approx Quantity: 64,400 SF

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

NOTE: This component has been significantly affected by inflation.

Useful Life: 5 years
Lower Estimate: \$ 24,900
Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 0 years
Higher Estimate: \$30,500

Comp #: 140 West Fence: Wood - Replace

Approx Quantity: 850 LF

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

Remaining Life:
Higher Estimate:

Comp #: 142 South Fence: Wood - Replace

Approx Quantity: 640 LF

Location: The south perimeter of the community along S 312th St.
Funded?: Yes.
History: Replaced 2017 - All Around Fence ~\$25,500.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years
Lower Estimate: \$ 38,500
Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 12 years
Higher Estimate: \$47,100

Comp #: 144 North Fence: Chain Link - Replace

Approx Quantity: 320 LF

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

Remaining Life:
Higher Estimate:

Comp #: 146 Goose Fence: Metal - Maintain**Approx Quantity: 700 LF****Location:** The west perimeter of Lake Easter.**Funded?:** No. Smaller costs are best handled from Operating budget**History:** Repairs completed 2021 - \$881**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 147 Garbage Enclosures - Repair/Replace****Approx Quantity: 5 wood enclosures****Location:** Adjacent to the roadway and parking areas.**Funded?:** No. Smaller costs best handled from Operating budget**History:** Reported painted 2019: J&M Painting ~ \$5,200**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 148 Bldg 1,2 Patio Fences: Wood - Repl.****Approx Quantity: 400 LF****Location:** The backsides of buildings 1 and 2**Funded?:** Yes.**History:** 2024: 211 deck fence repair~\$2,200; Units 112, 114, and 211 repaired 2018 Apcon ~\$1,200; replacements 2011 ~\$9,000**Comments:** Deck fence repair for unit 211 was completed by Key Construction in 2024.

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

Useful Life: 18 years**Remaining Life:**

3 years

Lower Estimate: \$ 25,600**Higher Estimate:**

\$31,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 149 Bldg 3 Patio Fences: Wood - Replace**Approx Quantity: 220 LF****Location:** The backside of Building 3**Funded?:** Yes.**History:** Replaced 2013 ~\$11,000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 18 years**Remaining Life:**

5 years

Lower Estimate: \$ 14,100**Higher Estimate:**

\$17,300

Cost Source: ARI Cost Database: Similar Project

Cost History

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

7 years

Lower Estimate: \$ 14,100**Higher Estimate:**

\$17,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 151 Bldg 5 Patio Fences: Wood - Replace**Approx Quantity: 220 LF****Location:** The backside of Building 5**Funded?:** Yes.**History:** Replaced 2014 ~\$13,000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 18 years**Remaining Life:**

6 years

Lower Estimate: \$ 14,100**Higher Estimate:**

\$17,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 160 Pole Lights: Metal - Replace **Approx Quantity: 7 24 assemblies**
Location: Scattered locations throughout community
Funded?: Yes.
History: LED fixtures installed 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 22 years
Lower Estimate: \$ 25,800 **Higher Estimate:** \$31,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 161 Pole Lights: Wood - Replace **Approx Quantity: 26 assemblies**
Location: Scattered throughout the community
Funded?: Yes.
History: Painted in 2019: J&M Painting ~ \$2,100; LED fixtures installed 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 12 years
Lower Estimate: \$ 24,100 **Higher Estimate:** \$29,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 170 Landscape - Maintain/Refurbish **Approx Quantity: 1 Unfunded**
Location: Throughout the community.
Funded?: No. Annual costs best handled from Operating budget
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 182 Drainage/Stormwater Sys - Maintain **Approx Quantity: 1 Unfunded**
Location: Throughout the community
Funded?: No. Useful life is not predictable
History: Repairs 2011 ~\$10,700
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 200 Community Sign - Replace **Approx Quantity: 1 5x7 composite sign**
Location: The main entrance to the community on S 312th St
Funded?: Yes.
History: Replaced 2016 - \$5,800.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 5 years
Lower Estimate: \$ 7,020 **Higher Estimate:** \$8,580
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 205 Mailboxes - Replace **Approx Quantity: 5 clusters**
Location: The southwest corners of buildings 2 and 4
Funded?: Yes.
History: Installed 2014 ~\$7,800
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 18 years
Lower Estimate: \$ 14,000 **Higher Estimate:** \$17,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 210 Bridge: Wood - Repair/Replace **Approx Quantity: 1 4x28 bridge**
Location: Behind Building 2.
Funded?: No. Costs best handled as general maintenance from the Operating budget
History: Cleaned/painted 2019: J&M Painting ~\$1,100.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 232 Storage Sheds - Maintain/Repair

Approx Quantity: 2 stucco & wood sheds

Location: The northwest corner of the community

Funded?: No. Funding included with similar components.

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

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 240 Carports - Repair/Replace

Approx Quantity: 13 assorted sizes

Location: Adjacent to the roadway

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

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

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 246 Site Furniture - Replace

Approx Quantity: 3 composite benches

Location: Adjacent to Lake Easter

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

History: Installed 2013 ~\$1,500

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Recreation

Comp #: 300 Pool Deck - Repair/Replace**Approx Quantity: 1,500 SF****Location:** Perimeter of the pool**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 40 years**Remaining Life:**

0 years

Lower Estimate: \$ 34,800**Higher Estimate:**

\$42,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 301 Pool Fence - Repair/Replace**Approx Quantity: 150 LF chain link****Location:** Perimeter of the pool deck**Funded?:** Yes.**History:** Replaced 2008 ~ \$7,500**Comments:** Remaining useful life adjusted down one year, and cost inflated 3% from previous reserve study.**Useful Life:** 30 years**Remaining Life:**

12 years

Lower Estimate: \$ 5,850**Higher Estimate:**

\$7,150

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 302 Pool Furniture - Maintain/Replace**Approx Quantity: 1 Unfunded****Location:** Pool area**Funded?:** No. Costs projected too low to qualify for Reserve funding**History:** None known.**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 304 Pool - Resurface****Approx Quantity: 900 SF****Location:** Surface of the pool**Funded?:** Yes.**History:** Resurfaced 2016 Aqua Rec ~\$15,800**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 12 years**Remaining Life:**

2 years

Lower Estimate: \$ 23,200**Higher Estimate:**

\$28,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 305 Pool - Retile**Approx Quantity: 100 LF****Location:** The perimeter of the pool at the water line.**Funded?:** Yes.**History:** Retiled 2016: Aqua Rec ~\$5,900**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 24 years**Remaining Life:**

14 years

Lower Estimate: \$ 7,110**Higher Estimate:**

\$8,690

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 307 Pool Heater - Replace**Approx Quantity: 1 Raypak C-R266A-EN-C****Location:** Pool equipment room**Funded?:** Yes.**History:** Last reported replaced 2006**Comments:** Remaining useful life remains at zero as work was not completed or planned; cost inflated from previous study.**Useful Life:** 10 years**Remaining Life:**

0 years

Lower Estimate: \$ 2,880**Higher Estimate:**

\$3,520

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 308 Pool & Spa Filters - Replace**Approx Quantity: 2 assorted****Location:** The Pool Equipment Room.**Funded?:** No. Individual costs projected too low to qualify for Reserve funding**History:** Spa replaced 2014; pool replaced 2001.**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 309 Pool & Spa Pumps & Valves - Replace****Approx Quantity: 1 assorted****Location:** Pool equipment room**Funded?:** No. Individual costs projected too low to qualify for Reserve funding**History:** Spa pump last reported replaced 2014**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 310 Spa - Resurface****Approx Quantity: 1 7' diameter****Location:** In the cabana.**Funded?:** Yes.**History:** Code compliance and repairs project 2014 ~\$18,000.**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 12 years**Remaining Life:** 0 years**Lower Estimate:** \$ 6,300**Higher Estimate:** \$7,700**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 312 Spa Heater - Replace**Approx Quantity: 1 206 Raypak****Location:** Cabana, pool room**Funded?:** Yes.**History:** Last reported replaced 2014**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 2,880**Higher Estimate:** \$3,520**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 320 Tennis Court - Seal/Repair/Stripe**Approx Quantity: 7,200 SF****Location:** The southwest corner of the community behind the pool**Funded?:** No. Seal/stripe not recommended until overlay project is completed**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 322 Tennis Court - Resurface****Approx Quantity: 7,200 SF****Location:** The southwest corner of the community behind the pool**Funded?:** Yes.**History:** None known.**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 40 years**Remaining Life:** 0 years**Lower Estimate:** \$ 55,700**Higher Estimate:** \$68,100**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 323 Tennis Court Fence - Replace**Approx Quantity: 360 LF chain link****Location:** The perimeter of the tennis court**Funded?:** Yes.**History:** None known.**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 40 years**Remaining Life:** 3 years**Lower Estimate:** \$ 10,300**Higher Estimate:** \$12,500**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 425 Cabana Deck - Repair/Replace**Approx Quantity: 170 SF****Location:** Backside of the cabana**Funded?:** Yes.**History:** Refurbished 2008**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 2 years**Lower Estimate:** \$ 4,590**Higher Estimate:** \$5,610**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 428 Cabana Roof - Repair/Replace**Approx Quantity: 2,600 SF****Location:** The rooftop of the cabana.**Funded?:** Yes.**History:** Replaced in 2020 for \$23,236; prior replacement 2005 ~\$9,500**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 19 years**Lower Estimate:** \$ 25,300**Higher Estimate:** \$30,900**Cost Source:** Inflated Client Cost History: 2020

\$23,236

Comp #: 432 Cabana Interior Surfaces - Repaint**Approx Quantity: 3,300 SF****Location:** Interior walls of the cabana**Funded?:** Yes.**History:** Last reported painted 2011 ~\$4,400**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 10,700**Higher Estimate:** \$13,100**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 434 Cabana Flooring - Replace**Approx Quantity: 120 SY****Location:** The interior floors of the cabana**Funded?:** Yes.**History:** Carpeting replaced 2011 ~\$1,700**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 9,000**Higher Estimate:** \$11,000**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 435 Cabana Decor - Refurbish**Approx Quantity: 1 Unfunded****Location:** Cabana**Funded?:** No. Costs are projected to be too low to qualify for reserves funding**History:** None known.**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 436 Cabana Kitchen - Refurbish****Approx Quantity: 1 Cab****Location:** Cabana.**Funded?:** No. Historically handled from the Operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 440 Cabana Bathrooms - Refurbish****Approx Quantity: 2 small bathrooms****Location:** Cabana.**Funded?:** No. Useful life is not predictable**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 475 Cabana Water Heater - Replace

Approx Quantity: 1 Rheem electric, 50 gal

Location: The Pool Equipment Room.

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

History: Last replaced 2022

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Building Exteriors

Comp #: 500 Roofs: Bldgs 1-4 - Repair/Replace**Approx Quantity: 35,700 SF****Location:** The rooftops of buildings 1 through 4**Funded?:** Yes.**History:** Replaced 2003**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 2 years**Lower Estimate:** \$ 331,000**Higher Estimate:** \$405,000**Cost Source:** ARI Cost Database: Similar ProjectCost History

Comp #: 501 Roof: Bldg 5 - Repair/Replace**Approx Quantity: 9,500 SF****Location:** The rooftop of building 5.**Funded?:** Yes.**History:** Replaced 2010 ~\$29,500**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 9 years**Lower Estimate:** \$ 88,200**Higher Estimate:** \$108,000**Cost Source:** ARI Cost Database: Similar ProjectCost History

Comp #: 502 Roofs: 1/3 of Carports-Replace (a)**Approx Quantity: 5,300 SF****Location:** The rooftops of 1/3 of the carports**Funded?:** Yes.**History:** Replaced 2003**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 2 years**Lower Estimate:** \$ 49,100**Higher Estimate:** \$60,100**Cost Source:** ARI Cost Database: Similar ProjectCost History

Comp #: 503 Roofs: 1/3 of Carports-Replace (b)**Approx Quantity: 5,300 SF****Location:** The rooftops of 1/3 of the carports.**Funded?:** Yes.**History:** Replaced 2005**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 4 years**Lower Estimate:** \$ 49,100**Higher Estimate:** \$60,100**Cost Source:** ARI Cost Database: Similar ProjectCost History

Comp #: 504 Roofs: 1/3 of Carports-Replace (c)**Approx Quantity: 5,300 SF****Location:** The rooftops of 1/3 of the carports.**Funded?:** Yes.**History:** Replaced 2008**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 7 years**Lower Estimate:** \$ 49,100**Higher Estimate:** \$60,100**Cost Source:** ARI Cost Database: Similar ProjectCost History

Comp #: 516 Gutters & Downspouts - Replace**Approx Quantity: 6,500 LF****Location:** The perimeters of the buildings and carports.**Funded?:** No. Reported handled when needed as general maintenance from the Operating budget**History:** None known.**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 518 Chimney Covers & Caps - Replace**Approx Quantity: 79 caps & 27 covers****Location:** The rooftops of the buildings.**Funded?:** No. Reported handled when needed as general maintenance from the Operating budget.**History:** Variable**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 531 Ext Surface: Stucco - Repr/Replace****Approx Quantity: 82,000 GSF stucco/wood****Location:** The exterior walls of the buildings**Funded?:** No. Useful life of stucco not predictable, wood handled during painting projects**History:** Stucco remedied 2000 thru 2008**Comments:** Not funded – no changes from previous reserve study.

At this time we highly recommend pursuing a building envelope inspection to determine the current state of the building's waterproofing and if needed recommend a current scope of work to maintain and or eventually re clad the building. See component #995 for funding.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 532 Bldg 4 & 5 Exterior - Paint/Caulk****Approx Quantity: 32,000 GSF****Location:** Buildings 4 & 5 and Cabana**Funded?:** Yes.**History:** 2025: Paint with siding repairs ~\$147,800; Bldgs 4, 5, and Cabana painted 2017: J&M Painting \$83,600; prior 2008 \$40K**Comments:** Painting of building 4 & 5 with siding work due to rot was completed in 2025 by Key Construction.

Remaining useful life reset, and cost adjusted based on actual project.

Useful Life: 8 years**Remaining Life:**

7 years

Lower Estimate: \$ 137,000**Higher Estimate:**

\$167,000

Cost Source: Inflated Client Cost History: Key Construction**Comp #: 533 Bldg 1 & 2 Exterior - Paint/Caulk****Approx Quantity: 30,000 GSF****Location:** Buildings 1 & 2 and Carports**Funded?:** Yes.**History:** Bldgs 1, 2, and Carports painted 2018: J&M Painting \$98,100; prior 2011: \$65K**Comments:** This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

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

Useful Life: 8 years**Remaining Life:**

0 years

Lower Estimate: \$ 129,000**Higher Estimate:**

\$157,000

Cost Source: ARI Cost Database: Similar Project Cost History**Comp #: 534 Bldg 3: Exterior - Paint/Caulk****Approx Quantity: 19,000 GSF****Location:** Building 3 & mailbox kiosks, lamp posts, bridge, storage sheds, garbage enclosures**Funded?:** Yes.**History:** Bldg 3 painted 2019 J&M Painting \$53,900; prior 2009: \$28K**Comments:** This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

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

Useful Life: 8 years**Remaining Life:**

1 years

Lower Estimate: \$ 81,000**Higher Estimate:**

\$99,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 535 Windows & Glass Doors - Replace**Approx Quantity: 680 windws (78) sliders****Location:** The exterior walls of the buildings.**Funded?:** No. Reported to be the responsibility of the individual unit Owner to maintain/replace.**History:** None known.**Comments:** Not funded – no changes from previous reserve study.

Even though windows are reported to be individual Owner's responsibility, we suggest it is in the Association's best interests to control the quality of windows installed as well as the installation and waterproofing requirements. Boards are charged with setting the standard of care for the Association. At minimum, we strongly recommend the Board develop an architectural control process that includes standard specifications for window quality (design pressure rating), window frame type (acceptable manufacturer(s) and model numbers), and waterproofing and/or flashing, other installation details. This should include integrating the new window and flashing with the existing waterproofing system. Architectural control specifications should increase the likelihood of consistent quality installation and lessen the chance of poor materials and/or installation leading to water infiltration and causing water damage to the common structural wood framing and ancillary components. Water damage of structural wood framing is usually the Association's responsibility and typically very expensive to remedy.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 540 Exterior Doors - Replace****Approx Quantity: 176 assorted****Location:** The entrances to individual units, and utility rooms.**Funded?:** No. Useful life is not predictable**History:** 2024: 10 Storage doors replaced ~\$13,200; (10) doors replaced 2021 for \$5,598; (10) replaced 2017**Comments:** Removal and replacement of old storage room doors for units 133, 134, 136, 336, 331, 234, 434, 535, 534 and 532 was completed by Key Construction in 2024.

Not funded – no changes from previous reserve study.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 542 Elastomeric Decks - Recoat****Approx Quantity: 14 Decks****Location:** Units 136, 321, 331b, 322, 332, 325, 335, 326, 336, 336b, 521b, 531b, 535, 536b**Funded?:** Yes.**History:** 2024: Recoat 14 decks ~\$8,500; Repair/recoat 2023 ~\$6,932. Last reported repair/recoat 2008**Comments:** Recoating of deck using Tuff shield urethane primer and 2 coats of tuff shield coating for units 136, 321, 331b, 322, 332, 325, 335, 326, 336, 336b, 521b, 531b, 535, 536b was completed by Key Construction.

Remaining useful life reset, and cost adjusted based on actual project.

Useful Life: 5 years**Remaining Life:**

3 years

Lower Estimate: \$ 8,100**Higher Estimate:**

\$9,900

Cost Source: Inflated Client Cost History: Key Construction**Comp #: 543 Decks: Vinyl - Repair/Resurface (a)****Approx Quantity: 500 SF****Location:** The individual decks of units 122, 124, 126, 132, 134, 136, and 326.**Funded?:** Yes.**History:** Last reported resurfaced 2006**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 18 years**Remaining Life:**

0 years

Lower Estimate: \$ 15,600**Higher Estimate:**

\$19,000

Cost Source: ARI Cost Database: Similar Project Cost History**Comp #: 544 Decks: Vinyl - Repair/Resurface (b)****Approx Quantity: 630 SF****Location:** The individual decks of units 135, 222, 331, 422, 431, 432, and 434**Funded?:** Yes.**History:** Units 331 and 432 repaired 2018 Apcon; resurfaced 2007**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 18 years**Remaining Life:**

0 years

Lower Estimate: \$ 18,100**Higher Estimate:**

\$22,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 545 Decks: Vinyl - Repair/Resurface (c)**Approx Quantity: 630 SF****Location:** The individual decks of units 123, 133, 223, 233, 234, 321, 521, and 531**Funded?:** Yes.**History:** Units 123,133, 223, and 321 repaired 2018 Apcon; resurfaced 2008**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 18 years**Remaining Life:** 0 years**Lower Estimate:** \$ 18,100**Higher Estimate:** \$22,100**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 546 Decks: Vinyl - Repair/Resurface (d)**Approx Quantity: 910 SF****Location:** The individual decks of units 121, 125, 126, 131, 221, 224, 231, 234, and 526.**Funded?:** Yes.**History:** Unit 125 repaired 2018 Apcon; resurfaced 2009**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 18 years**Remaining Life:** 1 years**Lower Estimate:** \$ 26,100**Higher Estimate:** \$31,900**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 547 Decks: Vinyl - Repair/Resurface (e)**Approx Quantity: 700 SF****Location:** The individual decks of units 136, 224, 232, 321, 326, 336, 421, 423, and 433**Funded?:** Yes.**History:** Units 136 and 321 repaired 2018 Apcon; resurfaced 2010**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 18 years**Remaining Life:** 2 years**Lower Estimate:** \$ 20,200**Higher Estimate:** \$24,600**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 548 Decks: Vinyl - Repair/Resurface (f)**Approx Quantity: 980 SF****Location:** The individual decks of units 424, 521, 522, 523, 524, 525, 526, 532, 533, 534, 535, and 536**Funded?:** Yes.**History:** Resurfaced 2011**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 18 years**Remaining Life:** 3 years**Lower Estimate:** \$ 28,200**Higher Estimate:** \$34,400**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 560 Exterior Lights - Replace**Approx Quantity: 182 Fixtures****Location:** Mounted to the exterior surface of all buildings**Funded?:** No. Costs are best handled with operating funds**History:** LED fixtures installed 2017 Evergreen Light ~\$16,000**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 565 Outdoor Carpeting - Replace****Approx Quantity: 270 SY****Location:** Exterior stair landings**Funded?:** Yes.**History:** Replaced 2016 ~\$12,700**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 12 years**Remaining Life:** 2 years**Lower Estimate:** \$ 15,200**Higher Estimate:** \$18,600**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 572 Vents - Clean & Inspect**Approx Quantity: 1 Unfunded****Location:** The exterior walls of the buildings.**Funded?:** No. Annual costs best handled with from Operating budget**History:** None known.**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 590 Stairs & Landings - Repair/Replace

Approx Quantity: 13 assemblies

Location: Access to upper floors.

Funded?: No. Useful life is not predictable.

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

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 591 Ground Level Landings - Seal

Approx Quantity: 1 Unfunded

Location: Ground-level entrance landings at each building

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

History: None known.

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Systems

Comp #: 900 Plumbing - Systems Evaluation**Approx Quantity: 1 Supply & drain lines****Location:** Common plumbing**Funded?:** Yes. Useful life not predictable, prior to systems evaluation**History:** None known.**Comments:** Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. The Association has not reported any known condition, significant repair history, or prior forensic analyses.

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

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

Useful Life: 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 18,900**Higher Estimate:**

\$23,100

Cost Source: Budget Allowance: Kent Engineering

206-455-5121

Comp #: 901 Plumbing - Repair/Replace**Approx Quantity: 1 Supply & drain lines****Location:** Common plumbing**Funded?:** No. Useful life not predictable, prior to systems evaluation**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 905 Electric - Maintain/Repair**Approx Quantity: 1 Main, branch systems****Location:** Throughout the community**Funded?:** No. Useful life is not predictable**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 955 Surveillance System - Replace**Approx Quantity: 1 Cameras****Location:** Scattered around the cabana and pool area. DVR inside the cabana**Funded?:** Yes.**History:** Security access fob system installed on cabana 2017: ~\$3,200; repairs/upgrades 2015 ~\$5,000; installed 2013 ~\$2,000**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:**

0 years

Lower Estimate: \$ 6,300**Higher Estimate:**

\$7,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 965 Fire Alarm Panels - Replace**Approx Quantity: 5 panels****Location:** One wall-mounted panel at each building**Funded?:** Yes.**History:** Fire monitoring and detection systems reported installed 2013**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:**

7 years

Lower Estimate: \$ 23,200**Higher Estimate:**

\$28,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 990 Ancillary Evaluations**Approx Quantity: 1 Specialty evaluation****Location:** To augment reserve planning.**Funded?:** No. Operating expense in year of occurrence**History:** None known

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time. The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

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

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

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 995 Building Envelope & Structure****Approx Quantity: 1 Annual Inspection****Location:** The exterior walls, underlying waterproofing components, and structural components.**Funded?:** Yes. Operating expense: cyclical timing and cost may vary after initial baseline study**History:** None known

Comments: A reserve study is a budget model, limited to visual exterior observations and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope and structural performance, as many of the key details are hidden from view. Many associations are required to have annual inspections by a qualified engineer or architect to assess the physical condition of the improvements - check your governing documents for any such requirements. Any areas of concern observable from our limited exterior observations, and cycles for repair & replacement, have been stated in the various component field notes throughout this report. We highly recommend regular professional specialty inspections by a qualified engineering, architectural, or building envelope consulting firm to evaluate the performance of the building envelope and structural components.

Many associations are required by their Declaration to have annual inspections by a qualified architect or engineer to assess the physical condition of the building envelope enclosure. The building envelope inspection typically covers at minimum the roofs, decks, siding, windows, doors, sealants/caulking, and flashings. As the building ages, and the waterproofing typically deteriorates, provide more frequent inspections.

Building envelope inspections can be either visual or intrusive. An intrusive investigation (where finished materials are removed to view and better understand the underlying systems, conditions and performance) should be of greater benefit, since a visual review provides only a limited amount of information derived from surface observations.

In addition, we recommend the association annually survey residents to inquire about conditions only visible from the unit interiors that the association may not be aware of. Survey questions may include, but are not limited to: water intrusion/organic growth (particularly at windows and doors, skylights, water heaters, plumbing fixtures, etc), cracking or any other movement of drywall or structural members, and any other general building concerns. Such surveys can be key in identifying potential concerns early, thus increasing the opportunity to conduct repairs before advanced deterioration/damage and, therefore, larger expenses occur.

Useful Life: 10 years**Remaining Life:**

0 years

Lower Estimate: \$ 8,550**Higher Estimate:**

\$10,500

Cost Source: Budget Allowance

Comp #: 997 Unit High-Risk Components

Approx Quantity: 1 Inspection & report

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

Funded?: No. Elective - operating expense

History: None known

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

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 999 Reserve Study - Update

Approx Quantity: 1 Annual update

Location: Common and limited common elements of the community.

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

History: With-Site-Visit: 2024, 2021, 2018, 2015, 2012; No-Site-Visit: 2026, 2025, 2023, 2022, 2020, 2019, 2017, 2016, 2014, 2013; FULL: 2009

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

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source: