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Update “No-Site-Visit” Reserve Study



Lakeside Village Federal Way, WA

Report #: 13297-3
For Period Beginning: March 1, 2013
Expires: December 31, 2013
Date Prepared: February 11, 2013



Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

- 1) A List of What you’re Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

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

253.661.5437



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3-Minute Executive Summary

Association: Lakeside Village **Assoc. #: 13297-3**
Location: Federal Way, WA
of Units: 78
Report Period: March 1, 2013 through December 31, 2013

Results as-of 3/1/2013:

Projected Starting Reserve Balance:	\$120,000
Fully Funded Reserve Balance:	\$509,633
Average Reserve Deficit (Surplus) Per Unit:.....	\$4,995
Percent Funded:	23.5%
100% Full Funding 2013 Monthly Reserve Contribution.....	\$7,110
70% Threshold Monthly Reserve Contribution.....	\$6,537
Baseline Contribution (min to maintain reserves above \$0)	\$6,032
Recommended 2013 Special Assessment for Reserves:	\$42,500*
Budgeted 2013 Reserve Contribution Rate:	\$4,957*

Economic Assumptions:

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

- This is an "Update No-Site-Visit" Reserve Study, based on our prior Report prepared for your 2012 Fiscal Year. No site inspection was performed as part of this Reserve Study. This Reserve Study meets or exceeds all requirements of the RCW and was prepared by a credentialed Reserve Specialist (RS 153).
- Your Reserve Fund is 23.5% Funded. Comparatively, the 70-130% level is where associations statistically enjoy fiscal stability with low risk of special assessment and/or deferred maintenance.
- *It is our understanding that a Special Assessment to maintenance reserves of \$42,500 has already been approved for FY 2013. Additionally, income to repay maintenance reserves for the \$17,000 borrowed in 2012 that was used to pay an operating expense is expected in FY 2013 and 2014 (\$8,500 each year). We have already

factored these sums in your current contribution rate for comparison purposes.

- **Based on this starting point, your anticipated future expenses and in addition to your already approved FY 2013 Special Assessment of \$42,500, we recommend increasing your Reserve Contributions to within the 70% to 100% Full Funding level as noted above (Tables and charts herein reflect Full Funding as recommended contribution). Full and 70% contribution rates are designed to achieve the stated funding objective by the end of our 30-year report scope.**

Table 1: Executive Summary

13297-3

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
Site/Grounds				
104 Asphalt - Seal/Repair	5	0	\$23,710	\$27,486
106 Asphalt - Resurface	40	10	\$135,240	\$181,751
124 Metal Pole Lights - Replace	40	10	\$19,250	\$25,870
130 Mailboxes/Structures - Replace	30	1	\$6,500	\$6,695
150 Perimeter Fence, South-Replace Part	3	1	\$3,000	\$3,090
152 Perimeter Fence, West - Replace	20	1	\$14,450	\$14,884
162 Building 3-5 Patio Fences - Replace	18	0	\$27,200	\$46,306
163 Building 1-2 Patio Fences - Replace	18	16	\$17,000	\$27,280
164 Goose Fence - Replace	40	1	\$5,000	\$5,150
172 Cabana Deck - Repair/Replace	20	15	\$5,610	\$8,740
Recreation				
400 Pool Deck - Resurface	40	10	\$24,000	\$32,254
402 Pool - Resurface	10	0	\$20,000	\$26,878
407 Pool Fence - Replace	30	25	\$6,000	\$12,563
408 Pool Heater - Replace	10	3	\$4,500	\$4,917
420 Spa - One-Time Renovation	N/A	0	\$21,000	\$0
422 Spa - Resurface	5	5	\$5,000	\$5,796
424 Spa Heater - Replace	10	1	\$4,000	\$4,120
440 Tennis Court - Resurface	30	0	\$25,000	\$60,682
440 Tennis Court - Seal/Repair	5	6	\$5,000	\$5,970
444 Tennis Court Fence - Replace	40	11	\$7,920	\$10,963
Building Exterior				
500 Elastomeric Decks - Seal/Repair	5	0	\$5,230	\$6,063
502 Vinyl Decks - Repair/Resurface (a)	18	11	\$12,250	\$16,957
502 Vinyl Decks - Repair/Resurface (b)	18	12	\$15,750	\$22,456
502 Vinyl Decks - Repair/Resurface (c)	18	13	\$15,750	\$23,129
502 Vinyl Decks - Repair/Resurface (d)	18	14	\$22,750	\$34,411
502 Vinyl Decks - Repair/Resurface (e)	18	15	\$17,500	\$27,264
502 Vinyl Decks - Repair/Resurface (f)	18	16	\$24,500	\$39,315
506 Indoor/Outdoor Carpet - Replace	12	0	\$5,200	\$7,414
540 Bldg 4, 5 and Cabana - Paint	6	1	\$61,500	\$63,345
541 Building 3 - Paint	6	2	\$37,200	\$39,465
542 Bldg 1, 2 and Carports - Paint	6	4	\$62,000	\$69,782
600 Building 1-4 Roofs - Replace	25	15	\$124,950	\$194,668
602 Building 5 Roof - Replace	25	22	\$34,775	\$66,632
606 Cabana Roof - Replace	25	17	\$9,100	\$15,041
608 Carport Roofs, ~1/3 - Replace (a)	25	15	\$15,900	\$24,772
608 Carport Roofs, ~1/3 - Replace (b)	25	17	\$15,900	\$26,280

Table 1: Executive Summary	13297-3
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# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
608 Carport Roofs, ~1/3 - Replace (c)	25	20	\$15,900	\$28,717

<i>Building Interior</i>

700 Cabana Interior Surfaces - Refinish	10	8	\$4,400	\$5,574
702 Cabana Flooring - Replace	10	8	\$5,400	\$6,841

<i>Systems/Equipment</i>

900 Plumbing - Repair/Replace	0	0	\$0	\$0
902 Electrical - Repair/Replace	N/A	3	\$48,000	\$52,451
904 Fire Monitoring - One-Time Project	N/A	0	\$6,000	\$0
908 Fire Alarm Panels - Replace	20	20	\$11,250	\$20,319
43 Total Funded Components				

Notes:

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

Highlighting denotes projects either anticipated to occur in the initial year or major components that are not funded (such components with 0 UL / 0 RUL were considered per RCW 64.34.382 but did not meet NRSS criteria [see page 2] for reserve funding in the judgment of the Reserve Specialist).

A reserve-funding threshold of \$3,000 is established for your association (expenses below this level expected to be factored within operating budget).

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 process of research and analysis along well defined methodologies.

In this Report you will find the Reserve Component List (what you are reserving for). It contains our estimates for Useful Life, Remaining Useful Life, and the current repair or replacement cost for each major component the association is obligated to maintain. Based on that List and your starting balance we computed the association's Reserve Fund Strength (measured as "Percent Funded"), and created a recommended multi-year Reserve Funding Plan to offset future Reserve expenses.

Reserve Study

- Component List
- Reserve Fund Strength
- Recommended Contribs

As the physical assets age and deteriorate, it is important to accumulate financial assets to keep the two "in balance". A stable Reserve Funding Plan that offsets the irregular Reserve expenses will ensure that each owner pays their own "fair share" of ongoing common area deterioration.

Methodology

First we establish what the projected expenses are, then we determine the association's financial status and create a Funding Plan. For this "Update No-Site-Visit" Reserve Study, we started with a review of your prior Reserve Study, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We adjusted life and cost factors based on time since the last Reserve Study and interviews with association representatives.

Reserve Study Types

- Full
- Update With-Site-Visit
- ➔ • Update No-Site-Visit

Which Physical Assets are Covered by Reserves?

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (or it by definition is a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include “lifetime” components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

Reserve Components

- Common Area
- Limited Useful Life
- Predictable Life Limit
- Cost must be Significant

How are Useful Life and Remaining Useful Life established?

- 1) Reported Condition (wear and age since last report)
- 2) Association Reserves database of experience
- 3) Client Component History
- 4) Vendor Evaluation and Recommendation

How are Cost Estimates Established?

Financial projections are based on the average of our Best Case and Worst Case estimates, which are established in this order...

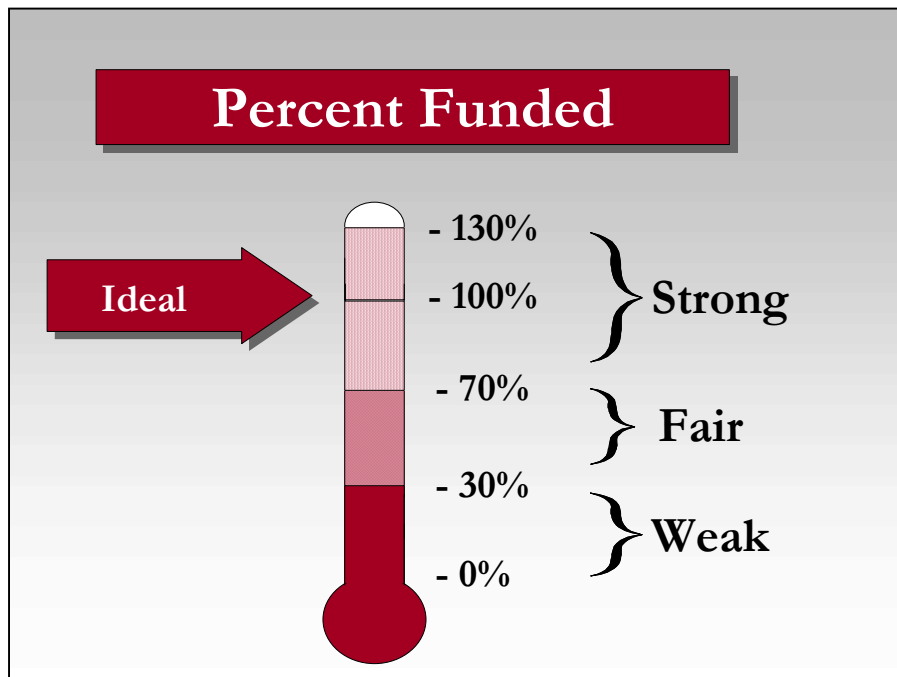
- 1) Client Cost History
- 2) Comparison to Association Reserves database or work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Your Reserve cash Balance can measure reserves, but the true measure is whether the funds are adequate. Adequacy is measured in a two-step process:

- 1) Calculate the association's Fully Funded Balance (FFB)
- 2) Compare to the Reserve Fund Balance, and express as a percentage.

The FFB grows as assets age and the Reserve needs of the association increase, but shrinks when projects are accomplished and the Reserve needs of the association decrease. The Fully Funded Balance changes each year, and is a moving but predictable target.



Special assessments and deferred maintenance are common when the Percent Funded is below 30%. While the 100% point is Ideal, a Reserve Fund in the 70% - 130% range is considered "strong" because in this range cash flow problems are rare.

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

How much should we contribute?

There are four Funding Principles that we 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. A stable contribution rate is desirable because it is a hallmark of a proactive plan.

Reserve contributions that are evenly distributed over the owners, over the years, enable each owner to pay their “fair share” of the association’s Reserve expenses (this means we recommend special assessments only when all other options have been exhausted). And finally, we develop a plan that is fiscally responsible and “safe” for Board members to recommend to their association.

Funding Principles

- Sufficient Cash
- Stable Contribution Rate
- Evenly Distributed
- Fiscally Responsible


What is our Funding Goal?

Maintaining the Reserve Fund at a level equal to the physical deterioration that has occurred is called “Full Funding” the Reserves (100% Funded). As each asset ages and becomes “used up”, the Reserve Fund grows proportionally. This is simple, responsible, and our recommendation. As stated previously, associations in the 100% range rarely experience special assessments or deferred maintenance.

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. In these associations, deterioration occurs without matching Reserve contributions. With a low Percent Funded, special assessments and deferred maintenance are common.

Threshold Funding is the title of all other objectives randomly selected between Baseline Funding and Full Funding.

Funding Goals

- 
- Full Funding
 - Threshold Funding
 - Baseline Funding

Projected Expenses

The figure below shows the array of the projected future expenses at your association. This figure clearly shows the near term and future expenses that your association will face.

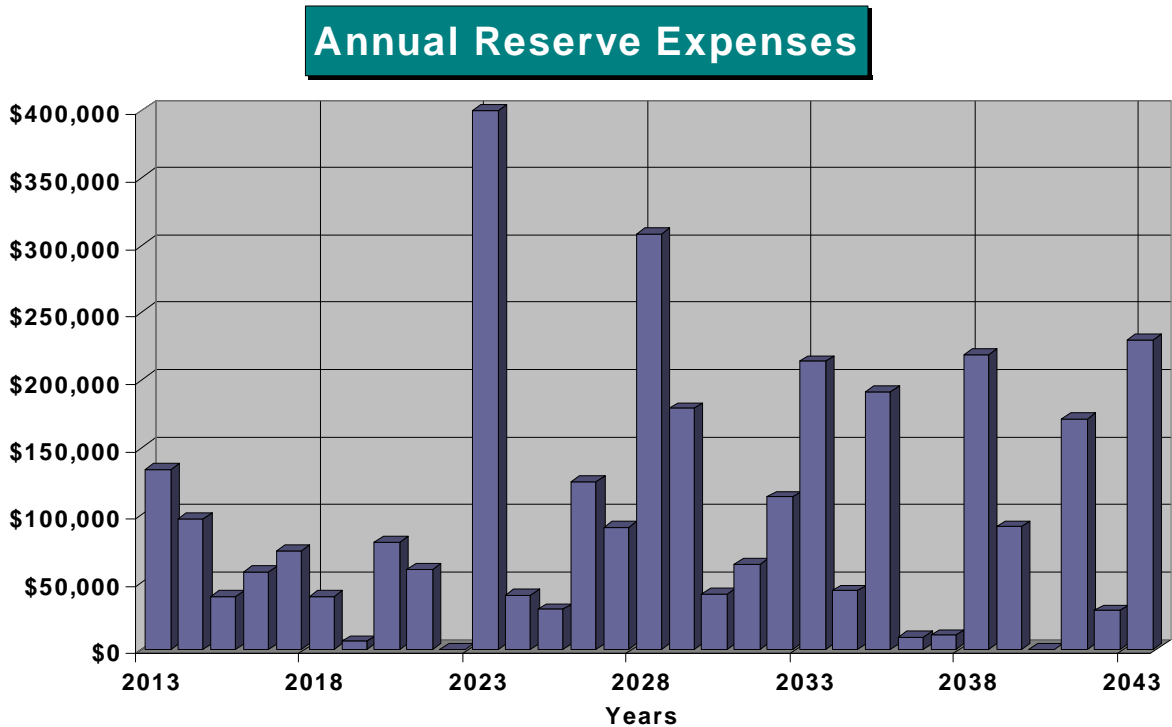


Figure 1

A summary of this information is shown in Table 4, while details of the projects that make up this information are shown in Table 5. Since this is a projection about future events that may or may not take place as anticipated, we feel more certain about “near-term” projects than those many years away. While this Reserve Study is a one-year document, it is based on 30 years worth of looking forward into the future.

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$120,000 as-of the start of your Report Period Year on March 1, 2013. As of March 1, 2013, your Fully Funded Balance is computed to be \$509,633 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 24% Funded. This currently represents a weak status below the 70%-130% funding level where associations typically enjoy little risk of deferred maintenance and/or special assessments.

Recommended Funding Plan

Based on your current Percent Funded and your projected cash flow requirements, we are recommending Reserve contributions of \$7,110/month this Fiscal Year in addition to your already approved FY 2013 Special Assessment of \$42,500. This represents only the first year of a 30-year Funding Plan. This same information is shown numerically in both Table 4 and Table 5.

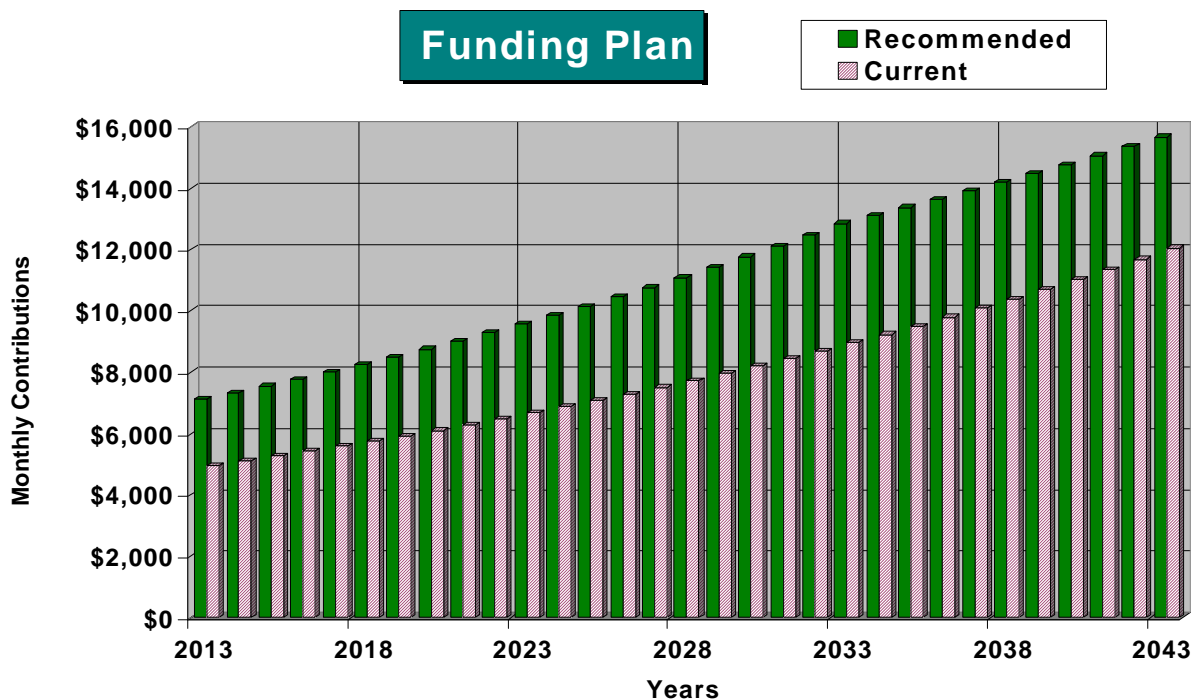


Figure 2

The following chart shows your Reserve Balance under our recommended Funding Plan and your current Funding Plan, and your always-changing Fully Funded Balance target.

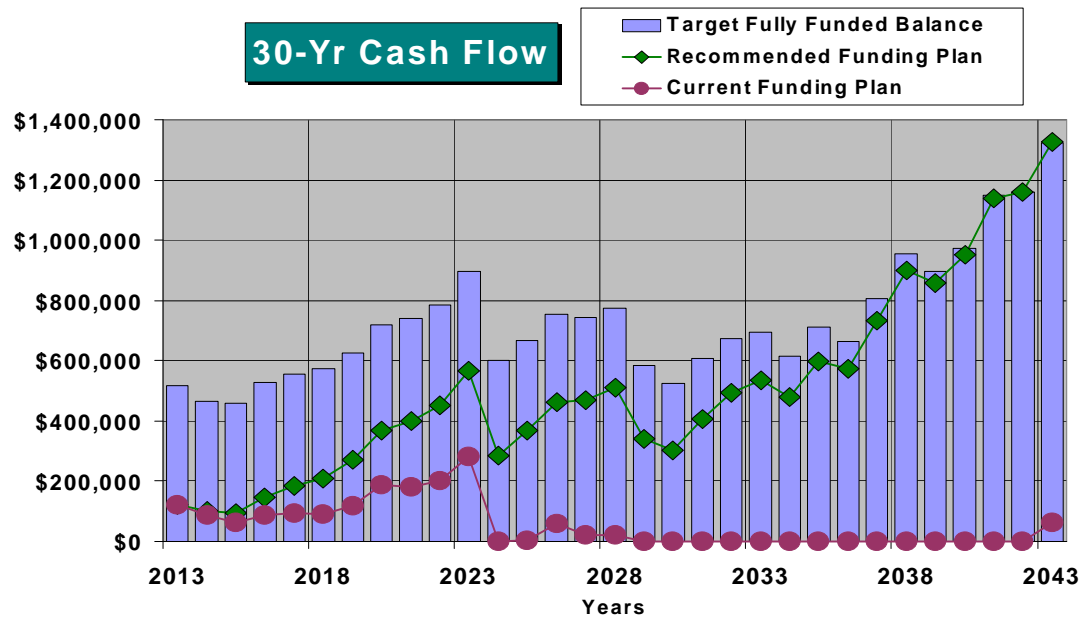


Figure 3

In this figure it is easy to see how your Reserve Fund gradually draws closer to the Fully Funded (100%) level.

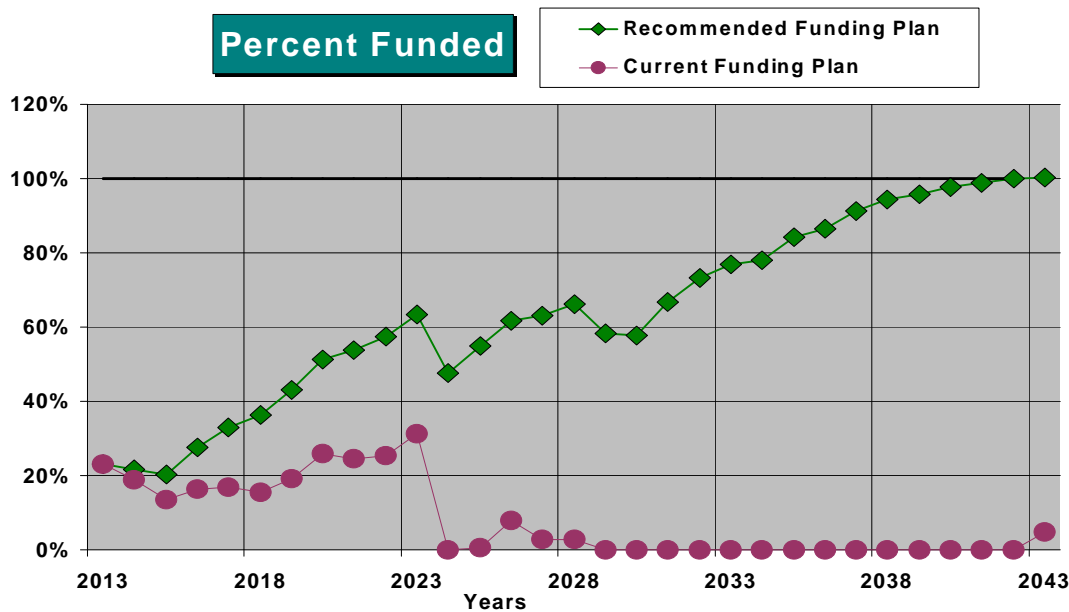


Figure 4

Table Descriptions

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

Table 1 summarizes your funded Reserve Components, and is part of the Executive Report summary that appeared earlier in this Report.

Table 2 provides the main component description, life, and cost factors for all components determined to be appropriate for Reserve designation. This table represents the core information from which all other tables are derived.

Table 3 is presented primarily as an accounting summary page. The results of the individual line item Fully Funded Balance computations are shown. These individual quantities are summed to arrive at the Fully Funded Balance for the association as of the start date of the Report. The figures in the Current Fund Balance column and the Monthly Reserve Contribution column show our distribution throughout the line items. If the association is under funded, Reserve Funds are distributed first to components with a short Remaining Useful Life. If the association's Reserve Balance is above 100% Funded, funds are distributed evenly for all components. Contribution rates for each component are a proportionate distribution of the total contribution on the basis of the component's significance to the association (current cost divided by useful life). This presentation is not meant to cause clients to redistribute association funds, it simply presents one way to evenly distribute the total among all the different line items.

Table 4: This table provides a one-page 30-year summary of the cash flowing into and out of the association, compared to the Fully Funded Balance for each year.

Table 5: This table shows the cash flow detail for the next 30 years. This table makes it possible to see what components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail**13297-3**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
Site/Grounds					
104 Asphalt - Seal/Repair	Approx 64,400 square feet	5	0	\$21,100	\$26,320
106 Asphalt - Resurface	Approx 64,400 square feet	40	10	\$128,800	\$141,680
124 Metal Pole Lights - Replace	(7) metal, 24'	40	10	\$17,500	\$21,000
130 Mailboxes/Structures - Replace	(82) boxes, (2) structure	30	1	\$6,000	\$7,000
150 Perimeter Fence, South-Replace Part	Approx 640 linear feet	3	1	\$2,800	\$3,200
152 Perimeter Fence, West - Replace	Approx 850 linear feet	20	1	\$13,600	\$15,300
162 Building 3-5 Patio Fences - Replace	Approx 640 linear feet	18	0	\$25,600	\$28,800
163 Building 1-2 Patio Fences - Replace	Approx 400 linear feet	18	16	\$16,000	\$18,000
164 Goose Fence - Replace	Approx 700 linear feet	40	1	\$4,800	\$5,200
172 Cabana Deck - Repair/Replace	Approx 170 square feet	20	15	\$5,100	\$6,120
Recreation					
400 Pool Deck - Resurface	Approx 1,500 square feet	40	10	\$21,000	\$27,000
402 Pool - Resurface	Approx 600 SF surface	10	0	\$18,000	\$22,000
407 Pool Fence - Replace	Approx 150 linear feet	30	25	\$5,250	\$6,750
408 Pool Heater - Replace	(1) Raypack, gas	10	3	\$4,000	\$5,000
420 Spa - One-Time Renovation	(1) 7' diameter	N/A	0	\$20,000	\$22,000
422 Spa - Resurface	(1) 7' diameter	5	5	\$4,000	\$6,000
424 Spa Heater - Replace	(1) Purex, gas	10	1	\$3,500	\$4,500
440 Tennis Court - Resurface	Approx 7,200 square feet	30	0	\$23,000	\$27,000
440 Tennis Court - Seal/Repair	Approx 7,200 square feet	5	6	\$4,500	\$5,500
444 Tennis Court Fence - Replace	Approx 360 linear feet	40	11	\$7,200	\$8,640
Building Exterior					
500 Elastomeric Decks - Seal/Repair	Approx 560 square feet	5	0	\$4,420	\$6,040
502 Vinyl Decks - Repair/Resurface (a)	Approx 490 square feet	18	11	\$9,800	\$14,700
502 Vinyl Decks - Repair/Resurface (b)	Approx 630 square feet	18	12	\$12,600	\$18,900
502 Vinyl Decks - Repair/Resurface (c)	Approx 630 square feet	18	13	\$12,600	\$18,900
502 Vinyl Decks - Repair/Resurface (d)	Approx 910 square feet	18	14	\$18,200	\$27,300
502 Vinyl Decks - Repair/Resurface (e)	Approx 700 square feet	18	15	\$14,000	\$21,000
502 Vinyl Decks - Repair/Resurface (f)	Approx 980 square feet	18	16	\$19,600	\$29,400
506 Indoor/Outdoor Carpet - Replace	Approx 270 square yards	12	0	\$4,680	\$5,720
540 Bldg 4, 5 and Cabana - Paint	Approx 32,000 GSF	6	1	\$58,000	\$65,000
541 Building 3 - Paint	Approx 19,000 GSF	6	2	\$34,900	\$39,500
542 Bldg 1, 2 and Carports - Paint	Approx 30,000 GSF	6	4	\$58,000	\$66,000
600 Building 1-4 Roofs - Replace	Approx 35,700 square feet	25	15	\$114,240	\$135,660
602 Building 5 Roof - Replace	Approx 9,500 square feet	25	22	\$32,100	\$37,450
606 Cabana Roof - Replace	Approx 2,600 square feet	25	17	\$8,320	\$9,880
608 Carport Roofs, ~1/3 - Replace (a)	Approx 5,300 square feet	25	15	\$14,840	\$16,960
608 Carport Roofs, ~1/3 - Replace (b)	Approx 5,300 square feet	25	17	\$14,840	\$16,960
608 Carport Roofs, ~1/3 - Replace (c)	Approx 5,300 square feet	25	20	\$14,840	\$16,960

Table 2: Reserve Component List Detail**13297-3**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
<i>Building Interior</i>					
700 Cabana Interior Surfaces - Refinish	Approx 3,300 square feet	10	8	\$4,200	\$4,600
702 Cabana Flooring - Replace	Approx 120 square yards	10	8	\$4,800	\$6,000
<i>Systems/Equipment</i>					
900 Plumbing - Repair/Replace	Extensive system	N/A	0	\$0	\$0
902 Electrical - Repair/Replace	Extensive system	N/A	3	\$44,000	\$52,000
904 Fire Monitoring - One-Time Project	Telephone Lines	N/A	0	\$5,000	\$7,000
908 Fire Alarm Panels - Replace	(5) panels	20	20	\$10,000	\$12,500
43 Total Funded Components					

Table 3: Contribution and Fund Breakdown**13297-3**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
Site/Grounds						
104 Asphalt - Seal/Repair	5	0	\$23,710	\$20,572	\$20,572.38	\$429.40
106 Asphalt - Resurface	40	10	\$135,240	\$102,518	\$0.00	\$306.16
124 Metal Pole Lights - Replace	40	10	\$19,250	\$14,592	\$0.00	\$43.58
130 Mailboxes/Structures - Replace	30	1	\$6,500	\$6,352	\$0.00	\$19.62
150 Perimeter Fence, South-Replace Part	3	1	\$3,000	\$2,182	\$2,181.67	\$90.55
152 Perimeter Fence, West - Replace	20	1	\$14,450	\$13,920	\$0.00	\$65.42
162 Building 3-5 Patio Fences - Replace	18	0	\$27,200	\$22,926	\$22,926.07	\$136.84
163 Building 1-2 Patio Fences - Replace	18	16	\$17,000	\$2,060	\$0.00	\$85.52
164 Goose Fence - Replace	40	1	\$5,000	\$4,921	\$0.00	\$11.32
172 Cabana Deck - Repair/Replace	20	15	\$5,610	\$1,458	\$0.00	\$25.40
Recreation						
400 Pool Deck - Resurface	40	10	\$24,000	\$18,193	\$0.00	\$54.33
402 Pool - Resurface	10	0	\$20,000	\$17,010	\$17,010.00	\$181.11
407 Pool Fence - Replace	30	25	\$6,000	\$1,039	\$0.00	\$18.11
408 Pool Heater - Replace	10	3	\$4,500	\$3,243	\$0.00	\$40.75
420 Spa - One-Time Renovation	N/A	0	\$21,000	\$17,500	\$17,500.00	\$316.94
422 Spa - Resurface	5	5	\$5,000	\$172	\$0.00	\$0.00
424 Spa Heater - Replace	10	1	\$4,000	\$3,687	\$0.00	\$36.22
440 Tennis Court - Resurface	30	0	\$25,000	\$20,976	\$20,976.39	\$75.46
440 Tennis Court - Seal/Repair	5	6	\$5,000	\$0	\$0.00	\$0.00
444 Tennis Court Fence - Replace	40	11	\$7,920	\$5,805	\$0.00	\$17.93
Building Exterior						
500 Elastomeric Decks - Seal/Repair	5	0	\$5,230	\$4,538	\$4,537.90	\$94.72
502 Vinyl Decks - Repair/Resurface (a)	18	11	\$12,250	\$4,905	\$0.00	\$61.63
502 Vinyl Decks - Repair/Resurface (b)	18	12	\$15,750	\$5,426	\$0.00	\$79.23
502 Vinyl Decks - Repair/Resurface (c)	18	13	\$15,750	\$4,547	\$0.00	\$79.23
502 Vinyl Decks - Repair/Resurface (d)	18	14	\$22,750	\$5,298	\$0.00	\$114.45
502 Vinyl Decks - Repair/Resurface (e)	18	15	\$17,500	\$3,098	\$0.00	\$88.04
502 Vinyl Decks - Repair/Resurface (f)	18	16	\$24,500	\$2,969	\$0.00	\$123.25
506 Indoor/Outdoor Carpet - Replace	12	0	\$5,200	\$4,408	\$4,407.72	\$39.24
540 Bldg 4, 5 and Cabana - Paint	6	1	\$61,500	\$53,266	\$4,887.87	\$928.17
541 Building 3 - Paint	6	2	\$37,200	\$25,988	\$0.00	\$561.43
542 Bldg 1, 2 and Carports - Paint	6	4	\$62,000	\$22,544	\$0.00	\$935.72
600 Building 1-4 Roofs - Replace	25	15	\$124,950	\$51,088	\$0.00	\$452.59
602 Building 5 Roof - Replace	25	22	\$34,775	\$4,433	\$0.00	\$125.96
606 Cabana Roof - Replace	25	17	\$9,100	\$2,989	\$0.00	\$32.96
608 Carport Roofs, ~1/3 - Replace (a)	25	15	\$15,900	\$6,501	\$0.00	\$57.59
608 Carport Roofs, ~1/3 - Replace (b)	25	17	\$15,900	\$5,223	\$0.00	\$57.59
608 Carport Roofs, ~1/3 - Replace (c)	25	20	\$15,900	\$3,305	\$0.00	\$57.59

Table 3: Contribution and Fund Breakdown**13297-3**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
Building Interior						
700 Cabana Interior Surfaces - Refinish	10	8	\$4,400	\$960	\$0.00	\$39.84
702 Cabana Flooring - Replace	10	8	\$5,400	\$1,178	\$0.00	\$48.90
Systems/Equipment						
900 Plumbing - Repair/Replace	N/A	0	\$0	\$0	\$0.00	\$0.00
902 Electrical - Repair/Replace	N/A	3	\$48,000	\$12,747	\$0.00	\$1,086.64
904 Fire Monitoring - One-Time Project	N/A	0	\$6,000	\$5,000	\$5,000.00	\$90.55
908 Fire Alarm Panels - Replace	20	20	\$11,250	\$97	\$0.00	\$0.00
43 Total Funded Components				\$509,633	\$120,000	\$7,110

Table 4: 30-Year Reserve Plan Summary**13297-3****Fiscal Year Beginning: 03/01/13****Interest:****1.0%****Inflation:****3.0%**

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2013	\$120,000	\$509,633	23.5%		Weak	\$71,100	\$42,500	\$1,106	\$133,340
2014	\$101,366	\$466,147	21.7%		Weak	\$87,880	\$0	\$971	\$97,284
2015	\$92,934	\$456,929	20.3%		Weak	\$90,516	\$0	\$1,190	\$39,465
2016	\$145,174	\$526,781	27.6%		Weak	\$93,231	\$0	\$1,639	\$57,368
2017	\$182,676	\$556,180	32.8%		Fair	\$96,028	\$0	\$1,950	\$73,158
2018	\$207,496	\$572,378	36.3%		Fair	\$98,909	\$0	\$2,384	\$39,346
2019	\$269,444	\$626,135	43.0%		Fair	\$101,877	\$0	\$3,189	\$5,970
2020	\$368,538	\$718,195	51.3%		Fair	\$104,933	\$0	\$3,831	\$79,327
2021	\$397,975	\$739,842	53.8%		Fair	\$108,081	\$0	\$4,242	\$59,538
2022	\$450,760	\$784,974	57.4%		Fair	\$111,323	\$0	\$5,087	\$0
2023	\$567,170	\$895,313	63.3%		Fair	\$114,663	\$0	\$4,266	\$399,721
2024	\$286,378	\$599,854	47.7%		Fair	\$118,103	\$0	\$3,267	\$40,378
2025	\$367,370	\$668,335	55.0%		Fair	\$121,646	\$0	\$4,152	\$29,870
2026	\$463,298	\$752,457	61.6%		Fair	\$125,295	\$0	\$4,658	\$124,458
2027	\$468,794	\$744,521	63.0%		Fair	\$129,054	\$0	\$4,902	\$90,680
2028	\$512,070	\$774,070	66.2%		Fair	\$132,926	\$0	\$4,263	\$308,322
2029	\$340,938	\$583,352	58.4%		Fair	\$136,914	\$0	\$3,214	\$178,925
2030	\$302,140	\$523,301	57.7%		Fair	\$141,021	\$0	\$3,536	\$41,321
2031	\$405,376	\$606,381	66.9%		Fair	\$145,252	\$0	\$4,486	\$62,990
2032	\$492,123	\$672,934	73.1%		Strong	\$149,609	\$0	\$5,127	\$113,101
2033	\$533,759	\$693,266	77.0%		Strong	\$154,097	\$0	\$5,063	\$213,645
2034	\$479,274	\$614,147	78.0%		Strong	\$157,179	\$0	\$5,385	\$43,624
2035	\$598,215	\$711,381	84.1%		Strong	\$160,323	\$0	\$5,855	\$191,179
2036	\$573,213	\$663,261	86.4%		Strong	\$163,529	\$0	\$6,535	\$8,881
2037	\$734,397	\$805,289	91.2%		Strong	\$166,800	\$0	\$8,162	\$10,571
2038	\$898,789	\$953,775	94.2%		Strong	\$170,136	\$0	\$8,785	\$218,674
2039	\$859,036	\$896,426	95.8%		Strong	\$173,539	\$0	\$9,044	\$91,008
2040	\$950,611	\$973,031	97.7%		Strong	\$177,009	\$0	\$10,439	\$0
2041	\$1,138,059	\$1,149,976	99.0%		Strong	\$180,550	\$0	\$11,480	\$171,137
2042	\$1,158,952	\$1,160,390	99.9%		Strong	\$184,161	\$0	\$12,423	\$28,868

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**13297-3**

Fiscal Year	2013	2014	2015	2016	2017
Starting Reserve Balance	\$120,000	\$101,366	\$92,934	\$145,174	\$182,676
Annual Reserve Contribution	\$71,100	\$87,880	\$90,516	\$93,231	\$96,028
Planned Special Assessments	\$42,500	\$0	\$0	\$0	\$0
Interest Earnings	\$1,106	\$971	\$1,190	\$1,639	\$1,950
Total Income	\$234,706	\$190,217	\$184,640	\$240,044	\$280,654
# Component					
Site/Grounds					
104 Asphalt - Seal/Repair	\$23,710	\$0	\$0	\$0	\$0
106 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
124 Metal Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130 Mailboxes/Structures - Replace	\$0	\$6,695	\$0	\$0	\$0
150 Perimeter Fence, South-Replace Part	\$0	\$3,090	\$0	\$0	\$3,377
152 Perimeter Fence, West - Replace	\$0	\$14,884	\$0	\$0	\$0
162 Building 3-5 Patio Fences - Replace	\$27,200	\$0	\$0	\$0	\$0
163 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Goose Fence - Replace	\$0	\$5,150	\$0	\$0	\$0
172 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402 Pool - Resurface	\$20,000	\$0	\$0	\$0	\$0
407 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408 Pool Heater - Replace	\$0	\$0	\$0	\$4,917	\$0
420 Spa - One-Time Renovation	\$21,000	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$0	\$4,120	\$0	\$0	\$0
440 Tennis Court - Resurface	\$25,000	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$0	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Elastomeric Decks - Seal/Repair	\$5,230	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506 Indoor/Outdoor Carpet - Replace	\$5,200	\$0	\$0	\$0	\$0
540 Bldg 4, 5 and Cabana - Paint	\$0	\$63,345	\$0	\$0	\$0
541 Building 3 - Paint	\$0	\$0	\$39,465	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$0	\$69,782
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**13297-3**

Fiscal Year	2013	2014	2015	2016	2017
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
606 Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0
Building Interior					
700 Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$52,451	\$0
904 Fire Monitoring - One-Time Project	\$6,000	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$133,340	\$97,284	\$39,465	\$57,368	\$73,158
Ending Reserve Balance:	\$101,366	\$92,934	\$145,174	\$182,676	\$207,496

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**13297-3**

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$207,496	\$269,444	\$368,538	\$397,975	\$450,760
Annual Reserve Contribution	\$98,909	\$101,877	\$104,933	\$108,081	\$111,323
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,384	\$3,189	\$3,831	\$4,242	\$5,087
Total Income	\$308,789	\$374,509	\$477,302	\$510,298	\$567,170
# Component					
Site/Grounds					
104 Asphalt - Seal/Repair	\$27,486	\$0	\$0	\$0	\$0
106 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
124 Metal Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130 Mailboxes/Structures - Replace	\$0	\$0	\$0	\$0	\$0
150 Perimeter Fence, South-Replace Part	\$0	\$0	\$3,690	\$0	\$0
152 Perimeter Fence, West - Replace	\$0	\$0	\$0	\$0	\$0
162 Building 3-5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Goose Fence - Replace	\$0	\$0	\$0	\$0	\$0
172 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
420 Spa - One-Time Renovation	\$0	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$5,796	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$5,970	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Elastomeric Decks - Seal/Repair	\$6,063	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506 Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$75,637	\$0	\$0
541 Building 3 - Paint	\$0	\$0	\$0	\$47,124	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**13297-3**

Fiscal Year	2018	2019	2020	2021	2022
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
606 Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0
Building Interior					
700 Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$5,574	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$0	\$6,841	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
904 Fire Monitoring - One-Time Project	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$39,346	\$5,970	\$79,327	\$59,538	\$0
Ending Reserve Balance:	\$269,444	\$368,538	\$397,975	\$450,760	\$567,170

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**13297-3**

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$567,170	\$286,378	\$367,370	\$463,298	\$468,794
Annual Reserve Contribution	\$114,663	\$118,103	\$121,646	\$125,295	\$129,054
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,266	\$3,267	\$4,152	\$4,658	\$4,902
Total Income	\$686,099	\$407,749	\$493,168	\$593,252	\$602,750
# Component					
Site/Grounds					
104 Asphalt - Seal/Repair	\$31,864	\$0	\$0	\$0	\$0
106 Asphalt - Resurface	\$181,751	\$0	\$0	\$0	\$0
124 Metal Pole Lights - Replace	\$25,870	\$0	\$0	\$0	\$0
130 Mailboxes/Structures - Replace	\$0	\$0	\$0	\$0	\$0
150 Perimeter Fence, South-Replace Part	\$4,032	\$0	\$0	\$4,406	\$0
152 Perimeter Fence, West - Replace	\$0	\$0	\$0	\$0	\$0
162 Building 3-5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Goose Fence - Replace	\$0	\$0	\$0	\$0	\$0
172 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Pool Deck - Resurface	\$32,254	\$0	\$0	\$0	\$0
402 Pool - Resurface	\$26,878	\$0	\$0	\$0	\$0
407 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408 Pool Heater - Replace	\$0	\$0	\$0	\$6,608	\$0
420 Spa - One-Time Renovation	\$0	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$6,720	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$0	\$5,537	\$0	\$0	\$0
440 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$6,921	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$10,963	\$0	\$0	\$0
Building Exterior					
500 Elastomeric Decks - Seal/Repair	\$7,029	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (a)	\$0	\$16,957	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$22,456	\$0	\$0
502 Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$23,129	\$0
502 Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$34,411
502 Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506 Indoor/Outdoor Carpet - Replace	\$0	\$0	\$7,414	\$0	\$0
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$90,315	\$0
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$56,268
542 Bldg 1, 2 and Carports - Paint	\$83,323	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**13297-3**

Fiscal Year	2023	2024	2025	2026	2027
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
606 Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0
Building Interior					
700 Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
904 Fire Monitoring - One-Time Project	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$399,721	\$40,378	\$29,870	\$124,458	\$90,680
Ending Reserve Balance:	\$286,378	\$367,370	\$463,298	\$468,794	\$512,070

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**13297-3**

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$512,070	\$340,938	\$302,140	\$405,376	\$492,123
Annual Reserve Contribution	\$132,926	\$136,914	\$141,021	\$145,252	\$149,609
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,263	\$3,214	\$3,536	\$4,486	\$5,127
Total Income	\$649,259	\$481,065	\$446,698	\$555,113	\$646,860
# Component					
Site/Grounds					
104 Asphalt - Seal/Repair	\$36,939	\$0	\$0	\$0	\$0
106 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
124 Metal Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130 Mailboxes/Structures - Replace	\$0	\$0	\$0	\$0	\$0
150 Perimeter Fence, South-Replace Part	\$0	\$4,814	\$0	\$0	\$5,261
152 Perimeter Fence, West - Replace	\$0	\$0	\$0	\$0	\$0
162 Building 3-5 Patio Fences - Replace	\$0	\$0	\$0	\$46,306	\$0
163 Building 1-2 Patio Fences - Replace	\$0	\$27,280	\$0	\$0	\$0
164 Goose Fence - Replace	\$0	\$0	\$0	\$0	\$0
172 Cabana Deck - Repair/Replace	\$8,740	\$0	\$0	\$0	\$0
Recreation					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
420 Spa - One-Time Renovation	\$0	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$7,790	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$8,024	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Elastomeric Decks - Seal/Repair	\$8,148	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (e)	\$27,264	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (f)	\$0	\$39,315	\$0	\$0	\$0
506 Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$0	\$107,841
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$99,492	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$194,668	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**13297-3**

Fiscal Year	2028	2029	2030	2031	2032
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
606 Cabana Roof - Replace	\$0	\$0	\$15,041	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$24,772	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$26,280	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0
Building Interior					
700 Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$7,491	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$0	\$9,193	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
904 Fire Monitoring - One-Time Project	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$308,322	\$178,925	\$41,321	\$62,990	\$113,101
Ending Reserve Balance:	\$340,938	\$302,140	\$405,376	\$492,123	\$533,759

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**13297-3**

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$533,759	\$479,274	\$598,215	\$573,213	\$734,397
Annual Reserve Contribution	\$154,097	\$157,179	\$160,323	\$163,529	\$166,800
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,063	\$5,385	\$5,855	\$6,535	\$8,162
Total Income	\$692,919	\$641,839	\$764,392	\$743,278	\$909,359
# Component					
Site/Grounds					
104 Asphalt - Seal/Repair	\$42,823	\$0	\$0	\$0	\$0
106 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
124 Metal Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130 Mailboxes/Structures - Replace	\$0	\$0	\$0	\$0	\$0
150 Perimeter Fence, South-Replace Part	\$0	\$0	\$5,748	\$0	\$0
152 Perimeter Fence, West - Replace	\$0	\$26,881	\$0	\$0	\$0
162 Building 3-5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Goose Fence - Replace	\$0	\$0	\$0	\$0	\$0
172 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402 Pool - Resurface	\$36,122	\$0	\$0	\$0	\$0
407 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408 Pool Heater - Replace	\$0	\$0	\$0	\$8,881	\$0
420 Spa - One-Time Renovation	\$0	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$9,031	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$0	\$7,441	\$0	\$0	\$0
440 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$9,301	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Elastomeric Decks - Seal/Repair	\$9,446	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506 Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$10,571
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$0	\$0
541 Building 3 - Paint	\$67,187	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$118,798	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**13297-3**

Fiscal Year	2033	2034	2035	2036	2037
602 Building 5 Roof - Replace	\$0	\$0	\$66,632	\$0	\$0
606 Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (c)	\$28,717	\$0	\$0	\$0	\$0
Building Interior					
700 Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
904 Fire Monitoring - One-Time Project	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$20,319	\$0	\$0	\$0	\$0
Total Expenses	\$213,645	\$43,624	\$191,179	\$8,881	\$10,571
Ending Reserve Balance:	\$479,274	\$598,215	\$573,213	\$734,397	\$898,789

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**13297-3**

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$898,789	\$859,036	\$950,611	\$1,138,059	\$1,158,952
Annual Reserve Contribution	\$170,136	\$173,539	\$177,009	\$180,550	\$184,161
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,785	\$9,044	\$10,439	\$11,480	\$12,423
Total Income	\$1,077,710	\$1,041,619	\$1,138,059	\$1,330,089	\$1,355,536
# Component					
Site/Grounds					
104 Asphalt - Seal/Repair	\$49,643	\$0	\$0	\$0	\$0
106 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
124 Metal Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130 Mailboxes/Structures - Replace	\$0	\$0	\$0	\$0	\$0
150 Perimeter Fence, South-Replace Part	\$6,281	\$0	\$0	\$6,864	\$0
152 Perimeter Fence, West - Replace	\$0	\$0	\$0	\$0	\$0
162 Building 3-5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Goose Fence - Replace	\$0	\$0	\$0	\$0	\$0
172 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407 Pool Fence - Replace	\$12,563	\$0	\$0	\$0	\$0
408 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
420 Spa - One-Time Renovation	\$0	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$10,469	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$10,783	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Elastomeric Decks - Seal/Repair	\$10,950	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$28,868
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506 Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
540 Bldg 4, 5 and Cabana - Paint	\$128,767	\$0	\$0	\$0	\$0
541 Building 3 - Paint	\$0	\$80,225	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$141,852	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**13297-3**

Fiscal Year	2038	2039	2040	2041	2042
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
606 Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0
Building Interior					
700 Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$10,067	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$0	\$12,355	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
904 Fire Monitoring - One-Time Project	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$218,674	\$91,008	\$0	\$171,137	\$28,868
Ending Reserve Balance:	\$859,036	\$950,611	\$1,138,059	\$1,158,952	\$1,326,668

Accuracy, Limitations, and Disclosures

Washington disclosure, per RCW 64.34.382:

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

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

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

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association's representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Association Reserves developed component quantities indicated in this Report unless otherwise noted in our "Site Inspection Notes" comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area)
GSY	Gross Square Yards (area)
HP	Horsepower
LF	Linear Feet (length)

Effective Age: The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.

Fully Funded Balance (FFB): The Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

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

Inflation: Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on Table 5.

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, page ii.

Percent Funded: The ratio, at a particular point in time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life: The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

Useful Life: The estimated time, in years, that a common area component can be expected to serve its intended function.