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Update “No-Site-Visit” Reserve Study



Lakeside Village Federal Way, WA

Report #: 13297-4 Revision
For Period Beginning: April 1, 2014
Expires: December 31, 2014

Date Prepared: April 18, 2014



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. #: 13297-4**
Location: Federal Way, WA
of Units: 78
Report Period: April 1, 2014 through December 31, 2014

Results as-of 4/1/2014:

Projected Starting Reserve Balance:	\$170,590
Fully Funded Reserve Balance:	\$535,027
Average Reserve Deficit (Surplus) Per Unit:.....	\$4,672
Percent Funded:	31.9%
100% Full Funding 2014 Monthly Reserve Contribution.....	*\$9,723
100% Full Funding 2015 Monthly Reserve Contribution.....	*\$7,210
70% Threshold 2014 Monthly Reserve Contribution.....	*\$9,723
70% Threshold 2015 Monthly Reserve Contribution.....	*\$6,542
Baseline Contribution (min to maintain reserves above \$0)	*\$9,723
Baseline Contribution (min to maintain reserves above \$0)	*\$6,020
Recommended Error! Reference source not found. Special Assessment for Reserves:.....	*\$42,500
2014 Budget Reserve Contribution Rate:.....	\$9,723

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 reports - refer to photo pages of the 2012 WSV Report for additional component information. 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 31.9% Funded. Comparatively, the 70-130% level is where associations statistically enjoy fiscal stability with low risk of special assessment and/or deferred maintenance.**
- ***Based on this starting point and your anticipated future expenses, our recommendation is to maintain your already approved Monthly Reserve contributions in FY 2014 and then consider enjoying a decrease beginning in 2015 to within the 70% (\$6,542) to 100% (\$7,210) Full Funding level as noted within our tables and charts herein (Full Funding is recommended contribution). Full and 70% contribution rates are designed to achieve the stated funding objective by the end of our 30-year report scope.**
- ***It is our understanding that a Special Assessment to maintenance reserves of \$42,500 has already been approved for FY 2014. Additionally, final income to pay back maintenance reserves for the \$17,000 borrowed in 2012 that was used to pay an operating expense is expected in FY 2014 (\$8,500). We have already factored these sums in your current contribution rate for comparison purposes.**

Table 1: Executive Summary

13297-4

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
Site/Grounds				
102 Concrete - One Time Repair	N/A	0	\$15,000	\$0
104 Asphalt - Seal/Repair	5	4	\$22,710	\$25,560
106 Asphalt - Resurface	40	9	\$141,680	\$184,860
124 Metal Pole Lights - Replace	40	9	\$19,250	\$25,117
130 Mailboxes/Structures - Replace	30	29	\$6,500	\$15,318
150 Perimeter Fence, South-Replace Part	3	1	\$3,000	\$3,090
152 Perimeter Fence, West - Replace	20	0	\$14,450	\$26,098
162 Building 5 Patio Fences - Replace	18	0	\$12,000	\$20,429
163 Building 4 Patio Fences - Replace	18	1	\$12,000	\$12,360
164 Building 1-2 Patio Fences - Replace	18	15	\$22,000	\$34,275
165 Building 3 Patio Fences - Replace	18	17	\$12,000	\$19,834
164 Goose Fence - Replace	40	1	\$5,000	\$5,150
172 Cabana Deck - Repair/Replace	20	14	\$5,610	\$8,486
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	24	\$6,000	\$12,197
408 Pool Heater - Replace	10	2	\$4,500	\$4,774
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	0	\$4,000	\$5,376
440 Tennis Court - Resurface	30	0	\$25,000	\$60,682
440 Tennis Court - Seal/Repair	5	6	\$6,000	\$7,164
444 Tennis Court Fence - Replace	40	11	\$7,920	\$10,963
Building Exterior				
502 Vinyl Decks - Repair/Resurface (a)	18	10	\$12,250	\$16,463
502 Vinyl Decks - Repair/Resurface (b)	18	11	\$15,750	\$21,802
502 Vinyl Decks - Repair/Resurface (c)	18	12	\$15,750	\$22,456
502 Vinyl Decks - Repair/Resurface (d)	18	13	\$22,750	\$33,409
502 Vinyl Decks - Repair/Resurface (e)	18	14	\$17,500	\$26,470
502 Vinyl Decks - Repair/Resurface (f)	18	15	\$24,500	\$38,170
506 Indoor/Outdoor Carpet - Replace	12	0	\$5,200	\$7,414
540 Bldg 4, 5 and Cabana - Paint	6	0	\$61,500	\$73,434
541 Building 3 - Paint	6	1	\$37,200	\$38,316
542 Bldg 1, 2 and Carports - Paint	6	3	\$62,000	\$67,749
546 Windows/Glass Doors - Replace	0	0	\$0	\$0
600 Building 1-4 Roofs - Replace	25	14	\$132,090	\$199,798
602 Building 5 Roof - Replace	25	21	\$35,150	\$65,389

Table 1: Executive Summary

13297-4

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
606 Cabana Roof - Replace	25	16	\$9,620	\$15,437
608 Carport Roofs, ~1/3 - Replace (a)	25	14	\$17,225	\$26,054
608 Carport Roofs, ~1/3 - Replace (b)	25	16	\$17,225	\$27,641
608 Carport Roofs, ~1/3 - Replace (c)	25	19	\$17,225	\$30,204
Building Interior				
700 Cabana Interior Surfaces - Refinish	10	7	\$4,400	\$5,411
702 Cabana Flooring - Replace	10	7	\$5,400	\$6,641
Systems/Equipment				
900 Plumbing - Repair/Replace	0	0	\$0	\$0
902 Electrical - Repair/Replace	0	2	\$48,000	\$50,923
908 Fire Alarm Panels - Replace	20	19	\$13,000	\$22,796
45 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.

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 Study

- Component List
- Reserve Fund Strength
- Recommended Contribs

Reserve Study Types

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

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.

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

Reserve Components

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

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

How 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

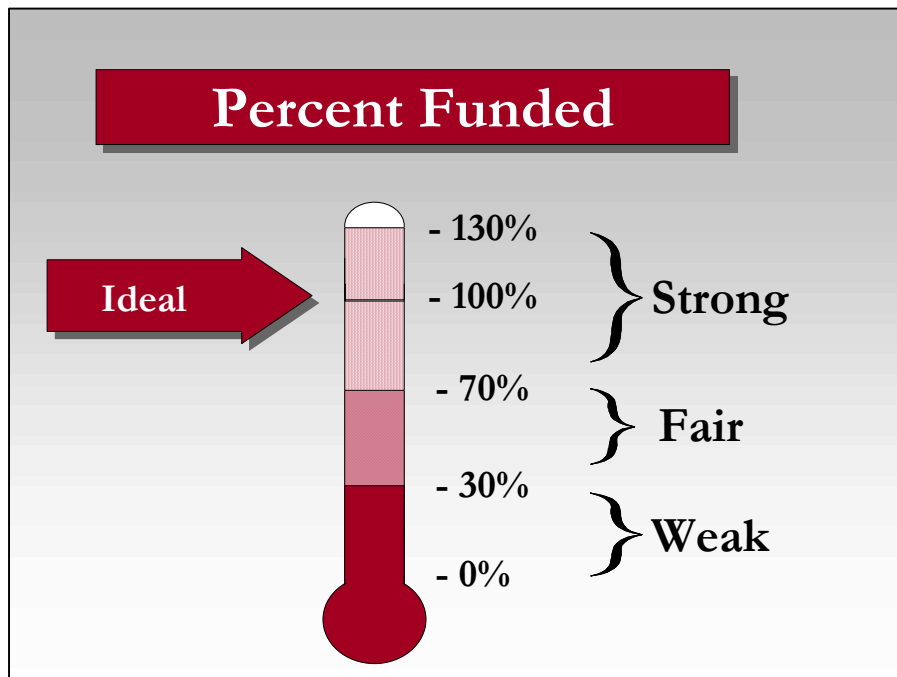
- 2) Comparison to Association Reserves database or work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

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.

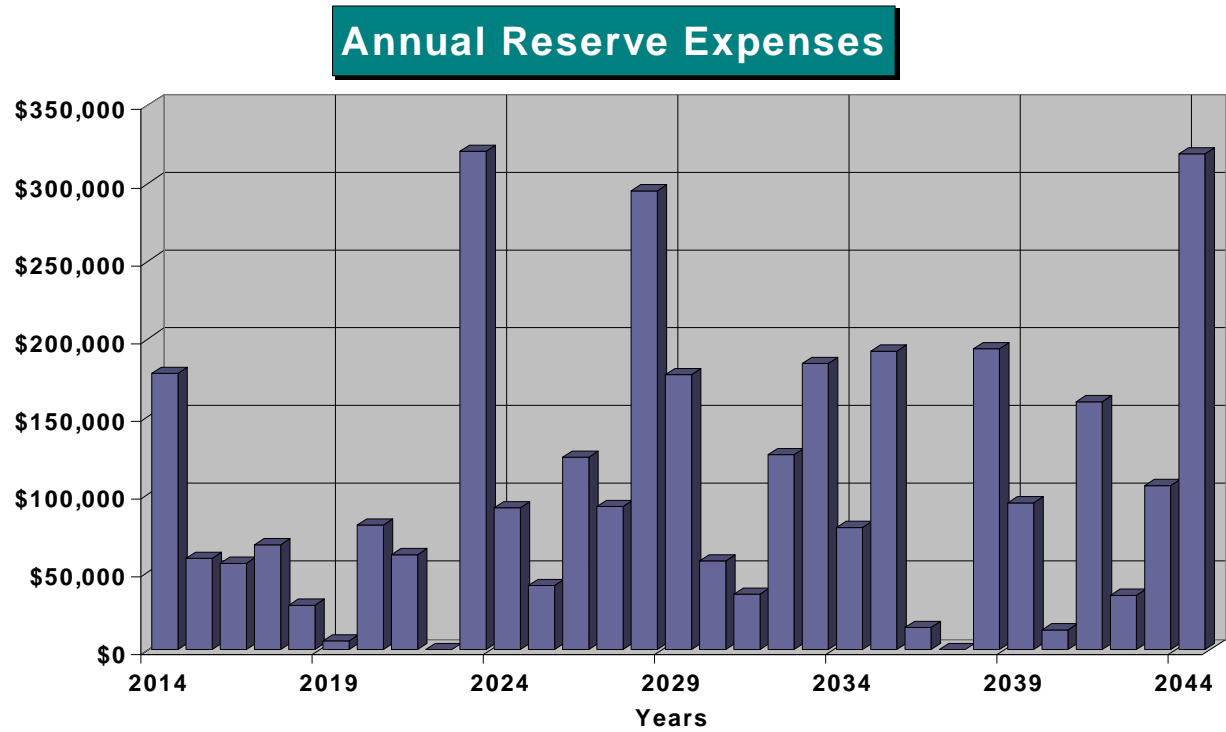


Figure 1

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 \$170,590 as-of the start of your Report Period on April 1, 2014. As of April 1, 2014, your Fully Funded Balance is computed to be \$535,027 (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 32% Funded. This currently represents just within a fair status but is 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 maintaining your already approved Special Assessment of \$42,500 and regular Reserve contributions of **\$Error! Reference source not found./month** this Fiscal Year. 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.

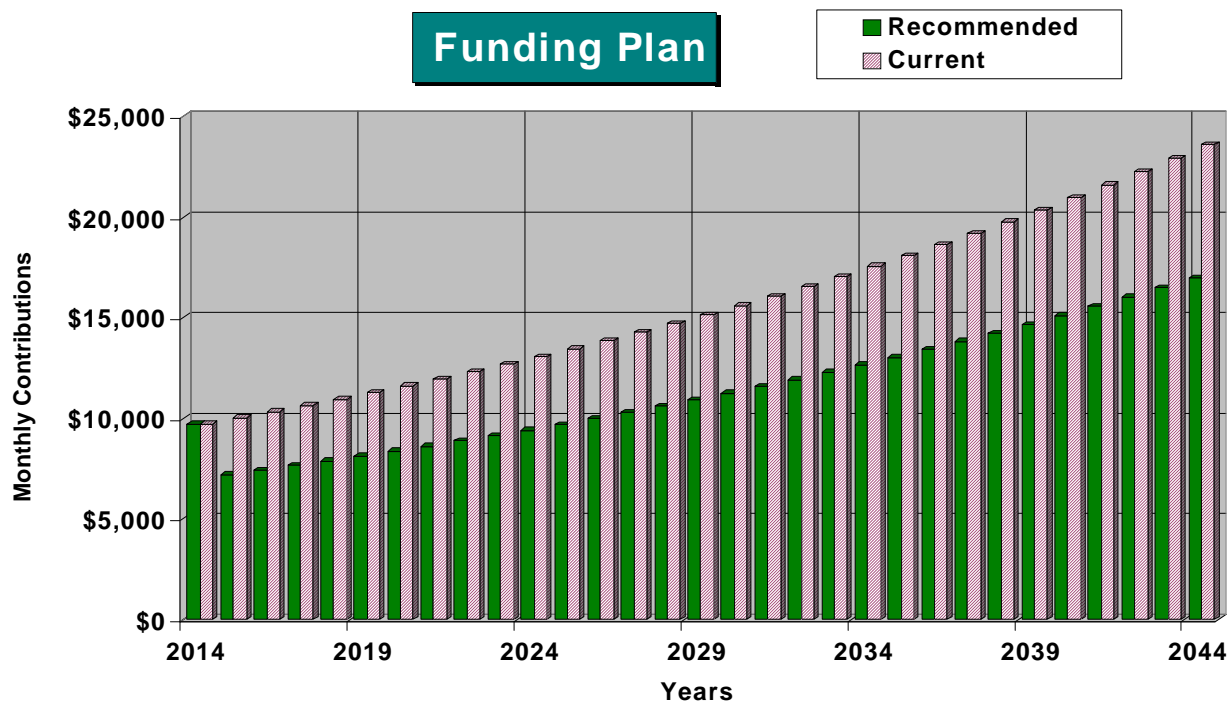


Figure 2

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.

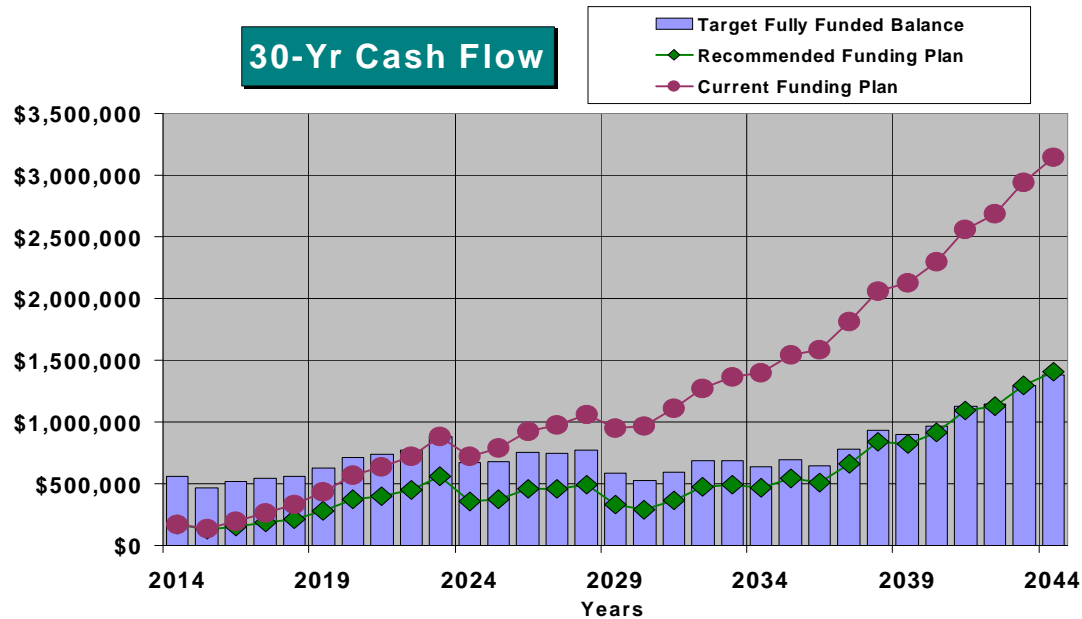


Figure 3

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

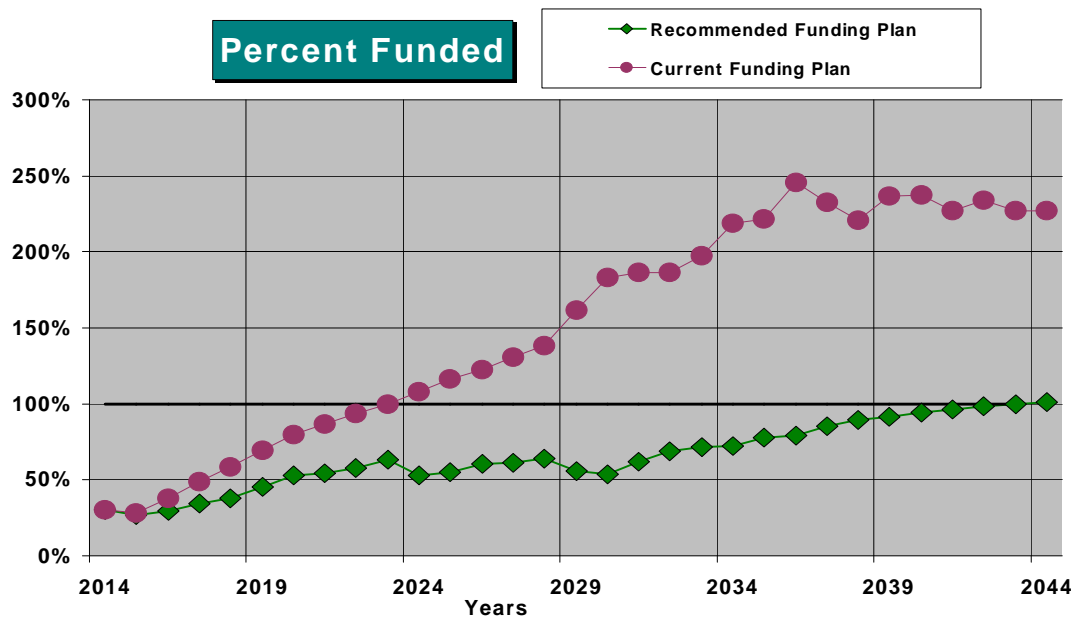


Figure 4

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**13297-4**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
Site/Grounds					
102 Concrete - One Time Repair	Moderate square feet	N/A	0	\$14,000	\$16,000
104 Asphalt - Seal/Repair	Approx 64,400 square feet	5	4	\$20,100	\$25,320
106 Asphalt - Resurface	Approx 64,400 square feet	40	9	\$135,240	\$148,120
124 Metal Pole Lights - Replace	(7) metal, 24'	40	9	\$17,500	\$21,000
130 Mailboxes/Structures - Replace	(82) boxes, (2) structure	30	29	\$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	0	\$13,600	\$15,300
162 Building 5 Patio Fences - Replace	Approx 220 linear feet	18	0	\$11,000	\$13,000
163 Building 4 Patio Fences - Replace	Approx 220 linear feet	18	1	\$11,000	\$13,000
164 Building 1-2 Patio Fences - Replace	Approx 400 linear feet	18	15	\$20,000	\$24,000
165 Building 3 Patio Fences - Replace	Approx 220 linear feet	18	17	\$11,000	\$13,000
164 Goose Fence - Replace	Approx 700 linear feet	40	1	\$4,800	\$5,200
172 Cabana Deck - Repair/Replace	Approx 170 square feet	20	14	\$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	24	\$5,250	\$6,750
408 Pool Heater - Replace	(1) Raypack, gas	10	2	\$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	0	\$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	\$5,000	\$7,000
444 Tennis Court Fence - Replace	Approx 360 linear feet	40	11	\$7,200	\$8,640
Building Exterior					
502 Vinyl Decks - Repair/Resurface (a)	Approx 490 square feet	18	10	\$9,800	\$14,700
502 Vinyl Decks - Repair/Resurface (b)	Approx 630 square feet	18	11	\$12,600	\$18,900
502 Vinyl Decks - Repair/Resurface (c)	Approx 630 square feet	18	12	\$12,600	\$18,900
502 Vinyl Decks - Repair/Resurface (d)	Approx 910 square feet	18	13	\$18,200	\$27,300
502 Vinyl Decks - Repair/Resurface (e)	Approx 700 square feet	18	14	\$14,000	\$21,000
502 Vinyl Decks - Repair/Resurface (f)	Approx 980 square feet	18	15	\$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	0	\$58,000	\$65,000
541 Building 3 - Paint	Approx 19,000 GSF	6	1	\$34,900	\$39,500
542 Bldg 1, 2 and Carports - Paint	Approx 30,000 GSF	6	3	\$58,000	\$66,000
546 Windows/Glass Doors - Replace	(758) assorted	N/A	0	\$0	\$0
600 Building 1-4 Roofs - Replace	Approx 35,700 square feet	25	14	\$121,380	\$142,800
602 Building 5 Roof - Replace	Approx 9,500 square feet	25	21	\$32,300	\$38,000
606 Cabana Roof - Replace	Approx 2,600 square feet	25	16	\$8,840	\$10,400

Table 2: Reserve Component List Detail**13297-4**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
608 Carport Roofs, ~1/3 - Replace (a)	Approx 5,300 square feet	25	14	\$15,900	\$18,550
608 Carport Roofs, ~1/3 - Replace (b)	Approx 5,300 square feet	25	16	\$15,900	\$18,550
608 Carport Roofs, ~1/3 - Replace (c)	Approx 5,300 square feet	25	19	\$15,900	\$18,550

Building Interior

700 Cabana Interior Surfaces - Refinish	Approx 3,300 square feet	10	7	\$4,200	\$4,600
702 Cabana Flooring - Replace	Approx 120 square yards	10	7	\$4,800	\$6,000

Systems/Equipment

900 Plumbing - Repair/Replace	Extensive system	N/A	0	\$0	\$0
902 Electrical - Repair/Replace	Extensive system	N/A	2	\$44,000	\$52,000
908 Fire Alarm Panels - Replace	(5) panels	20	19	\$12,000	\$14,000
45 Total Funded Components					

Table 3: Contribution and Fund Breakdown**13297-4**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
Site/Grounds						
102 Concrete - One Time Repair	N/A	0	\$15,000	\$11,250	\$11,250.00	\$415.14
104 Asphalt - Seal/Repair	5	4	\$22,710	\$5,746	\$0.00	\$502.81
106 Asphalt - Resurface	40	9	\$141,680	\$111,538	\$0.00	\$392.11
124 Metal Pole Lights - Replace	40	9	\$19,250	\$15,155	\$0.00	\$53.28
130 Mailboxes/Structures - Replace	30	29	\$6,500	\$274	\$0.00	\$23.99
150 Perimeter Fence, South-Replace Part	3	1	\$3,000	\$2,273	\$2,272.50	\$110.70
152 Perimeter Fence, West - Replace	20	0	\$14,450	\$11,024	\$11,023.54	\$79.98
162 Building 5 Patio Fences - Replace	18	0	\$12,000	\$9,172	\$9,171.67	\$73.80
163 Building 4 Patio Fences - Replace	18	1	\$12,000	\$11,590	\$0.00	\$73.80
164 Building 1-2 Patio Fences - Replace	18	15	\$22,000	\$4,009	\$0.00	\$135.30
165 Building 3 Patio Fences - Replace	18	17	\$12,000	\$843	\$0.00	\$73.80
164 Goose Fence - Replace	40	1	\$5,000	\$4,944	\$0.00	\$13.84
172 Cabana Deck - Repair/Replace	20	14	\$5,610	\$1,768	\$0.00	\$31.05
Recreation						
400 Pool Deck - Resurface	40	10	\$24,000	\$18,290	\$0.00	\$66.42
402 Pool - Resurface	10	0	\$20,000	\$15,515	\$15,515.00	\$221.41
407 Pool Fence - Replace	30	24	\$6,000	\$1,261	\$0.00	\$22.14
408 Pool Heater - Replace	10	2	\$4,500	\$3,743	\$0.00	\$49.82
420 Spa - One-Time Renovation	N/A	0	\$21,000	\$15,750	\$15,750.00	\$581.19
422 Spa - Resurface	5	5	\$5,000	\$258	\$0.00	\$0.00
424 Spa Heater - Replace	10	0	\$4,000	\$3,103	\$3,103.00	\$44.28
440 Tennis Court - Resurface	30	0	\$25,000	\$18,965	\$18,964.58	\$92.25
440 Tennis Court - Seal/Repair	5	6	\$6,000	\$0	\$0.00	\$0.00
444 Tennis Court Fence - Replace	40	11	\$7,920	\$5,836	\$0.00	\$21.92
Building Exterior						
502 Vinyl Decks - Repair/Resurface (a)	18	10	\$12,250	\$5,661	\$0.00	\$75.34
502 Vinyl Decks - Repair/Resurface (b)	18	11	\$15,750	\$6,396	\$0.00	\$96.87
502 Vinyl Decks - Repair/Resurface (c)	18	12	\$15,750	\$5,515	\$0.00	\$96.87
502 Vinyl Decks - Repair/Resurface (d)	18	13	\$22,750	\$6,692	\$0.00	\$139.92
502 Vinyl Decks - Repair/Resurface (e)	18	14	\$17,500	\$4,168	\$0.00	\$107.63
502 Vinyl Decks - Repair/Resurface (f)	18	15	\$24,500	\$4,464	\$0.00	\$150.68
506 Indoor/Outdoor Carpet - Replace	12	0	\$5,200	\$4,012	\$4,011.58	\$47.97
540 Bldg 4, 5 and Cabana - Paint	6	0	\$61,500	\$48,764	\$48,764.38	\$1,134.71
541 Building 3 - Paint	6	1	\$37,200	\$32,829	\$30,763.75	\$686.36
542 Bldg 1, 2 and Carports - Paint	6	3	\$62,000	\$33,893	\$0.00	\$1,143.93
546 Windows/Glass Doors - Replace	N/A	0	\$0	\$0	\$0.00	\$0.00
600 Building 1-4 Roofs - Replace	25	14	\$132,090	\$59,916	\$0.00	\$584.91
602 Building 5 Roof - Replace	25	21	\$35,150	\$6,028	\$0.00	\$155.65
606 Cabana Roof - Replace	25	16	\$9,620	\$3,588	\$0.00	\$42.60

Table 3: Contribution and Fund Breakdown**13297-4**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
608 Carport Roofs, ~1/3 - Replace (a)	25	14	\$17,225	\$7,813	\$0.00	\$76.27
608 Carport Roofs, ~1/3 - Replace (b)	25	16	\$17,225	\$6,425	\$0.00	\$76.27
608 Carport Roofs, ~1/3 - Replace (c)	25	19	\$17,225	\$4,342	\$0.00	\$76.27
<i>Building Interior</i>						
700 Cabana Interior Surfaces - Refinish	10	7	\$4,400	\$1,443	\$0.00	\$48.71
702 Cabana Flooring - Replace	10	7	\$5,400	\$1,771	\$0.00	\$59.78
<i>Systems/Equipment</i>						
900 Plumbing - Repair/Replace	N/A	0	\$0	\$0	\$0.00	\$0.00
902 Electrical - Repair/Replace	N/A	2	\$48,000	\$18,180	\$0.00	\$1,771.25
908 Fire Alarm Panels - Replace	20	19	\$13,000	\$822	\$0.00	\$71.96
45 Total Funded Components				\$535,027	\$170,590	\$9,723

Table 4: 30-Year Reserve Plan Summary**13297-4****Fiscal Year Beginning: 04/01/14****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
2014	\$170,590	\$535,027	31.9%		Fair	\$87,507	\$42,500	\$1,472	\$178,150
2015	\$123,919	\$465,454	26.6%		Weak	\$86,520	\$0	\$1,384	\$58,916
2016	\$152,906	\$513,186	29.8%		Weak	\$89,116	\$0	\$1,704	\$55,697
2017	\$188,029	\$542,272	34.7%		Fair	\$91,789	\$0	\$2,010	\$67,749
2018	\$214,078	\$561,950	38.1%		Fair	\$94,543	\$0	\$2,480	\$28,937
2019	\$282,165	\$624,390	45.2%		Fair	\$97,379	\$0	\$3,295	\$5,796
2020	\$377,042	\$714,800	52.7%		Fair	\$100,300	\$0	\$3,887	\$80,599
2021	\$400,630	\$733,206	54.6%		Fair	\$103,309	\$0	\$4,235	\$61,494
2022	\$446,681	\$774,240	57.7%		Fair	\$106,409	\$0	\$5,022	\$0
2023	\$558,111	\$882,316	63.3%		Fair	\$109,601	\$0	\$4,547	\$320,504
2024	\$351,755	\$666,060	52.8%		Fair	\$112,889	\$0	\$3,640	\$91,722
2025	\$376,562	\$681,584	55.2%		Fair	\$116,276	\$0	\$4,161	\$41,070
2026	\$455,928	\$752,445	60.6%		Fair	\$119,764	\$0	\$4,559	\$123,970
2027	\$456,281	\$742,827	61.4%		Fair	\$123,357	\$0	\$4,739	\$92,444
2028	\$491,933	\$768,257	64.0%		Fair	\$127,058	\$0	\$4,098	\$295,159
2029	\$327,929	\$588,604	55.7%		Fair	\$130,869	\$0	\$3,064	\$176,829
2030	\$285,032	\$528,481	53.9%		Fair	\$134,795	\$0	\$3,252	\$57,521
2031	\$365,558	\$592,573	61.7%		Fair	\$138,839	\$0	\$4,189	\$36,032
2032	\$472,554	\$683,945	69.1%		Fair	\$143,004	\$0	\$4,837	\$125,129
2033	\$495,267	\$689,610	71.8%		Strong	\$147,295	\$0	\$4,789	\$184,355
2034	\$462,996	\$637,863	72.6%		Strong	\$151,713	\$0	\$5,019	\$78,476
2035	\$541,253	\$697,143	77.6%		Strong	\$156,265	\$0	\$5,258	\$191,889
2036	\$510,887	\$645,014	79.2%		Strong	\$160,953	\$0	\$5,869	\$14,371
2037	\$663,337	\$777,903	85.3%		Strong	\$165,781	\$0	\$7,497	\$0
2038	\$836,615	\$933,432	89.6%		Strong	\$170,755	\$0	\$8,288	\$193,949
2039	\$821,709	\$897,824	91.5%		Strong	\$175,877	\$0	\$8,663	\$94,639
2040	\$911,610	\$967,523	94.2%		Strong	\$181,154	\$0	\$10,003	\$12,940
2041	\$1,089,827	\$1,127,670	96.6%		Strong	\$186,588	\$0	\$11,084	\$159,489
2042	\$1,128,012	\$1,146,009	98.4%		Strong	\$192,186	\$0	\$12,122	\$34,891
2043	\$1,297,429	\$1,297,697	100.0%		Strong	\$197,952	\$0	\$13,496	\$105,951

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

Fiscal Year	2014	2015	2016	2017	2018
Starting Reserve Balance	\$170,590	\$123,919	\$152,906	\$188,029	\$214,078
Annual Reserve Contribution	\$87,507	\$86,520	\$89,116	\$91,789	\$94,543
Planned Special Assessments	\$42,500	\$0	\$0	\$0	\$0
Interest Earnings	\$1,472	\$1,384	\$1,704	\$2,010	\$2,480
Total Income	\$302,069	\$211,822	\$243,726	\$281,828	\$311,101
# Component					
Site/Grounds					
102 Concrete - One Time Repair	\$15,000	\$0	\$0	\$0	\$0
104 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$25,560
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	\$3,090	\$0	\$0	\$3,377
152 Perimeter Fence, West - Replace	\$14,450	\$0	\$0	\$0	\$0
162 Building 5 Patio Fences - Replace	\$12,000	\$0	\$0	\$0	\$0
163 Building 4 Patio Fences - Replace	\$0	\$12,360	\$0	\$0	\$0
164 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
165 Building 3 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	\$4,774	\$0	\$0
420 Spa - One-Time Renovation	\$21,000	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$4,000	\$0	\$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					
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	\$61,500	\$0	\$0	\$0	\$0
541 Building 3 - Paint	\$0	\$38,316	\$0	\$0	\$0

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

Fiscal Year	2014	2015	2016	2017	2018
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$67,749	\$0
546 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
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	\$50,923	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$178,150	\$58,916	\$55,697	\$67,749	\$28,937
Ending Reserve Balance:	\$123,919	\$152,906	\$188,029	\$214,078	\$282,165

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**13297-4**

Fiscal Year	2019	2020	2021	2022	2023
Starting Reserve Balance	\$282,165	\$377,042	\$400,630	\$446,681	\$558,111
Annual Reserve Contribution	\$97,379	\$100,300	\$103,309	\$106,409	\$109,601
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,295	\$3,887	\$4,235	\$5,022	\$4,547
Total Income	\$382,838	\$481,229	\$508,175	\$558,111	\$672,260
# Component					
Site/Grounds					
102 Concrete - One Time Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$29,631
106 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$184,860
124 Metal Pole Lights - Replace	\$0	\$0	\$0	\$0	\$25,117
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 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
165 Building 3 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	\$7,164	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
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	\$73,434	\$0	\$0	\$0
541 Building 3 - Paint	\$0	\$0	\$45,751	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**13297-4**

Fiscal Year	2019	2020	2021	2022	2023
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$0	\$80,896
546 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
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	\$5,411	\$0	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$6,641	\$0	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$5,796	\$80,599	\$61,494	\$0	\$320,504
Ending Reserve Balance:	\$377,042	\$400,630	\$446,681	\$558,111	\$351,755

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**13297-4**

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$351,755	\$376,562	\$455,928	\$456,281	\$491,933
Annual Reserve Contribution	\$112,889	\$116,276	\$119,764	\$123,357	\$127,058
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,640	\$4,161	\$4,559	\$4,739	\$4,098
Total Income	\$468,284	\$496,998	\$580,251	\$584,377	\$623,088
# Component					
Site/Grounds					
102 Concrete - One Time Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$34,351
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	\$4,032	\$0	\$0	\$4,406	\$0
152 Perimeter Fence, West - Replace	\$0	\$0	\$0	\$0	\$0
162 Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
165 Building 3 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	\$8,486
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	\$6,416	\$0	\$0
420 Spa - One-Time Renovation	\$0	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$6,720	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$5,376	\$0	\$0	\$0	\$0
440 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$8,305	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$10,963	\$0	\$0	\$0
Building Exterior					
502 Vinyl Decks - Repair/Resurface (a)	\$16,463	\$0	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$21,802	\$0	\$0	\$0
502 Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$22,456	\$0	\$0
502 Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$33,409	\$0
502 Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$26,470
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	\$87,684	\$0	\$0
541 Building 3 - Paint	\$0	\$0	\$0	\$54,629	\$0

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**13297-4**

Fiscal Year	2024	2025	2026	2027	2028
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$0	\$0
546 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$199,798
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	\$26,054
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
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$91,722	\$41,070	\$123,970	\$92,444	\$295,159
Ending Reserve Balance:	\$376,562	\$455,928	\$456,281	\$491,933	\$327,929

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**13297-4**

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$327,929	\$285,032	\$365,558	\$472,554	\$495,267
Annual Reserve Contribution	\$130,869	\$134,795	\$138,839	\$143,004	\$147,295
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,064	\$3,252	\$4,189	\$4,837	\$4,789
Total Income	\$461,862	\$423,079	\$508,586	\$620,396	\$647,351
# Component					
Site/Grounds					
102 Concrete - One Time Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$39,822
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 5 Patio Fences - Replace	\$0	\$0	\$0	\$20,429	\$0
163 Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$21,042
164 Building 1-2 Patio Fences - Replace	\$34,275	\$0	\$0	\$0	\$0
165 Building 3 Patio Fences - Replace	\$0	\$0	\$19,834	\$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	\$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	\$9,628	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
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)	\$38,170	\$0	\$0	\$0	\$0
506 Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$104,700	\$0
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$65,230

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**13297-4**

Fiscal Year	2029	2030	2031	2032	2033
542 Bldg 1, 2 and Carports - Paint	\$96,594	\$0	\$0	\$0	\$0
546 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
606 Cabana Roof - Replace	\$0	\$15,437	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (b)	\$0	\$27,641	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$30,204
Building Interior					
700 Cabana Interior Surfaces - Refinish	\$0	\$0	\$7,273	\$0	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$8,925	\$0	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$22,796
Total Expenses	\$176,829	\$57,521	\$36,032	\$125,129	\$184,355
Ending Reserve Balance:	\$285,032	\$365,558	\$472,554	\$495,267	\$462,996

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**13297-4**

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$462,996	\$541,253	\$510,887	\$663,337	\$836,615
Annual Reserve Contribution	\$151,713	\$156,265	\$160,953	\$165,781	\$170,755
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,019	\$5,258	\$5,869	\$7,497	\$8,288
Total Income	\$619,728	\$702,776	\$677,708	\$836,615	\$1,015,658
# Component					
Site/Grounds					
102 Concrete - One Time Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$46,165
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	\$26,098	\$0	\$0	\$0	\$0
162 Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
165 Building 3 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	\$12,197
408 Pool Heater - Replace	\$0	\$0	\$8,622	\$0	\$0
420 Spa - One-Time Renovation	\$0	\$0	\$0	\$0	\$0
422 Spa - Resurface	\$9,031	\$0	\$0	\$0	\$0
424 Spa Heater - Replace	\$7,224	\$0	\$0	\$0	\$0
440 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440 Tennis Court - Seal/Repair	\$0	\$11,162	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
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	\$125,017
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**13297-4**

Fiscal Year	2034	2035	2036	2037	2038
542 Bldg 1, 2 and Carports - Paint	\$0	\$115,338	\$0	\$0	\$0
546 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$65,389	\$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
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$78,476	\$191,889	\$14,371	\$0	\$193,949
Ending Reserve Balance:	\$541,253	\$510,887	\$663,337	\$836,615	\$821,709

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**13297-4**

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$821,709	\$911,610	\$1,089,827	\$1,128,012	\$1,297,429
Annual Reserve Contribution	\$175,877	\$181,154	\$186,588	\$192,186	\$197,952
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,663	\$10,003	\$11,084	\$12,122	\$13,496
Total Income	\$1,006,249	\$1,102,767	\$1,287,500	\$1,332,320	\$1,508,876
# Component					
Site/Grounds					
102 Concrete - One Time Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$53,518
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	\$15,318
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 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
163 Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164 Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
165 Building 3 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	\$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	\$12,940	\$0	\$0	\$0
444 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
502 Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$28,027	\$0
502 Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$37,116
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	\$0	\$0	\$0
541 Building 3 - Paint	\$77,889	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**13297-4**

Fiscal Year	2039	2040	2041	2042	2043
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$137,720	\$0	\$0
546 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
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	\$9,774	\$0	\$0
702 Cabana Flooring - Replace	\$0	\$0	\$11,995	\$0	\$0
Systems/Equipment					
900 Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
902 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$94,639	\$12,940	\$159,489	\$34,891	\$105,951
Ending Reserve Balance:	\$911,610	\$1,089,827	\$1,128,012	\$1,297,429	\$1,402,925

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.