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## Update “No Site-Visit” Reserve Study



### Lakeside Village Federal Way, WA

**Report #: 13297-6**  
**For Period Beginning: January 1, 2016**  
**Expires: December 31, 2016**

**Date Prepared: October 20, 2015**

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

**W**e don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

- 1) The Reserve Component List (the “Scope and Schedule” of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.**
- 2) An Evaluation of your current Reserve Fund Size and Strength (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.**
- 3) A Recommended Multi-Year Reserve Funding Plan, answering the question... “What do we do now?”**

**More Questions?**

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# Table of Contents

<b>3- Minute Executive Summary .....</b>	<b>i</b>
Reserve Study Summary .....	i
Reserve Component List – Table 1 .....	ii
<b>Introduction, Objectives, and Methodology .....</b>	<b>1</b>
Which Physical Assets are Funded by Reserves? .....	2
How do we establish Useful Life and Remaining Useful Life estimates? .....	2
How do we establish Current Repair/Replacement Cost Estimates? .....	2
How much Reserves are enough? .....	3
How much should we contribute? .....	4
What is our Recommended Funding Goal? .....	4
<b>Projected Expenses .....</b>	<b>5</b>
Expense Graph – Figure 1 .....	5
<b>Reserve Fund Status &amp; Recommended Funding Plan .....</b>	<b>6</b>
Funding Plan Graph – Figure 2 .....	6
Cash Flow Graph – Figure 3 .....	7
% Funded Graph – Figure 4 .....	7
<b>Table Descriptions .....</b>	<b>8</b>
Reserve Component List Detail – Table 2 .....	9
Contribution & Fund Breakdown – Table 3 .....	11
Component Significance – Table 4 .....	13
30 Year Reserve Plan Summary – Table 5 .....	15
30 Year Reserve Plan Year by Year Detail – Table 6 .....	16
<b>Accuracy, Limitations, and Disclosures .....</b>	<b>28</b>
<b>Terms and Definitions .....</b>	<b>29</b>
<b>Component Details .....</b>	<b>Appendix</b>

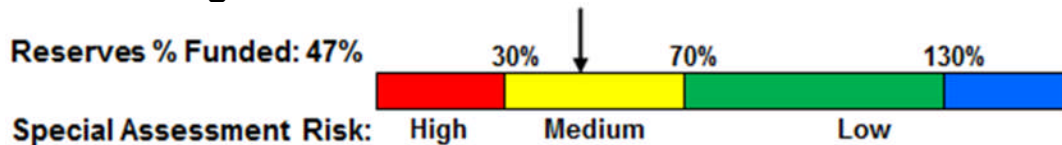
### 3- Minute Executive Summary

**Association:** Lakeside Village **#:** 13297-6  
**Location:** Federal Way, WA **# of Units:** 78  
**Report Period:** January 1, 2016 through December 31, 2016

#### *Findings/Recommendations as-of 1/1/2016:*

Projected Starting Reserve Balance: .....	\$283,577
Current Fully Funded Reserve Balance: .....	\$607,921
Average Reserve Deficit (Surplus) Per Unit:.....	\$4,158
100% 2016 Monthly "Full Funding" Contributions:.....	\$6,953
70% 2016 Monthly "Threshold Funding" Contributions:.....	\$6,300
Baseline contribution (min to keep Reserves above \$0): .....	\$5,540
Recommended 2016 Special Assessment:.....	\$0

Most Recent Budgeted Reserve Contribution Rate: .....\$5,895



#### *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 a prior Report prepared by Association Reserves for your 2015 Fiscal Year. No site inspection was performed as part of this Reserve Study. This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 47% Funded. This means the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to increase your Reserve contributions to within the 70% to 100% level as noted above. 100% "Full" and 70% contribution rates are designed to achieve these funding objectives *by the end of* our 30-year report scope.
- See component summary appendix, cross referenced with 2015 site visit study for field notes, photographs and the basis of our assumptions.

Table 1: Executive Summary

13297-6

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
<b>Site / Grounds</b>				
104	Asphalt - Seal/Repair	5	0	\$23,000
106	Asphalt - Resurface	40	8	\$135,000
122	Small Pole Lights - Replace	30	4	\$20,000
124	Tall Pole Lights - Replace	40	10	\$21,000
130	Mailboxes - Replace	30	28	\$8,250
152	Perimeter Fence, South-Replace Part	5	0	\$4,400
160	Building 4 Patio Fences - Replace	18	17	\$8,300
162	Building 1-2 Patio Fences - Replace	18	13	\$25,000
164	Building 3 Patio Fences - Replace	18	15	\$12,000
166	Building 5 Patio Fences - Replace	18	16	\$13,500
180	Cabana Deck - Repair/Replace	20	12	\$7,000
<b>Recreation</b>				
400	Pool Deck - Resurface	40	9	\$25,000
402	Pool - Resurface	10	0	\$22,000
407	Pool Fence - Replace	30	22	\$6,200
408	Pool Heater - Replace	10	0	\$4,650
422	Spa - Resurface	5	3	\$5,150
424	Spa Heater - Replace	10	8	\$4,100
428	Cabana Roof - Replace	25	15	\$10,050
432	Cabana Interior Surfaces - Refinish	10	5	\$4,600
434	Cabana Flooring - Replace	10	5	\$7,450
440	Tennis Court - Resurface	36	0	\$29,500
440	Tennis Court - Seal/Repair	6	6	\$7,750
444	Tennis Court Fence - Replace	40	9	\$8,700
<b>Building Exterior</b>				
500	Elastomeric Decks - Seal/Repair	5	0	\$5,950
502	Vinyl Decks - Repair/Resurface (a)	18	8	\$15,500
502	Vinyl Decks - Repair/Resurface (b)	18	9	\$19,500
502	Vinyl Decks - Repair/Resurface (c)	18	10	\$19,500
502	Vinyl Decks - Repair/Resurface (d)	18	11	\$28,000
502	Vinyl Decks - Repair/Resurface (e)	18	12	\$21,500
502	Vinyl Decks - Repair/Resurface (f)	18	13	\$30,000
506	Indoor/Outdoor Carpet - Replace	12	0	\$8,350
540	Bldg 4, 5 and Cabana - Paint	8	0	\$69,500
541	Building 3 - Paint	8	1	\$41,500
542	Bldg 1, 2 and Carports - Paint	8	3	\$68,500
600	Building 1-4 Roofs - Replace	25	12	\$140,000
602	Building 5 Roof - Replace	25	19	\$36,000
608	Carport Roofs, ~1/3 - Replace (a)	25	12	\$18,000
610	Carport Roofs, ~1/3 - Replace (b)	25	14	\$18,000
612	Carport Roofs, ~1/3 - Replace (c)	25	17	\$18,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
<b>Systems</b>				
908	Fire Alarm Panels - Replace	20	17	\$13,000
920	Surveillance System - Reinstall	N/A	0	\$5,150
922	Surveillance System - Replace	10	9	\$4,150
42	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year, green highlighted items are expected to occur within the first five years.

Cross reference component numbers with inventory appendix.



## Introduction



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

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



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

## Methodology



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

researched any well-established association precedents. We *updated and adjusted* your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

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

In this order...

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

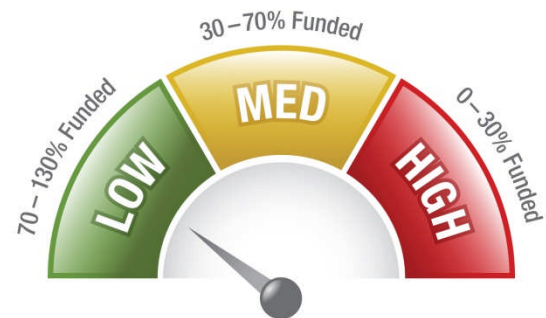


### *How much Reserves are enough?*

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

Adequacy is measured in a two-step process:

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



**SPECIAL ASSESSMENT RISK**

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

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

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

## How much should we contribute?



### RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

## What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up", the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70-130% range *enjoy a low risk of special assessments or deferred maintenance.*



### FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0-30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Your *first five years* of projected Reserve expenses total \$318,235. Adding the next five years, your *first ten years* of projected Reserve expenses are \$799,503. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in Table 5, while details of the projects that make up these expenses are shown in Table 6.

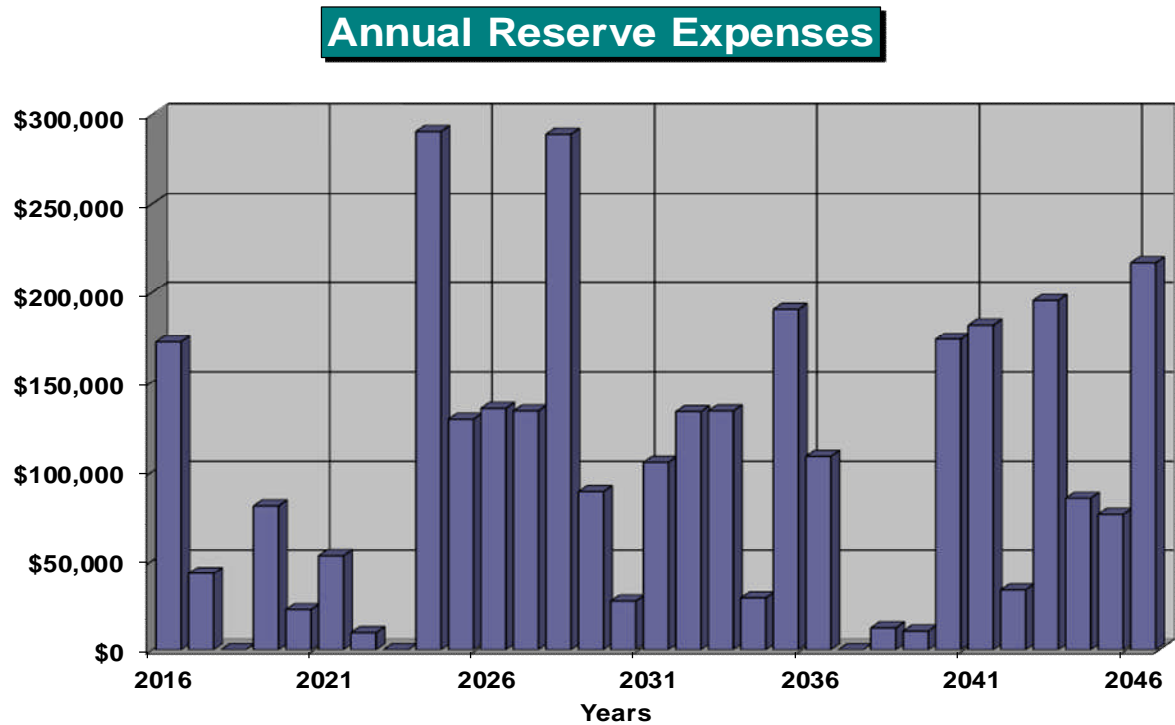


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$283,577 as-of the start of your Fiscal Year on January 1, 2016. As of January 1, 2016, your Fully Funded Balance is computed to be \$607,921 (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 47% Funded. Across the country, approx 13% of associations in this range experience special assessments or deferred maintenance.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$6,953/month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both Table 5 and Table 6.

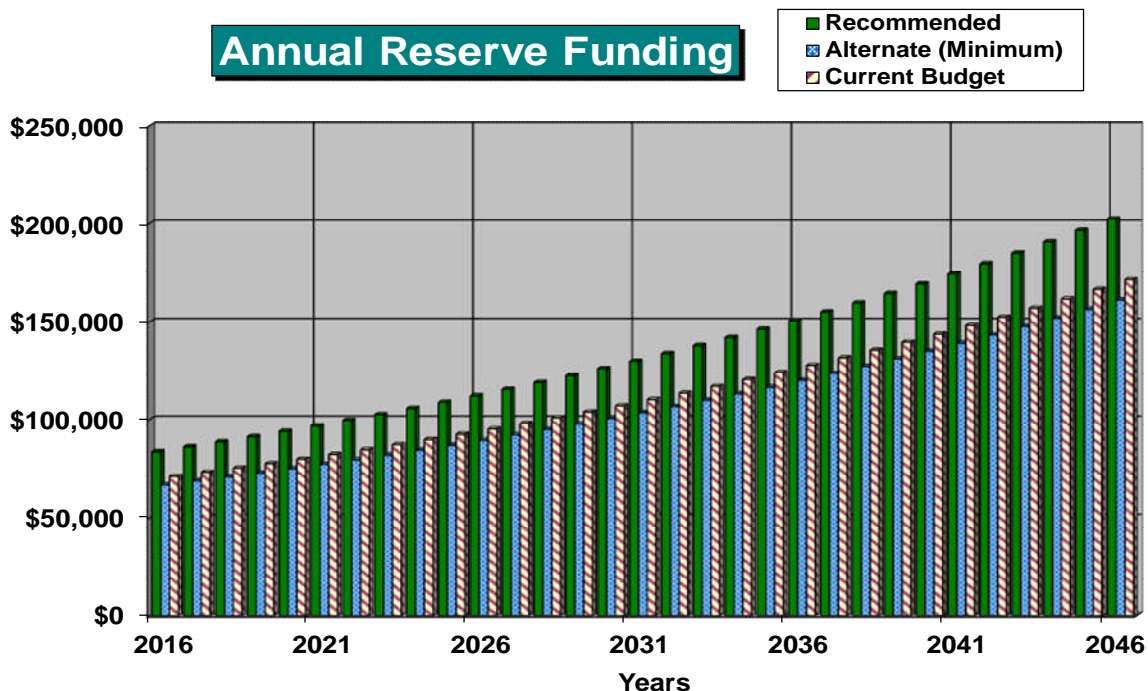


Figure 2

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

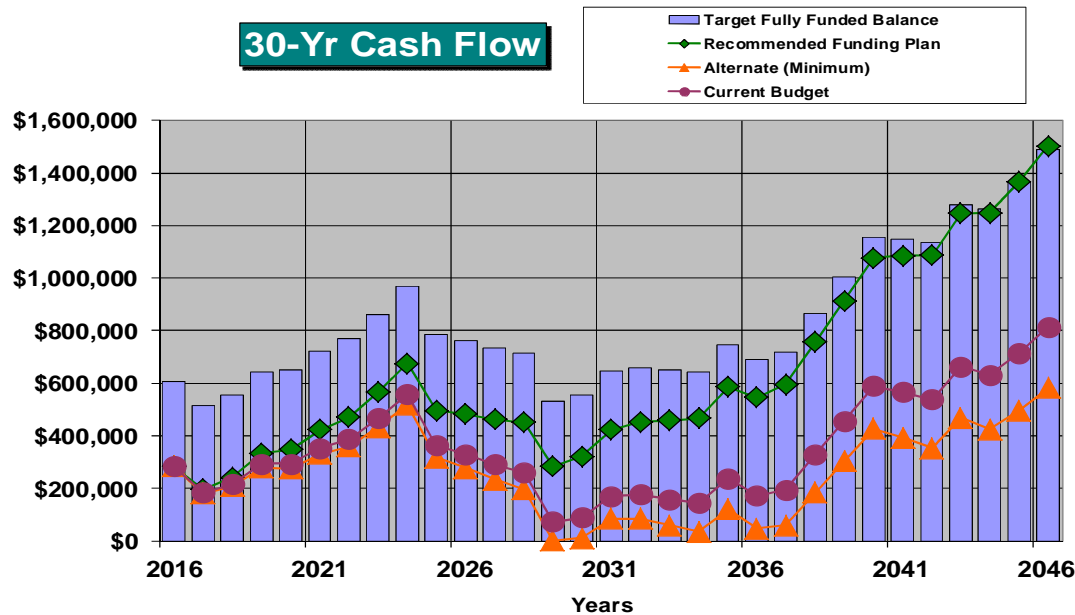


Figure 3

This figure shows this same information, plotted on a [Percent Funded](#) scale.

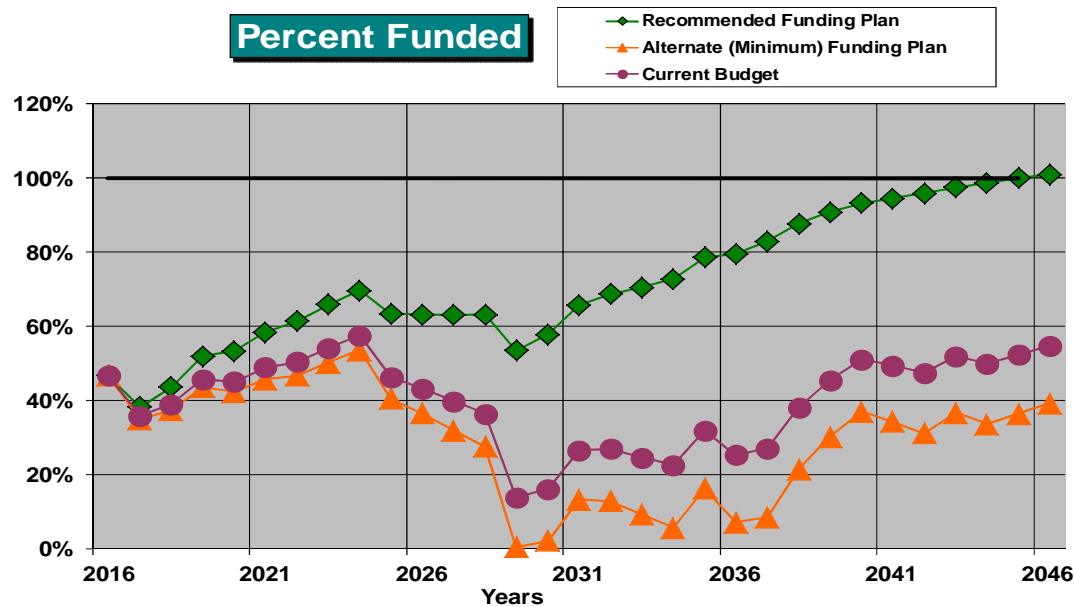


Figure 4

## Table Descriptions

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

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by Useful Life, then that component's percentage of the total is displayed.

Table 5: This table provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.



**Table 2: Reserve Component List Detail**
**13297-6**

#	Component	Quantity	Useful Life	Rem. Useful Life	[ --- Current Cost Estimate --- ]	
					Best Case	Worst Case
Site / Grounds						
104	Asphalt - Seal/Repair	~ 64,400 GSF asphalt	5	0	\$20,000	\$26,000
106	Asphalt - Resurface	~ 64,400 GSF asphalt	40	8	\$130,000	\$140,000
122	Small Pole Lights - Replace	~ (26) wood, existing	30	4	\$13,000	\$27,000
124	Tall Pole Lights - Replace	~ (7) metal, 24'	40	10	\$19,000	\$23,000
130	Mailboxes - Replace	(5) cluster boxes	30	28	\$7,200	\$9,300
152	Perimeter Fence, South-Replace Part	~ 640 LF wood	5	0	\$4,000	\$4,800
160	Building 4 Patio Fences - Replace	~ 220 LF wood	18	17	\$7,300	\$9,300
162	Building 1-2 Patio Fences - Replace	~ 400 LF wood	18	13	\$21,000	\$29,000
164	Building 3 Patio Fences - Replace	~ 220 LF wood	18	15	\$11,000	\$13,000
166	Building 5 Patio Fences - Replace	~ 220 LF wood	18	16	\$11,000	\$16,000
180	Cabana Deck - Repair/Replace	~ 170 GSF wood	20	12	\$6,100	\$7,900
Recreation						
400	Pool Deck - Resurface	~ 1,500 GSF concrete	40	9	\$22,000	\$28,000
402	Pool - Resurface	~ 600 GSF surface	10	0	\$20,000	\$24,000
407	Pool Fence - Replace	~ 150 LF chain link	30	22	\$5,400	\$7,000
408	Pool Heater - Replace	(1) Raypak, gas	10	0	\$4,100	\$5,200
422	Spa - Resurface	(1) 7' diameter	5	3	\$4,100	\$6,200
424	Spa Heater - Replace	(1) Raypack, gas	10	8	\$3,600	\$4,600
428	Cabana Roof - Replace	~ 2,600 GSF composition	25	15	\$9,100	\$11,000
432	Cabana Interior Surfaces - Refinish	~ 3,300 GSF	10	5	\$4,300	\$4,900
434	Cabana Flooring - Replace	~ 120 SY	10	5	\$6,200	\$8,700
440	Tennis Court - Resurface	~ 7,200 GSF asphalt	36	0	\$26,000	\$33,000
440	Tennis Court - Seal/Repair	~ 7,200 GSF asphalt	6	6	\$6,200	\$9,300
444	Tennis Court Fence - Replace	~ 360 LF chain link	40	9	\$7,400	\$10,000
Building Exterior						
500	Elastomeric Decks - Seal/Repair	~ 560 GSF elastomeric	5	0	\$5,100	\$6,800
502	Vinyl Decks - Repair/Resurface (a)	~ 490 GSF vinyl	18	8	\$13,000	\$18,000
502	Vinyl Decks - Repair/Resurface (b)	~ 630 GSF vinyl	18	9	\$16,000	\$23,000
502	Vinyl Decks - Repair/Resurface (c)	~ 630 GSF vinyl	18	10	\$16,000	\$23,000
502	Vinyl Decks - Repair/Resurface (d)	~ 910 GSF vinyl	18	11	\$23,000	\$33,000
502	Vinyl Decks - Repair/Resurface (e)	~ 700 GSF vinyl	18	12	\$18,000	\$25,000
502	Vinyl Decks - Repair/Resurface (f)	~ 980 GSF vinyl	18	13	\$25,000	\$35,000
506	Indoor/Outdoor Carpet - Replace	~ 270 SY carpet	12	0	\$7,000	\$9,700
540	Bldg 4, 5 and Cabana - Paint	~ 32,000 GSF	8	0	\$61,000	\$78,000
541	Building 3 - Paint	~ 19,000 GSF	8	1	\$36,000	\$47,000
542	Bldg 1, 2 and Carports - Paint	~ 30,000 GSF	8	3	\$60,000	\$77,000
600	Building 1-4 Roofs - Replace	~ 35,700 GSF composition	25	12	\$130,000	\$150,000
602	Building 5 Roof - Replace	~ 9,500 GSF composition	25	19	\$33,000	\$39,000
608	Carport Roofs, ~1/3 - Replace (a)	~5,300 GSF composition	25	12	\$16,000	\$20,000

**Table 2: Reserve Component List Detail****13297-6**

#	Component	Quantity	Useful Life	Rem. Useful Life	[ --- Current Cost Estimate --- ]	
					Best Case	Worst Case
610	Carport Roofs, ~1/3 - Replace (b)	~ 5,300 GSF composition	25	14	\$16,000	\$20,000
612	Carport Roofs, ~1/3 - Replace (c)	~ 5,300 GSF composition	25	17	\$16,000	\$20,000

**Systems**

908	Fire Alarm Panels - Replace	(5) panels	20	17	\$12,000	\$14,000
920	Surveillance System - Reinstall	(1) pole, (4) cameras	N/A	0	\$4,100	\$6,200
922	Surveillance System - Replace	(4) camera, DVR	10	9	\$3,100	\$5,200
42	Total Funded Components					

**Table 3: Fully Funded Balance****13297-6**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Site / Grounds</b>								
104	Asphalt - Seal/Repair	\$23,000	X	5	/	5	=	\$23,000
106	Asphalt - Resurface	\$135,000	X	32	/	40	=	\$108,000
122	Small Pole Lights - Replace	\$20,000	X	26	/	30	=	\$17,333
124	Tall Pole Lights - Replace	\$21,000	X	30	/	40	=	\$15,750
130	Mailboxes - Replace	\$8,250	X	2	/	30	=	\$550
152	Perimeter Fence, South-Replace Part	\$4,400	X	5	/	5	=	\$4,400
160	Building 4 Patio Fences - Replace	\$8,300	X	1	/	18	=	\$461
162	Building 1-2 Patio Fences - Replace	\$25,000	X	5	/	18	=	\$6,944
164	Building 3 Patio Fences - Replace	\$12,000	X	3	/	18	=	\$2,000
166	Building 5 Patio Fences - Replace	\$13,500	X	2	/	18	=	\$1,500
180	Cabana Deck - Repair/Replace	\$7,000	X	8	/	20	=	\$2,800
<b>Recreation</b>								
400	Pool Deck - Resurface	\$25,000	X	31	/	40	=	\$19,375
402	Pool - Resurface	\$22,000	X	10	/	10	=	\$22,000
407	Pool Fence - Replace	\$6,200	X	8	/	30	=	\$1,653
408	Pool Heater - Replace	\$4,650	X	10	/	10	=	\$4,650
422	Spa - Resurface	\$5,150	X	2	/	5	=	\$2,060
424	Spa Heater - Replace	\$4,100	X	2	/	10	=	\$820
428	Cabana Roof - Replace	\$10,050	X	10	/	25	=	\$4,020
432	Cabana Interior Surfaces - Refinish	\$4,600	X	5	/	10	=	\$2,300
434	Cabana Flooring - Replace	\$7,450	X	5	/	10	=	\$3,725
440	Tennis Court - Resurface	\$29,500	X	36	/	36	=	\$29,500
440	Tennis Court - Seal/Repair	\$7,750	X	0	/	6	=	\$0
444	Tennis Court Fence - Replace	\$8,700	X	31	/	40	=	\$6,743
<b>Building Exterior</b>								
500	Elastomeric Decks - Seal/Repair	\$5,950	X	5	/	5	=	\$5,950
502	Vinyl Decks - Repair/Resurface (a)	\$15,500	X	10	/	18	=	\$8,611
502	Vinyl Decks - Repair/Resurface (b)	\$19,500	X	9	/	18	=	\$9,750
502	Vinyl Decks - Repair/Resurface (c)	\$19,500	X	8	/	18	=	\$8,667
502	Vinyl Decks - Repair/Resurface (d)	\$28,000	X	7	/	18	=	\$10,889
502	Vinyl Decks - Repair/Resurface (e)	\$21,500	X	6	/	18	=	\$7,167
502	Vinyl Decks - Repair/Resurface (f)	\$30,000	X	5	/	18	=	\$8,333
506	Indoor/Outdoor Carpet - Replace	\$8,350	X	12	/	12	=	\$8,350
540	Bldg 4, 5 and Cabana - Paint	\$69,500	X	8	/	8	=	\$69,500
541	Building 3 - Paint	\$41,500	X	7	/	8	=	\$36,313
542	Bldg 1, 2 and Carports - Paint	\$68,500	X	5	/	8	=	\$42,813
600	Building 1-4 Roofs - Replace	\$140,000	X	13	/	25	=	\$72,800
602	Building 5 Roof - Replace	\$36,000	X	6	/	25	=	\$8,640
608	Carport Roofs, ~1/3 - Replace (a)	\$18,000	X	13	/	25	=	\$9,360

**Table 3: Fully Funded Balance****13297-6**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
610	Carport Roofs, ~1/3 - Replace (b)	\$18,000	X	11	/	25	=	\$7,920
612	Carport Roofs, ~1/3 - Replace (c)	\$18,000	X	8	/	25	=	\$5,760

**Systems**

908	Fire Alarm Panels - Replace	\$13,000	X	3	/	20	=	\$1,950
920	Surveillance System - Reinstall	\$5,150	X	0	/	0	=	\$5,150
922	Surveillance System - Replace	\$4,150	X	1	/	10	=	\$415
								\$607,921

**Table 4: Component Significance****13297-6**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/yr	Deterioration Significance
<b>Site / Grounds</b>					
104	Asphalt - Seal/Repair	5	\$23,000	\$4,600	7.1%
106	Asphalt - Resurface	40	\$135,000	\$3,375	5.2%
122	Small Pole Lights - Replace	30	\$20,000	\$667	1.0%
124	Tall Pole Lights - Replace	40	\$21,000	\$525	0.8%
130	Mailboxes - Replace	30	\$8,250	\$275	0.4%
152	Perimeter Fence, South-Replace Part	5	\$4,400	\$880	1.4%
160	Building 4 Patio Fences - Replace	18	\$8,300	\$461	0.7%
162	Building 1-2 Patio Fences - Replace	18	\$25,000	\$1,389	2.1%
164	Building 3 Patio Fences - Replace	18	\$12,000	\$667	1.0%
166	Building 5 Patio Fences - Replace	18	\$13,500	\$750	1.2%
180	Cabana Deck - Repair/Replace	20	\$7,000	\$350	0.5%
<b>Recreation</b>					
400	Pool Deck - Resurface	40	\$25,000	\$625	1.0%
402	Pool - Resurface	10	\$22,000	\$2,200	3.4%
407	Pool Fence - Replace	30	\$6,200	\$207	0.3%
408	Pool Heater - Replace	10	\$4,650	\$465	0.7%
422	Spa - Resurface	5	\$5,150	\$1,030	1.6%
424	Spa Heater - Replace	10	\$4,100	\$410	0.6%
428	Cabana Roof - Replace	25	\$10,050	\$402	0.6%
432	Cabana Interior Surfaces - Refinish	10	\$4,600	\$460	0.7%
434	Cabana Flooring - Replace	10	\$7,450	\$745	1.1%
440	Tennis Court - Resurface	36	\$29,500	\$819	1.3%
440	Tennis Court - Seal/Repair	6	\$7,750	\$1,292	2.0%
444	Tennis Court Fence - Replace	40	\$8,700	\$218	0.3%
<b>Building Exterior</b>					
500	Elastomeric Decks - Seal/Repair	5	\$5,950	\$1,190	1.8%
502	Vinyl Decks - Repair/Resurface (a)	18	\$15,500	\$861	1.3%
502	Vinyl Decks - Repair/Resurface (b)	18	\$19,500	\$1,083	1.7%
502	Vinyl Decks - Repair/Resurface (c)	18	\$19,500	\$1,083	1.7%
502	Vinyl Decks - Repair/Resurface (d)	18	\$28,000	\$1,556	2.4%
502	Vinyl Decks - Repair/Resurface (e)	18	\$21,500	\$1,194	1.8%
502	Vinyl Decks - Repair/Resurface (f)	18	\$30,000	\$1,667	2.6%
506	Indoor/Outdoor Carpet - Replace	12	\$8,350	\$696	1.1%
540	Bldg 4, 5 and Cabana - Paint	8	\$69,500	\$8,688	13.4%
541	Building 3 - Paint	8	\$41,500	\$5,188	8.0%
542	Bldg 1, 2 and Carports - Paint	8	\$68,500	\$8,563	13.2%
600	Building 1-4 Roofs - Replace	25	\$140,000	\$5,600	8.6%
602	Building 5 Roof - Replace	25	\$36,000	\$1,440	2.2%
608	Carport Roofs, ~1/3 - Replace (a)	25	\$18,000	\$720	1.1%

**Table 4: Component Significance****13297-6**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/yr	Deterioration Significance
610	Carport Roofs, ~1/3 - Replace (b)	25	\$18,000	\$720	1.1%
612	Carport Roofs, ~1/3 - Replace (c)	25	\$18,000	\$720	1.1%

<b>Systems</b>
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908	Fire Alarm Panels - Replace	20	\$13,000	\$650	1.0%
920	Surveillance System - Reinstall	N/A	\$5,150	\$0	0.0%
922	Surveillance System - Replace	10	\$4,150	\$415	0.6%
42	Total Funded Components			\$64,843	100.0%



**Table 5: 30-Year Reserve Plan Summary****13297-6****Fiscal Year Start: 01/01/16****Interest: 1.0%****Inflation: 3.0%****Reserve Fund Strength Calculations  
(All values as of Fiscal Year Start Date)****Projected Reserve Balance Changes**

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2016	\$283,577	\$607,921	46.6%	Med	\$83,436	\$0	\$2,401	\$172,500
2017	\$196,914	\$515,273	38.2%	Med	\$85,939	\$0	\$2,195	\$42,745
2018	\$242,303	\$555,496	43.6%	Med	\$88,517	\$0	\$2,879	\$0
2019	\$333,700	\$643,017	51.9%	Med	\$91,173	\$0	\$3,406	\$80,479
2020	\$347,799	\$652,395	53.3%	Med	\$93,908	\$0	\$3,853	\$22,510
2021	\$423,049	\$723,953	58.4%	Med	\$96,725	\$0	\$4,471	\$52,631
2022	\$471,615	\$768,888	61.3%	Med	\$99,627	\$0	\$5,192	\$9,254
2023	\$567,180	\$862,172	65.8%	Med	\$102,616	\$0	\$6,213	\$0
2024	\$676,009	\$970,179	69.7%	Med	\$105,694	\$0	\$5,863	\$290,407
2025	\$497,159	\$784,771	63.4%	Med	\$108,865	\$0	\$4,893	\$128,977
2026	\$481,941	\$762,612	63.2%	Med	\$112,131	\$0	\$4,726	\$135,064
2027	\$463,735	\$736,134	63.0%	Med	\$115,495	\$0	\$4,568	\$133,579
2028	\$450,219	\$713,083	63.1%	Med	\$118,960	\$0	\$3,669	\$288,859
2029	\$283,989	\$532,175	53.4%	Med	\$122,529	\$0	\$3,025	\$88,332
2030	\$321,210	\$555,240	57.9%	Med	\$126,204	\$0	\$3,724	\$27,227
2031	\$423,912	\$644,877	65.7%	Med	\$129,991	\$0	\$4,384	\$105,085
2032	\$453,201	\$660,041	68.7%	Med	\$133,890	\$0	\$4,556	\$133,191
2033	\$458,457	\$649,832	70.6%	Low	\$137,907	\$0	\$4,628	\$133,550
2034	\$467,442	\$642,162	72.8%	Low	\$142,044	\$0	\$5,264	\$28,941
2035	\$585,809	\$745,320	78.6%	Low	\$146,306	\$0	\$5,663	\$190,518
2036	\$547,259	\$688,560	79.5%	Low	\$150,695	\$0	\$5,710	\$108,367
2037	\$595,297	\$718,227	82.9%	Low	\$155,216	\$0	\$6,760	\$0
2038	\$757,272	\$864,021	87.6%	Low	\$159,872	\$0	\$8,351	\$11,880
2039	\$913,616	\$1,005,679	90.8%	Low	\$164,668	\$0	\$9,954	\$10,164
2040	\$1,078,074	\$1,157,194	93.2%	Low	\$169,608	\$0	\$10,808	\$174,007
2041	\$1,084,483	\$1,148,450	94.4%	Low	\$174,696	\$0	\$10,858	\$181,949
2042	\$1,088,089	\$1,135,336	95.8%	Low	\$179,937	\$0	\$11,667	\$33,427
2043	\$1,246,266	\$1,279,002	97.4%	Low	\$185,335	\$0	\$12,469	\$195,473
2044	\$1,248,597	\$1,264,392	98.8%	Low	\$190,896	\$0	\$13,077	\$84,653
2045	\$1,367,916	\$1,367,938	100.0%	Low	\$196,622	\$0	\$14,349	\$75,764

**Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)****13297-6**

Fiscal Year	2016	2017	2018	2019	2020
Starting Reserve Balance	\$283,577	\$196,914	\$242,303	\$333,700	\$347,799
Annual Reserve Contribution	\$83,436	\$85,939	\$88,517	\$91,173	\$93,908
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,401	\$2,195	\$2,879	\$3,406	\$3,853
Total Income	\$369,414	\$285,048	\$333,700	\$428,278	\$445,560
# Component					

**Site / Grounds**

104	Asphalt - Seal/Repair	\$23,000	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$22,510
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$4,400	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

**Recreation**

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$22,000	\$0	\$0	\$0	\$0
407	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408	Pool Heater - Replace	\$4,650	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$0	\$5,628	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$29,500	\$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	\$5,950	\$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	\$8,350	\$0	\$0	\$0	\$0
540	Bldg 4, 5 and Cabana - Paint	\$69,500	\$0	\$0	\$0	\$0

**Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)****13297-6**

Fiscal Year	2016	2017	2018	2019	2020
541 Building 3 - Paint	\$0	\$42,745	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$74,852	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

**Systems**

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$5,150	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$172,500	\$42,745	\$0	\$80,479	\$22,510
Ending Reserve Balance:	\$196,914	\$242,303	\$333,700	\$347,799	\$423,049

**Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)****13297-6**

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$423,049	\$471,615	\$567,180	\$676,009	\$497,159
Annual Reserve Contribution	\$96,725	\$99,627	\$102,616	\$105,694	\$108,865
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,471	\$5,192	\$6,213	\$5,863	\$4,893
Total Income	\$524,246	\$576,434	\$676,009	\$787,566	\$610,918
# Component					

**Site / Grounds**

104	Asphalt - Seal/Repair	\$26,663	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$171,014	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$5,101	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

**Recreation**

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$32,619
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
422	Spa - Resurface	\$0	\$0	\$0	\$6,524	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$5,194	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$5,333	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$8,637	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$9,254	\$0	\$0	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$11,352

**Building Exterior**

500	Elastomeric Decks - Seal/Repair	\$6,898	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$19,635	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$25,443
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	\$88,041	\$0

**Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)****13297-6**

Fiscal Year	2021	2022	2023	2024	2025
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$54,148
542 Bldg 1, 2 and Carports - Paint	\$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
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

**Systems**

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$5,415
Total Expenses	\$52,631	\$9,254	\$0	\$290,407	\$128,977
Ending Reserve Balance:	\$471,615	\$567,180	\$676,009	\$497,159	\$481,941

**Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**
**13297-6**

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$481,941	\$463,735	\$450,219	\$283,989	\$321,210
Annual Reserve Contribution	\$112,131	\$115,495	\$118,960	\$122,529	\$126,204
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,726	\$4,568	\$3,669	\$3,025	\$3,724
Total Income	\$598,798	\$583,798	\$572,848	\$409,542	\$451,139
# Component					

**Site / Grounds**

104	Asphalt - Seal/Repair	\$30,910	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$28,222	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$5,913	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$36,713	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$9,980	\$0	\$0

**Recreation**

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$29,566	\$0	\$0	\$0	\$0
407	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408	Pool Heater - Replace	\$6,249	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$0	\$7,563	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$0	\$11,050	\$0	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

**Building Exterior**

500	Elastomeric Decks - Seal/Repair	\$7,996	\$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)	\$26,206	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (d)	\$0	\$38,759	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$30,654	\$0	\$0
502	Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$44,056	\$0
506	Indoor/Outdoor Carpet - Replace	\$0	\$0	\$11,905	\$0	\$0
540	Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$0	\$0



**Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)****13297-6**

Fiscal Year	2026	2027	2028	2029	2030
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$94,820	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$199,607	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$25,664	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$27,227
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

**Systems**

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$135,064	\$133,579	\$288,859	\$88,332	\$27,227
Ending Reserve Balance:	\$463,735	\$450,219	\$283,989	\$321,210	\$423,912

**Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)****13297-6**

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$423,912	\$453,201	\$458,457	\$467,442	\$585,809
Annual Reserve Contribution	\$129,991	\$133,890	\$137,907	\$142,044	\$146,306
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,384	\$4,556	\$4,628	\$5,264	\$5,663
Total Income	\$558,286	\$591,648	\$600,992	\$614,750	\$737,777
# Component					

**Site / Grounds**

104	Asphalt - Seal/Repair	\$35,833	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$6,855	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$13,719	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$18,696	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$21,664	\$0	\$0	\$0
180	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
422	Spa - Resurface	\$0	\$0	\$0	\$8,768	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$6,980	\$0
428	Cabana Roof - Replace	\$15,658	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$7,167	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$11,607	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$0	\$0	\$13,194	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

**Building Exterior**

500	Elastomeric Decks - Seal/Repair	\$9,270	\$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	\$111,527	\$0	\$0	\$0

**Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)****13297-6**

Fiscal Year	2031	2032	2033	2034	2035
541 Building 3 - Paint	\$0	\$0	\$68,593	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$0	\$120,115
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$63,126
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$29,751	\$0	\$0

**Systems**

908 Fire Alarm Panels - Replace	\$0	\$0	\$21,487	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$7,277
Total Expenses	\$105,085	\$133,191	\$133,550	\$28,941	\$190,518
Ending Reserve Balance:	\$453,201	\$458,457	\$467,442	\$585,809	\$547,259

**Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)****13297-6**

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$547,259	\$595,297	\$757,272	\$913,616	\$1,078,074
Annual Reserve Contribution	\$150,695	\$155,216	\$159,872	\$164,668	\$169,608
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,710	\$6,760	\$8,351	\$9,954	\$10,808
Total Income	\$703,664	\$757,272	\$925,495	\$1,088,238	\$1,258,490
# Component					

**Site / Grounds**

104	Asphalt - Seal/Repair	\$41,541	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$7,947	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

**Recreation**

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$39,734	\$0	\$0	\$0	\$0
407	Pool Fence - Replace	\$0	\$0	\$11,880	\$0	\$0
408	Pool Heater - Replace	\$8,398	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$0	\$10,164	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$0	\$0	\$0	\$15,754
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

**Building Exterior**

500	Elastomeric Decks - Seal/Repair	\$10,746	\$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	\$16,974
540	Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$0	\$141,279

**Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)****13297-6**

Fiscal Year	2036	2037	2038	2039	2040
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$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
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

**Systems**

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$108,367	\$0	\$11,880	\$10,164	\$174,007
Ending Reserve Balance:	\$595,297	\$757,272	\$913,616	\$1,078,074	\$1,084,483

**Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)****13297-6**

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,084,483	\$1,088,089	\$1,246,266	\$1,248,597	\$1,367,916
Annual Reserve Contribution	\$174,696	\$179,937	\$185,335	\$190,896	\$196,622
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,858	\$11,667	\$12,469	\$13,077	\$14,349
Total Income	\$1,270,038	\$1,279,693	\$1,444,070	\$1,452,569	\$1,578,887
# Component					

**Site / Grounds**

104	Asphalt - Seal/Repair	\$48,157	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$18,875	\$0
152	Perimeter Fence, South-Replace Part	\$9,213	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	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
422	Spa - Resurface	\$0	\$0	\$0	\$11,783	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$9,381	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$9,631	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$15,599	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$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	\$12,458	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$0	\$33,427	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$43,315	\$0	\$0
502	Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$44,615	\$0
502	Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$65,984
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



**Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)****13297-6**

Fiscal Year	2041	2042	2043	2044	2045
541 Building 3 - Paint	\$86,892	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$152,158	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

**Systems**

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$9,780
Total Expenses	\$181,949	\$33,427	\$195,473	\$84,653	\$75,764
Ending Reserve Balance:	\$1,088,089	\$1,246,266	\$1,248,597	\$1,367,916	\$1,503,124

## Accuracy, Limitations, and Disclosures

### Washington disclosure, per RCW:

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 circumstance, 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 do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. 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. Component Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves 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 WA, LLC 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.

Component quantities indicated in this Report were found in prior Reserve Studies unless otherwise noted. No destructive or intrusive testing was performed. This Report and this site inspection were accomplished only for Reserve budget purposes (to help identify and address the normal deterioration of properly built and installed components with predictable life expectancies). The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective.

Association Reserves' liability in any matter involving this Reserve Study is limited to our Fee for services rendered.

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)

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

**Fully Funded Balance (FFB):** The value of the deterioration of the Reserve Components. This is the fraction of life “used up” of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.

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

**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 6.

**Interest:** Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.

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

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

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

## Component Summary

The primary purpose of the appendix is to provide the reader with the basis of our funding assumptions resulting from our prior physical analysis and subsequent research. The appendix herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

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

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost ranged termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

# Association Reserves Washington, LLC

# Component Summary

Client: 13297A Lakeside Village

---

**Comp # : 102 Concrete/Curb - Repair/Replace**

Quantity : Extensive square feet

Location : Walkways, curbs, patios, etc...

Funded? : No Annual cost best handled as operating expense

History : \$14,500 repair expense in 2014, other previous spot repairs in recent years

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 104 Asphalt - Seal/Repair**

Quantity : ~ 64,400 GSF asphalt

Location : Asphalt private drive and parking areas

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : 2013 repairs \$21,600 expense but no seal coat (which occurred last in 2008), re-striping 2015

Comments : It was reported that asphalt was re-stripped in 2015 out of the operating budget, however no history of seal coating reported. Cost inflated 3% from 2015 report, left remaining useful life at zero. Re-evaluate at time of next reserve study site inspection.

Useful Life : 5 years

Remaining Life : 0 years

Best Case : \$20,000

Worst Case : \$26,000

---

**Comp # : 106 Asphalt - Resurface**

Quantity : ~ 64,400 GSF asphalt

Location : Asphalt private drive and parking areas

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : None known

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 40 years

Remaining Life : 8 years

Best Case : \$130,000

Worst Case : \$140,000

---

**Comp # : 110 Drainage/Storm System - Replace**

Quantity : Extensive system

Location : Throughout common areas

Funded? : No Annual cost best handled as operating expense

History : \$10,670 expenditure in 2011

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 112 Landscape - Refurbish**

Quantity : Extensive square feet

Location : Common areas

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

Client: 13297A Lakeside Village

**Comp # : 120 Entry Sign - Refurbish**

Quantity : (1) composite, 5'x7'

Location : Main entrance to community

Funded? : No Cost projected to be too small

History : Refurbished in 2011 by community volunteers

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

**Comp # : 122 Small Pole Lights - Replace**

Quantity : ~ (26) wood, existing

Location : Scattered common area locations

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Current plans for transition to metal pole lights by 2012

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 30 years

Remaining Life : 4 years

Best Case : \$13,000

Worst Case : \$27,000

**Comp # : 124 Tall Pole Lights - Replace**

Quantity : ~ (7) metal, 24'

Location : Scattered common area locations

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : None known

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 40 years

Remaining Life : 10 years

Best Case : \$19,000

Worst Case : \$23,000

**Comp # : 130 Mailboxes - Replace**

Quantity : (5) cluster boxes

Location : Adjacent to driveway, mailbox structures

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Transition to cluster type, locking mailboxes occurred in 2014 at \$7,800 expense

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 30 years

Remaining Life : 28 years

Best Case : \$7,200

Worst Case : \$9,300

**Comp # : 132 Storage Sheds - Maintain/Repair**

Quantity : (2) stucco/wood

Location : Northwest perimeter of property

Funded? : No Sustain along with other similar component groupings

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

Client: 13297A Lakeside Village

---

**Comp # : 140 Carport Structures-Repair/Replace**

Quantity : (13) assorted sizes

Location : Adjacent to asphalt private drive

Funded? : No Sustain along with other similar component groupings

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 144 Garbage Enclosures-Maintain/Repair**

Quantity : (5) wood, assorted

Location : Adjacent to asphalt private drive and parking areas

Funded? : No Cost projected to be too small

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 150 Perimeter Fence, West - Replace**

Quantity : ~ 850 LF wood

Location : West perimeter ( Birchwood)

Funded? : No Association indicated complete replacement will not take place

History : None known

Comments : Our source indicated that due to access issues (shrubby, etc.), this fence will not be completely replaced and repairs will continue as needed out of the operating fund. Removed funding at client request.

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 152 Perimeter Fence, South-Replace Part**

Quantity : ~ 640 LF wood

Location : South perimeter (312th street)

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : ~\$3,000 expense last in 2011

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 5 years

Remaining Life : 0 years

Best Case : \$4,000

Worst Case : \$4,800

---

**Comp # : 156 Perimeter Fence, North - Replace**

Quantity : ~ 320 LF chain link

Location : North perimeter

Funded? : No Research suggests association not responsible

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

Client: 13297A Lakeside Village

---

**Comp # : 158 Goose Fence - Maintain**

Quantity : ~ 700 LF metal

Location : Adjacent to lake

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 160 Building 4 Patio Fences - Replace**

Quantity : ~ 220 LF wood

Location : Adjacent to Building 4 grade level patios

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Replaced 2015 ~ \$8,300

Comments : Our source reported that Building 4 patio fences were replaced in 2015 at a cost of ~ \$8,300. Adjusted remaining useful life and cost allowances accordingly.

Useful Life : 18 years

Remaining Life : 17 years

Best Case : \$7,300

Worst Case : \$9,300

---

**Comp # : 162 Building 1-2 Patio Fences - Replace**

Quantity : ~ 400 LF wood

Location : Adjacent to Building 1 and 2 grade level patios

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Replacements were reportedly completed last in 2011 at \$9,000 expenditure

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 13 years

Best Case : \$21,000

Worst Case : \$29,000

---

**Comp # : 164 Building 3 Patio Fences - Replace**

Quantity : ~ 220 LF wood

Location : Adjacent to Building 3 grade level patios

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : \$11,000 expenditure in 2013

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 15 years

Best Case : \$11,000

Worst Case : \$13,000

---

**Comp # : 166 Building 5 Patio Fences - Replace**

Quantity : ~ 220 LF wood

Location : Adjacent to Building 5 grade level patios

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : \$13,000 expenditure in 2014

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 16 years

Best Case : \$11,000

Worst Case : \$16,000

---



Client: 13297A Lakeside Village

---

**Comp # : 170 Wood Bridge - Repair/Replace**

Quantity : (1) wood, 4'x28'

Location : Common area

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 180 Cabana Deck - Repair/Replace**

Quantity : ~ 170 GSF wood

Location : Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Refurbished last in 2008

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 20 years

Remaining Life : 12 years

Best Case : \$6,100

Worst Case : \$7,900

---

**Comp # : 190 Picnic Benches - Replace**

Quantity : (3) composite

Location : Scattered common area locations, adjacent to lake

Funded? : No Cost projected to be too small

History : Reportedly installed in 2013 at expense of only \$1,500

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 400 Pool Deck - Resurface**

Quantity : ~ 1,500 GSF concrete

Location : Perimeter of pool

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : None known

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 40 years

Remaining Life : 9 years

Best Case : \$22,000

Worst Case : \$28,000

---

**Comp # : 402 Pool - Resurface**

Quantity : ~ 600 GSF surface

Location : Adjacent to Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : None known

Comments : Cost inflated 3%, left remaining useful life at zero. Re-evaluate at time of next reserve study site inspection. Our source reported that this project is planned for during the seasonal pool closure between 2015/2016.

Useful Life : 10 years

Remaining Life : 0 years

Best Case : \$20,000

Worst Case : \$24,000

---

# Association Reserves Washington, LLC

# Component Summary

Client: 13297A Lakeside Village

---

**Comp # : 407 Pool Fence - Replace**

Quantity : ~ 150 LF chain link

Location : Perimeter of pool area

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Replaced last in 2008 at an expense of ~\$7,500

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 30 years

Remaining Life : 22 years

Best Case : \$5,400

Worst Case : \$7,000

---

**Comp # : 408 Pool Heater - Replace**

Quantity : (1) Raypak, gas

Location : Cabana, pool room

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Replaced last in 2006

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 10 years

Remaining Life : 0 years

Best Case : \$4,100

Worst Case : \$5,200

---

**Comp # : 410 Pool/Spa Filters - Replace**

Quantity : (2) assorted

Location : Cabana, pool room

Funded? : No Cost projected to be too small

History : Pool (2001) and spa (2014)

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 412 Pool/Spa Pumps/Valves - Replace**

Quantity : (3) assorted

Location : Cabana, pool room

Funded? : No Cost projected to be too small

History : History of spa pump replacement, most recent replacement 2014

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 414 Pool/Spa Furniture - Replace**

Quantity : Moderate quantity

Location : Adjacent to pool

Funded? : No Cost projected to be too small

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

Client: 13297A Lakeside Village

**Comp # : 422 Spa - Resurface**

Quantity : (1) 7' diameter

Location : Adjacent to pool, enclosed

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Code compliance and repairs at a one-time project expense of \$18,000 were completed in 2014

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 5 years

Remaining Life : 3 years

Best Case : \$4,100

Worst Case : \$6,200

**Comp # : 424 Spa Heater - Replace**

Quantity : (1) Raypack, gas

Location : Cabana, pool room

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Replaced last in 2014

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 10 years

Remaining Life : 8 years

Best Case : \$3,600

Worst Case : \$4,600

**Comp # : 428 Cabana Roof - Replace**

Quantity : ~ 2,600 GSF composition

Location : Rooftop of Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Last in 2005 at an expense of \$9,500

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 25 years

Remaining Life : 15 years

Best Case : \$9,100

Worst Case : \$11,000

**Comp # : 432 Cabana Interior Surfaces - Refinish**

Quantity : ~ 3,300 GSF

Location : Interior surfaces, Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Painted last in 2011 at \$4,400 expense

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 10 years

Remaining Life : 5 years

Best Case : \$4,300

Worst Case : \$4,900

**Comp # : 434 Cabana Flooring - Replace**

Quantity : ~ 120 SY

Location : Cabana interior

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Only carpeting replaced in 2011 at an expense of \$1,700

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 10 years

Remaining Life : 5 years

Best Case : \$6,200

Worst Case : \$8,700

Client: 13297A Lakeside Village

**Comp # : 436 Cabana Kitchen/Appliances-Refurbish**

Quantity : Moderate square feet

Location : Cabana

Funded? : No Cost projected to be too small

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

**Comp # : 440 Cabana Bathrooms - Refurbish**

Quantity : (2) small

Location : Cabana interior

Funded? : No Cost projected to be too small

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

**Comp # : 440 Tennis Court - Resurface**

Quantity : ~ 7,200 GSF asphalt

Location : Adjacent to Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : None known

Comments : Cost inflated 3%, left remaining useful life at zero. Re-evaluate at time of next reserve study site inspection. Our source reported that resurfacing is planned for 2016.

Useful Life : 36 years

Remaining Life : 0 years

Best Case : \$26,000

Worst Case : \$33,000

**Comp # : 440 Tennis Court - Seal/Repair**

Quantity : ~ 7,200 GSF asphalt

Location : Adjacent to Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History :

Comments : Cost inflated 3%, set remaining useful life to 6 years since resurfacing is planned for 2016.

Useful Life : 6 years

Remaining Life : 6 years

Best Case : \$6,200

Worst Case : \$9,300

**Comp # : 444 Tennis Court Fence - Replace**

Quantity : ~ 360 LF chain link

Location : Adjacent to Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : None known

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 40 years

Remaining Life : 9 years

Best Case : \$7,400

Worst Case : \$10,000

Client: 13297A Lakeside Village

**Comp # : 446 Cabana Water Heater - Replace**

Quantity : (1) Rheem, 50 gallon

Location : Recreation area

Funded? : No Cost projected to be too small

History : Replaced last in 2007

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

**Comp # : 454 Cabana Great Room - Refurbish**

Quantity : Moderate square feet

Location : Cabana

Funded? : No Cost projected to be too small

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

**Comp # : 500 Elastomeric Decks - Seal/Repair**

Quantity : ~ 560 GSF elastomeric

Location : Elevated decks (8) adjacent to some individual units at Building 3 only

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Last repaired and seal coated in 2008, utilizing a Pacific Polymers product.

Comments : Cost inflated 3%, left remaining useful life at zero. Re-evaluate at time of next reserve study site inspection.

Useful Life : 5 years

Remaining Life : 0 years

Best Case : \$5,100

Worst Case : \$6,800

**Comp # : 502 Vinyl Decks - Repair/Resurface (a)**

Quantity : ~ 490 GSF vinyl

Location : Elevated decks (7) adjacent to individual units

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Decks completed last in 2006 (122, 124, 126, 132, 134, 136, 326)

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 8 years

Best Case : \$13,000

Worst Case : \$18,000

**Comp # : 502 Vinyl Decks - Repair/Resurface (b)**

Quantity : ~ 630 GSF vinyl

Location : Elevated decks (9) adjacent to individual units

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Decks completed last in 2007 (135, 222, 331, 422, 431, 432, 434)

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 9 years

Best Case : \$16,000

Worst Case : \$23,000

Client: 13297A Lakeside Village

---

**Comp # : 502 Vinyl Decks - Repair/Resurface (c)**

Quantity : ~ 630 GSF vinyl

Location : Elevated decks (9) adjacent to individual units

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Decks completed last in 2008 (123, 133, 223, 233, 234, 321, 521, 531)

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 10 years

Best Case : \$16,000

Worst Case : \$23,000

---

**Comp # : 502 Vinyl Decks - Repair/Resurface (d)**

Quantity : ~ 910 GSF vinyl

Location : Elevated decks (13) adjacent to individual units

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Decks completed last in 2009 (121, 125, 126, 131, 221, 224, 231, 234, 526)

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 11 years

Best Case : \$23,000

Worst Case : \$33,000

---

**Comp # : 502 Vinyl Decks - Repair/Resurface (e)**

Quantity : ~ 700 GSF vinyl

Location : Elevated decks (10) adjacent to individual units

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Decks completed last in 2010 (136, 224, 232, 321, 326, 336, 421, 423, 433)

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 12 years

Best Case : \$18,000

Worst Case : \$25,000

---

**Comp # : 502 Vinyl Decks - Repair/Resurface (f)**

Quantity : ~ 980 GSF vinyl

Location : Elevated decks (14) adjacent to individual units

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Decks completed last in 2011 (424, 521, 522, 523, 524, 525, 526, 532, 533, 534, 535, 536)

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 18 years

Remaining Life : 13 years

Best Case : \$25,000

Worst Case : \$35,000

---

**Comp # : 503 Stairs/Landings - Repair/Replace**

Quantity : (13) assemblies

Location : Access to upper/lower floor locations

Funded? : No Useful life not predictable or extended

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

Client: 13297A Lakeside Village

---

**Comp # : 506 Indoor/Outdoor Carpet - Replace**

Quantity : ~ 270 SY carpet

Location : Stair landings

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Plans for 2015 replacement

Comments : Cost inflated 3%, left remaining useful life at zero. Re-evaluate at time of next reserve study site inspection. Our source reported that this project is planned for 2016.

Useful Life : 12 years

Remaining Life : 0 years

Best Case : \$7,000

Worst Case : \$9,700

---

**Comp # : 510 Entry Landings, Grade - Seal**

Quantity : Minor square feet

Location : Grade level entry landings to upper/lower floors

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 520 Exterior Lights - Replace**

Quantity : ~ (182) assorted

Location : Exterior common and limited common area locations

Funded? : No Annual cost, best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 526 Vents - Clean/Repair**

Quantity : Extensive quantity

Location : Exterior building elevations

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 530 Entry/Utility Doors - Replace**

Quantity : ~ (176) assorted

Location : Entry to individual units, common and limited common area utility locations

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

# Association Reserves Washington, LLC

# Component Summary

Client: 13297A Lakeside Village

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**Comp # : 540 Bldg 4, 5 and Cabana - Paint**

Quantity : ~ 32,000 GSF

Location : Building 4 and 5 plus Cabana, exterior surfaces

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Painted last in 2008 at an expense of ~\$40,000

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 8 years

Remaining Life : 0 years

Best Case : \$61,000

Worst Case : \$78,000

---

**Comp # : 541 Building 3 - Paint**

Quantity : ~ 19,000 GSF

Location : Building 3, exterior surfaces

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Last in 2009 an expense of \$28,000

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 8 years

Remaining Life : 1 years

Best Case : \$36,000

Worst Case : \$47,000

---

**Comp # : 542 Bldg 1, 2 and Carports - Paint**

Quantity : ~ 30,000 GSF

Location : Building 1, 2 and Carports, exterior surfaces

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Last in 2011 at an expense of \$65,000

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 8 years

Remaining Life : 3 years

Best Case : \$60,000

Worst Case : \$77,000

---

**Comp # : 544 Exterior Surfaces - Repair/Replace**

Quantity : ~ 82,000 GSF, total

Location : Building exterior surfaces

Funded? : No Local replacement allowance already factored within phased paint projects

History : Stucco last remedied from 2000-2008

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 546 Windows/Glass Doors - Replace**

Quantity : ~ (758) assorted

Location : Exterior building elevations

Funded? : No Board suggests owner responsibility, not association

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---



Client: 13297A Lakeside Village

---

**Comp # : 600 Building 1-4 Roofs - Replace**

Quantity : ~ 35,700 GSF composition

Location : Rooftop of Buildings 1, 2, 3 and 4

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Replaced last in projects that occurred between 2002 and 2003

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 25 years

Remaining Life : 12 years

Best Case : \$130,000

Worst Case : \$150,000

---

**Comp # : 602 Building 5 Roof - Replace**

Quantity : ~ 9,500 GSF composition

Location : Rooftop of Building 5

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Replaced in 2010 at an expense of \$29,500

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 25 years

Remaining Life : 19 years

Best Case : \$33,000

Worst Case : \$39,000

---

**Comp # : 608 Carport Roofs, ~1/3 - Replace (a)**

Quantity : ~5,300 GSF composition

Location : Rooftop of carports

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Last replacement in 2003

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 25 years

Remaining Life : 12 years

Best Case : \$16,000

Worst Case : \$20,000

---

**Comp # : 610 Carport Roofs, ~1/3 - Replace (b)**

Quantity : ~ 5,300 GSF composition

Location : Rooftop of carports

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Last replacement in 2005

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 25 years

Remaining Life : 14 years

Best Case : \$16,000

Worst Case : \$20,000

---

**Comp # : 612 Carport Roofs, ~1/3 - Replace (c)**

Quantity : ~ 5,300 GSF composition

Location : Rooftop of carports

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Last replacement in 2008

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 25 years

Remaining Life : 17 years

Best Case : \$16,000

Worst Case : \$20,000

---

# Association Reserves Washington, LLC

# Component Summary

Client: 13297A Lakeside Village

---

**Comp # : 620 Gutters/Downspouts-Repair/Replace**

Quantity : ~ 6,500 LF

Location : Perimeter of buildings, carports

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 630 Chimney Caps/Covers - Replace**

Quantity : (79) caps, (27) covers

Location : Rooftop of buildings

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 900 Plumbing - Repair/Replace**

Quantity : Extensive system

Location : Throughout common and limited common areas

Funded? : No Useful life not predictable or extended

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 902 Electrical - Repair/Replace**

Quantity : Extensive system

Location : Throughout common and limited common areas

Funded? : No Useful life not predictable or extended

History : None known

Comments : Left unfunded

Useful Life :

Remaining Life :

Best Case :

Worst Case :

---

**Comp # : 908 Fire Alarm Panels - Replace**

Quantity : (5) panels

Location : One per building

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Fire monitoring and detection systems were installed in 2013

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 20 years

Remaining Life : 17 years

Best Case : \$12,000

Worst Case : \$14,000

Client: 13297A Lakeside Village

---

**Comp # : 920 Surveillance System - Reinstall**

Quantity : (1) pole, (4) cameras

Location : Adjacent to Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : None known

Comments : Cost inflated 3%, left remaining useful life at zero. Re-evaluate at time of next reserve study site inspection.

Useful Life : Remaining Life : 0 years

Best Case : \$4,100 Worst Case : \$6,200

---

**Comp # : 922 Surveillance System - Replace**

Quantity : (4) camera, DVR

Location : Adjacent / within Cabana

Funded? : Yes Meets National Reserve Study Standards criteria for Reserve Funding

History : Installed 2013 ~ \$2k

Comments : Cost inflated 3%, reduced remaining useful life by one year from 2015 study.

Useful Life : 10 years Remaining Life : 9 years

Best Case : \$3,100 Worst Case : \$5,200

---

**Comp # : 998 Association Annual Inspection**

Quantity : Every year

Location : Common and limited common areas

Funded? : No Annual cost best handled as operating expense

History : None known

Comments : Left unfunded

Useful Life : Remaining Life :

Best Case : Worst Case :

---

**Comp # : 999 Reserve Study Update**

Quantity : Annual update

Location : Common and limited common areas

Funded? : No Annual cost best handled as operating expense

History : 2015 WSV, 2016 NSV

Comments : Left unfunded

Useful Life : Remaining Life :

Best Case : Worst Case :

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