
From: Ryan Talaga <rtalaga@reservestudy.com>

Sent: Friday, October 9, 2026 6:17 PM

To: Al Rubeck <1tobigal1@comcast.net>; craig ottavelli.com <craig@ottavelli.com>; Rita Schilling <schillingrita@gmail.com>

Subject: Re: Reserve Study for #19269 Hi-Tide Condominium Association is complete

Good evening,

I have posted the initial update for this year's Reserve Study to our [Client Center](#). An automated message was sent via email below. Please find the login instructions below, just in case the automated email didn't reach you. While the whole board has access through the link below, I decided to send directly to you three for the first view in case any edits need to be made.

Like this year we recommend a multi-year special assessment to cover exterior remediation for buildings A and C. The first step the association should take is to contract with a building envelope firm to perform a forensic assessment of your exterior waterproofing.

This evaluation/inspection of the building envelope would also determine the current replacement/repair needs and obtain a rough cost estimate. Below is a list of contacts for your reference of some companies who can provide this evaluation.

Amento Group - <https://amentogroup.com/> - 206.682.9722

Evolution Architecture - <http://www.evolutionarchitecture.net/> - 206.588.1282

J2 Building Consultants - <https://j2consultants.com/> - 425.774.5600

New this year, we have separated Rehabilitative Construction Costs (see component #590) from individual component line items to help the reader better understand the breakdown of a comprehensive exterior renovation project in compliance with WA law, RCW 64.55. To achieve the best overall value and outcome for building envelope project(s), industry best practice supports engaging both experienced project management and a qualified commercial general contractor, including building enclosure drawings, independent oversight & testing, and other ancillary costs. These additional costs are factored within component #590.

data is expressed in our Studies. I am happy to explain more about any specific components or general market trends.

If you have any questions, comments, etc. please don't hesitate to reach out directly to me or another member of our team.

Best,

Ryan Talaga, RS
Project Manager

Serving Washington & the Pacific NW



10900 NE 4th St. Suite 2300
Bellevue, WA 98004
tel: 253/661-5437 x113
direct: 206/347-8348

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[Request a Proposal!](#)

On Fri, Oct 9, 2026 at 6:09 PM RTalaga@reservestudy.com

<RTalaga@reservestudy.com> wrote:

Thank you for choosing Association Reserves and letting us improve your future!

The Reserve Study for **Hi-Tide Condominium Association** has been completed and the files have been uploaded to our secure [Client Center](#) portal at <https://www.reservestudy.com/clients/> (copy/paste link as necessary). We are happy to respond to your request for a complimentary revision of your report within 60 days of this delivery.



You can now test all your "what if?" scenarios with [uPlanIt](#), our powerful online tool that enhances your Reserve Study and eliminates your guesswork. Log in to our [Client Center](#) to put the power of uPlanIt to work for you!

We have extensive free resources on our website for managers and board members, including articles, webinars and FAQ's. See more at <https://www.reservestudy.com/resources/>

It has been a pleasure to team up with you and we look forward to being your valuable and long-term Reserve planning partner. We'd appreciate if you'd be willing to complete this [1-minute survey](#) about your experience working with us.

Thank you again for choosing Association Reserves!

Regards,

Ryan Talaga, RS

Project Manager

Association Reserves - Washington



[Click here to request a Proposal!](#)

Need help complying with State Disclosure requirements?

Once your budget has been finalized, log in to the [Client Center](#). Immediately below your Reserve Study Documents, click on the "Request Disclosure" button, where you'll be able to complete a Disclosure Request Form. You will be alerted once the complimentary Disclosure has been posted.



Hi-Tide Condominium Association

Report #: 19269-16

Moclips, WA

of Units: 33

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

January 1, 2027 through December 31, 2027

Findings & Recommendations

as of January 1, 2027

Starting Reserve Balance	\$114,681
Current Fully Funded Reserve Balance	\$2,240,272
Percent Funded	5.1 %
Average Reserve (Deficit) or Surplus Per Unit	(\$64,412)
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	\$14,300
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	\$11,700
2027 "Baseline Funding" minimum to keep Reserves above \$0	\$8,400
Recommended 2027-2031 Special Assessment	\$340,000/Each Year***
Most Recent Budgeted Reserve Transfer Rate	\$4,167

Reserve Fund Strength: 5.1%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

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

• Your Reserve Fund is currently 5.1 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$141,866 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range and levy Special Assessments in the amount of \$340,000 each year from 2027-2027 as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope. Baseline funding cannot be achieved without a special assessment within the 30-year scope of this Report.***

• No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

*** These Special Assessment recommendations are preliminary in nature and designed to be adjusted once bids have been gathered and accepted. These Special Assessment recommendations will bolster reserves for various projects outlined for 2027 through 2031, most notably exterior remediation as outlined in component #520/522 in 2031. At this time we highly recommend pursuing a forensic building envelope investigation to determine the scope of work and budget for the exterior remediation as outlined in component #995.

Executive Summary Table

Report # 19269-16
No-Site-Visit

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Special Projects			
99 Fireplaces 2026-2033 Electric Upgrade	1	0	\$3,300
Site / Grounds			
120 Asphalt - Resurface	20	7	\$91,000
121 Asphalt - Sealcoat/Repair	5	2	\$12,700
140 Split Rail Fence - Replace	20	2	\$7,400
220 Clam Shack - Repair/Replace/Refurb	10	5	\$2,700
Building Exterior			
500 Roof: Building A - Replace	25	24	\$98,000
501 Roof: Building B - Replace	25	22	\$60,300
502 Roof: Building C - Replace	25	0	\$72,000
505 Roof: Shop Building - Replace	25	6	\$16,700
514 Chimney Chase Covers - Repair/Replace	30	7	\$36,400
515 Flue Caps - Repair/Replace	30	7	\$14,300
520 Siding: Bldg A: Wood - Replace	50	4	\$252,000
521 Siding: Bldg B: Hardie - Replace	50	32	\$302,000
522 Siding: Bldg C: Wood - Replace	50	4	\$269,000
523 Siding: Shop, Wood - Replace	50	8	\$31,500
530 Exterior: Building A - Paint/Caulk	7	4	\$73,200
531 Exterior: Building B - Paint/Caulk	7	3	\$50,200
532 Exterior: Building C - Paint/Caulk	7	4	\$81,400
534 Windows/Glass Doors: Replace	30	29	\$622,000
535 Windows/Glass Doors: Ongoing - Replace	1	0	\$4,120
540 Vinyl Deck: Bldg A - Remediation	50	7	\$72,000
540 Vinyl Deck: Bldg A - Replace Membrane	25	7	\$38,000
541 Vinyl Deck: Bldg B - Remediation	50	35	\$115,200
541 Vinyl Deck: Bldg B - Replace Membrane	25	10	\$60,800
542 Vinyl Deck: Bldg C - Remediation	50	8	\$144,000
542 Vinyl Deck: Bldg C - Replace Membrane	25	8	\$76,000
543 Vinyl Walkway: Bldg A - Remediation	50	4	\$43,200
543 Vinyl Walkway: Bldg A - Replace Membrane	25	4	\$22,800
544 Vinyl Walkway: Bldg C - Remediation	50	8	\$72,000
544 Vinyl Walkway: Bldg C - Replace Membrane	25	8	\$38,000
545 Composite Decks - Repair	25	10	\$15,800
546 Composite Decks - Complete Replacement	50	35	\$30,700
550 Glass Railing - Repair/Replace	30	12	\$195,000
551 Metal Railing - Repair/Replace	30	12	\$90,000
552 Metal Railing - Repaint	7	6	\$5,500
560 Exterior Lights - Replace	25	4	\$27,900

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
580 Wood Posts - Repair/Replace	50	7	\$44,500
590 Construction & Bldg Enclosure Management	50	4	\$484,000
592 Composite Stairs - Repair/Replace	25	10	\$14,400
596 Carpet to Vinyl - Replace	50	3	\$71,800
Systems / Equipment			
900 Plumbing - Systems Evaluation	20	0	\$15,900
920 Electrical - System Evaluation	5	0	\$8,500
975 Lawn Mower - Replace	12	5	\$11,500
995 Building Envelope & Structure	10	0	\$10,300

44 Total Funded Components

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

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Mid-Atlantic	Texas
Midwest	Washington



Hi-Tide Condominium Association *Moclips, WA*



Report #: 19269-16
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY Update "No-Site-Visit"

October 9, 2026

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



www.reservestudy.com

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**Hi-Tide Condominium Association**

Moclips, WA

Level of Service: **Update "No-Site-Visit"**Report #: **19269-16**# of Units: **33****January 1, 2027 through December 31, 2027****Findings & Recommendations****as of January 1, 2027**

Starting Reserve Balance	\$114,681
Current Fully Funded Reserve Balance	\$2,240,272
Percent Funded	5.1 %
Average Reserve (Deficit) or Surplus Per Unit	(\$64,412)
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2027 "Baseline Funding" minimum to keep Reserves above \$0	\$8,400
Recommended 2027-2031 Special Assessment	\$340,000/Each Year***
Most Recent Budgeted Reserve Transfer Rate	\$4,167

Reserve Fund Strength: 5.1%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**Annual Inflation Rate **3.00 %**

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

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44 Total Funded Components

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

Introduction



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

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



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

Methodology

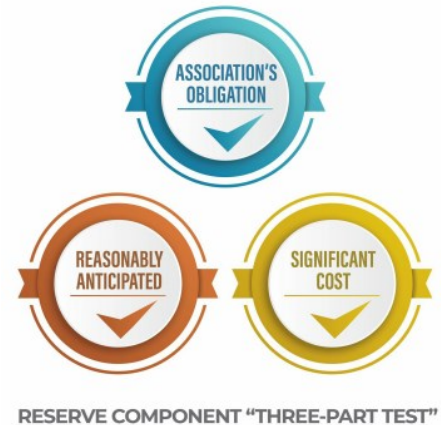


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

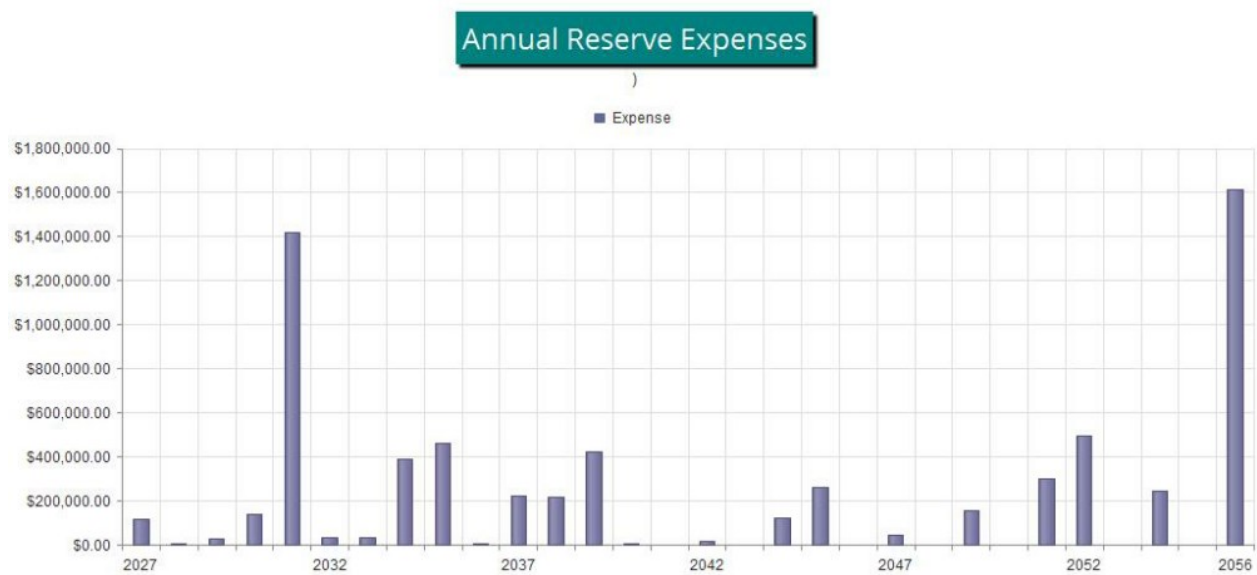


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$114,681 as-of the start of your Fiscal Year on 1/1/2027. Your Starting Reserve Balance was derived from your recent reserve balance as of 8/31/2026, plus budgeted reserve contributions, minus reserve expenses thru the end of your fiscal year. As of 1/1/2027, your Fully Funded Balance is computed to be \$2,240,272 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of \$14,300 Monthly this Fiscal Year in addition to Special Assessments in the amount of \$340,000 each year from 2027-2031. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

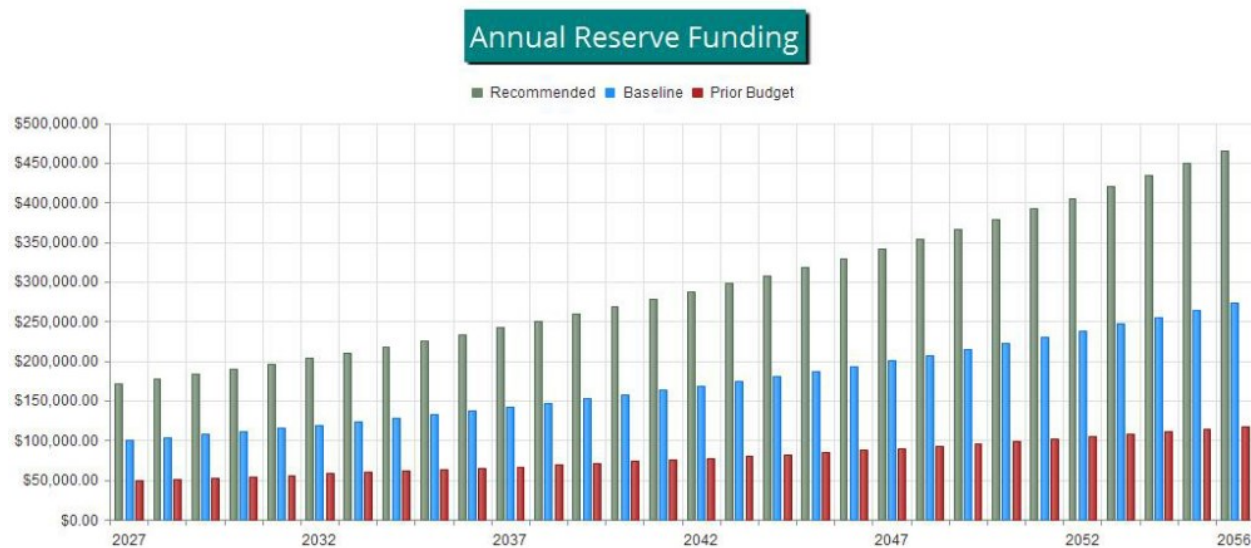


Figure 2

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

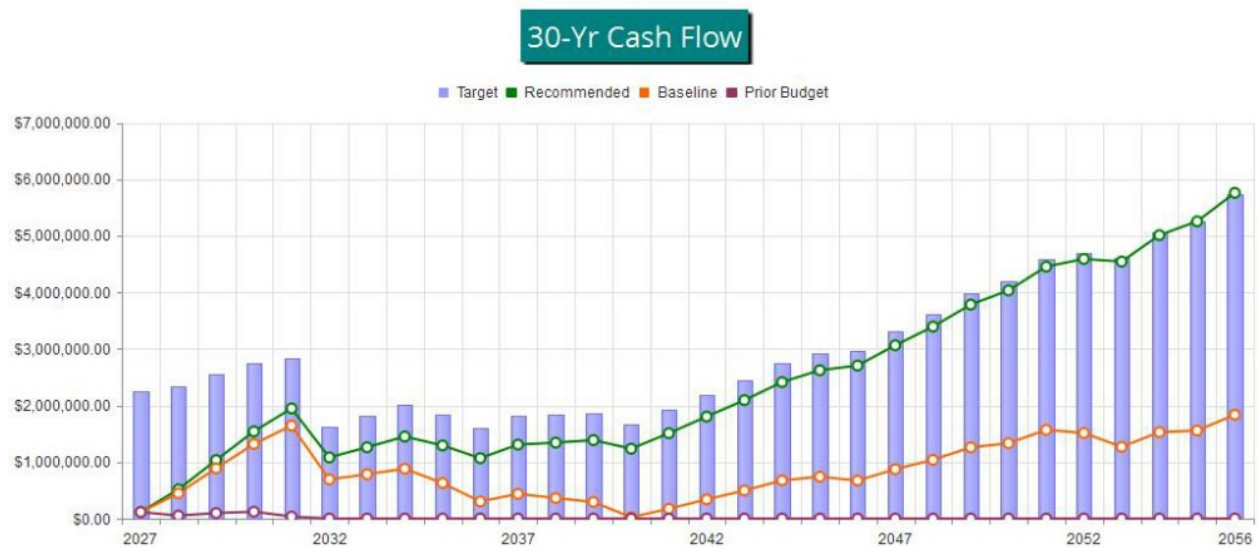


Figure 3

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

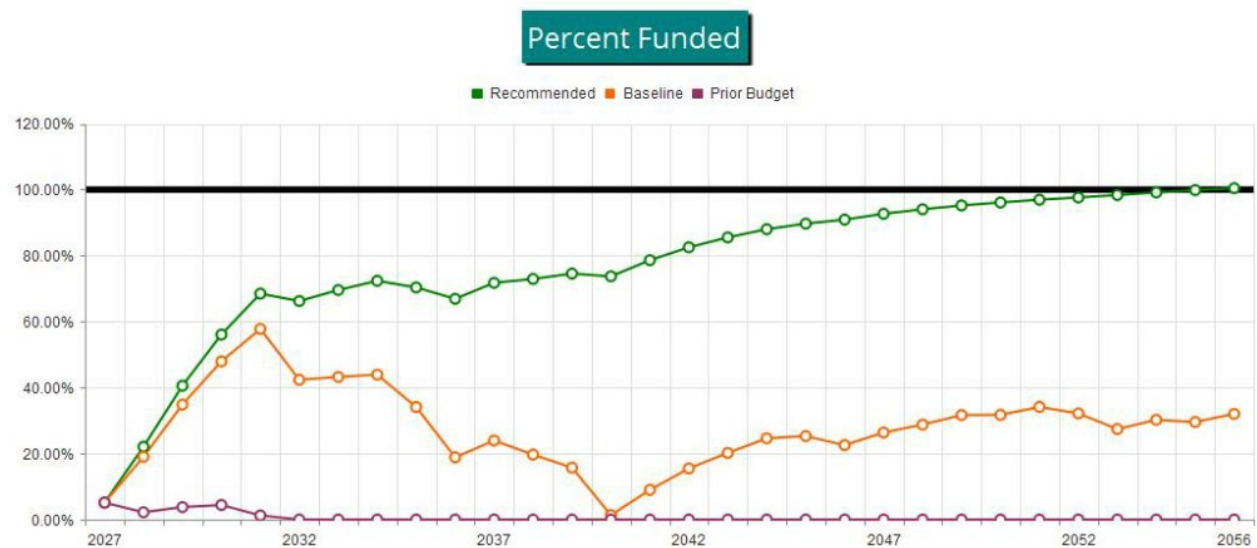


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



Reserve Component List Detail

Report # 19269-16
No-Site-Visit

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Special Projects							
99	Fireplaces 2026-2033 Electric Upgrade	15		1	0	\$2,970	\$3,630
Site / Grounds							
120	Asphalt - Resurface	23,000	SF	20	7	\$81,900	\$100,000
121	Asphalt - Sealcoat/Repair	23,000	SF	5	2	\$11,400	\$14,000
140	Split Rail Fence - Replace	320	LF	20	2	\$6,660	\$8,140
220	Clam Shack - Repair/Replace/Refurb	1	wood structure	10	5	\$2,430	\$2,970
Building Exterior							
500	Roof: Building A - Replace	8,200	SF	25	24	\$88,200	\$108,000
501	Roof: Building B - Replace	5,400	SF	25	22	\$54,300	\$66,300
502	Roof: Building C - Replace	5,800	SF	25	0	\$64,800	\$79,200
505	Roof: Shop Building - Replace	1,500	SF	25	6	\$15,000	\$18,400
514	Chimney Chase Covers - Repair/Replace	13	covers	30	7	\$32,800	\$40,000
515	Flue Caps - Repair/Replace	34	caps	30	7	\$12,900	\$15,700
520	Siding: Bldg A: Wood - Replace	9,000	GSF	50	4	\$227,000	\$277,000
521	Siding: Bldg B: Hardie - Replace	10,800	GSF	50	32	\$272,000	\$332,000
522	Siding: Bldg C: Wood - Replace	9,600	GSF	50	4	\$242,000	\$296,000
523	Siding: Shop, Wood - Replace	1,600	GSF	50	8	\$28,400	\$34,600
530	Exterior: Building A - Paint/Caulk	9,000	GSF	7	4	\$65,900	\$80,500
531	Exterior: Building B - Paint/Caulk	10,880	GSF	7	3	\$45,200	\$55,200
532	Exterior: Building C - Paint/Caulk	9,600	GSF	7	4	\$73,300	\$89,500
534	Windows/Glass Doors: Replace	195	EA	30	29	\$560,000	\$684,000
535	Windows/Glass Doors: Ongoing - Replace	195	EA	1	0	\$3,710	\$4,530
540	Vinyl Deck: Bldg A - Remediation	1,000	SF	50	7	\$64,800	\$79,200
540	Vinyl Deck: Bldg A - Replace Membrane	1,000	SF	25	7	\$34,200	\$41,800
541	Vinyl Deck: Bldg B - Remediation	1,600	SF	50	35	\$104,000	\$127,000
541	Vinyl Deck: Bldg B - Replace Membrane	1,600	SF	25	10	\$54,700	\$66,900
542	Vinyl Deck: Bldg C - Remediation	2,000	SF	50	8	\$130,000	\$158,000
542	Vinyl Deck: Bldg C - Replace Membrane	2,000	SF	25	8	\$68,400	\$83,600
543	Vinyl Walkway: Bldg A - Remediation	600	SF	50	4	\$38,900	\$47,500
543	Vinyl Walkway: Bldg A - Replace Membrane	600	SF	25	4	\$20,500	\$25,100
544	Vinyl Walkway: Bldg C - Remediation	1,000	SF	50	8	\$64,800	\$79,200
544	Vinyl Walkway: Bldg C - Replace Membrane	1,000	SF	25	8	\$34,200	\$41,800
545	Composite Decks - Repair	480	SF 7 decks	25	10	\$14,200	\$17,400
546	Composite Decks - Complete Replacement	480	SF 7 decks	50	35	\$27,600	\$33,800
550	Glass Railing - Repair/Replace	750	LF	30	12	\$176,000	\$214,000
551	Metal Railing - Repair/Replace	450	LF	30	12	\$81,000	\$99,000
552	Metal Railing - Repaint	110	LF metal	7	6	\$4,950	\$6,050
560	Exterior Lights - Replace	90	Fixtures	25	4	\$25,100	\$30,700
580	Wood Posts - Repair/Replace	27	Wood posts	50	7	\$40,000	\$49,000
590	Construction & Bldg Enclosure Management	1	ROM estimate	50	4	\$436,000	\$532,000
592	Composite Stairs - Repair/Replace	2	stair sets ~(160) SF	25	10	\$13,000	\$15,800
596	Carpet to Vinyl - Replace	190	SY	50	3	\$64,600	\$79,000

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Systems / Equipment							
900	Plumbing - Systems Evaluation	1	Supply & drain lines	20	0	\$14,300	\$17,500
920	Electrical - System Evaluation	1	evaluation	5	0	\$7,650	\$9,350
975	Lawn Mower - Replace	1	John Dere X590	12	5	\$10,400	\$12,600
995	Building Envelope & Structure	1	Condition assessment	10	0	\$9,270	\$11,300
44	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Special Projects								
99	Fireplaces 2026-2033 Electric Upgrade	\$3,300	X	1	/	1	=	\$3,300
Site / Grounds								
120	Asphalt - Resurface	\$91,000	X	13	/	20	=	\$59,150
121	Asphalt - Sealcoat/Repair	\$12,700	X	3	/	5	=	\$7,620
140	Split Rail Fence - Replace	\$7,400	X	18	/	20	=	\$6,660
220	Clam Shack - Repair/Replace/Refurb	\$2,700	X	5	/	10	=	\$1,350
Building Exterior								
500	Roof: Building A - Replace	\$98,000	X	1	/	25	=	\$3,920
501	Roof: Building B - Replace	\$60,300	X	3	/	25	=	\$7,236
502	Roof: Building C - Replace	\$72,000	X	25	/	25	=	\$72,000
505	Roof: Shop Building - Replace	\$16,700	X	19	/	25	=	\$12,692
514	Chimney Chase Covers - Repair/Replace	\$36,400	X	23	/	30	=	\$27,907
515	Flue Caps - Repair/Replace	\$14,300	X	23	/	30	=	\$10,963
520	Siding: Bldg A: Wood - Replace	\$252,000	X	46	/	50	=	\$231,840
521	Siding: Bldg B: Hardie - Replace	\$302,000	X	18	/	50	=	\$108,720
522	Siding: Bldg C: Wood - Replace	\$269,000	X	46	/	50	=	\$247,480
523	Siding: Shop, Wood - Replace	\$31,500	X	42	/	50	=	\$26,460
530	Exterior: Building A - Paint/Caulk	\$73,200	X	3	/	7	=	\$31,371
531	Exterior: Building B - Paint/Caulk	\$50,200	X	4	/	7	=	\$28,686
532	Exterior: Building C - Paint/Caulk	\$81,400	X	3	/	7	=	\$34,886
534	Windows/Glass Doors: Replace	\$622,000	X	1	/	30	=	\$20,733
535	Windows/Glass Doors: Ongoing - Replace	\$4,120	X	1	/	1	=	\$4,120
540	Vinyl Deck: Bldg A - Remediation	\$72,000	X	43	/	50	=	\$61,920
540	Vinyl Deck: Bldg A - Replace Membrane	\$38,000	X	18	/	25	=	\$27,360
541	Vinyl Deck: Bldg B - Remediation	\$115,200	X	15	/	50	=	\$34,560
541	Vinyl Deck: Bldg B - Replace Membrane	\$60,800	X	15	/	25	=	\$36,480
542	Vinyl Deck: Bldg C - Remediation	\$144,000	X	42	/	50	=	\$120,960
542	Vinyl Deck: Bldg C - Replace Membrane	\$76,000	X	17	/	25	=	\$51,680
543	Vinyl Walkway: Bldg A - Remediation	\$43,200	X	46	/	50	=	\$39,744
543	Vinyl Walkway: Bldg A - Replace Membrane	\$22,800	X	21	/	25	=	\$19,152
544	Vinyl Walkway: Bldg C - Remediation	\$72,000	X	42	/	50	=	\$60,480
544	Vinyl Walkway: Bldg C - Replace Membrane	\$38,000	X	17	/	25	=	\$25,840
545	Composite Decks - Repair	\$15,800	X	15	/	25	=	\$9,480
546	Composite Decks - Complete Replacement	\$30,700	X	15	/	50	=	\$9,210
550	Glass Railing - Repair/Replace	\$195,000	X	18	/	30	=	\$117,000
551	Metal Railing - Repair/Replace	\$90,000	X	18	/	30	=	\$54,000
552	Metal Railing - Repaint	\$5,500	X	1	/	7	=	\$786
560	Exterior Lights - Replace	\$27,900	X	21	/	25	=	\$23,436
580	Wood Posts - Repair/Replace	\$44,500	X	43	/	50	=	\$38,270
590	Construction & Bldg Enclosure Management	\$484,000	X	46	/	50	=	\$445,280
592	Composite Stairs - Repair/Replace	\$14,400	X	15	/	25	=	\$8,640
596	Carpet to Vinyl - Replace	\$71,800	X	47	/	50	=	\$67,492
Systems / Equipment								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
900	Plumbing - Systems Evaluation	\$15,900	X	20	/	20	=	\$15,900
920	Electrical - System Evaluation	\$8,500	X	5	/	5	=	\$8,500
975	Lawn Mower - Replace	\$11,500	X	7	/	12	=	\$6,708
995	Building Envelope & Structure	\$10,300	X	10	/	10	=	\$10,300
								\$2,240,272



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Special Projects					
99	Fireplaces 2026-2033 Electric Upgrade	1	\$3,300	\$3,300	2.33 %
Site / Grounds					
120	Asphalt - Resurface	20	\$91,000	\$4,550	3.21 %
121	Asphalt - Sealcoat/Repair	5	\$12,700	\$2,540	1.79 %
140	Split Rail Fence - Replace	20	\$7,400	\$370	0.26 %
220	Clam Shack - Repair/Replace/Refurb	10	\$2,700	\$270	0.19 %
Building Exterior					
500	Roof: Building A - Replace	25	\$98,000	\$3,920	2.76 %
501	Roof: Building B - Replace	25	\$60,300	\$2,412	1.70 %
502	Roof: Building C - Replace	25	\$72,000	\$2,880	2.03 %
505	Roof: Shop Building - Replace	25	\$16,700	\$668	0.47 %
514	Chimney Chase Covers - Repair/Replace	30	\$36,400	\$1,213	0.86 %
515	Flue Caps - Repair/Replace	30	\$14,300	\$477	0.34 %
520	Siding: Bldg A: Wood - Replace	50	\$252,000	\$5,040	3.55 %
521	Siding: Bldg B: Hardie - Replace	50	\$302,000	\$6,040	4.26 %
522	Siding: Bldg C: Wood - Replace	50	\$269,000	\$5,380	3.79 %
523	Siding: Shop, Wood - Replace	50	\$31,500	\$630	0.44 %
530	Exterior: Building A - Paint/Caulk	7	\$73,200	\$10,457	7.37 %
531	Exterior: Building B - Paint/Caulk	7	\$50,200	\$7,171	5.06 %
532	Exterior: Building C - Paint/Caulk	7	\$81,400	\$11,629	8.20 %
534	Windows/Glass Doors: Replace	30	\$622,000	\$20,733	14.61 %
535	Windows/Glass Doors: Ongoing - Replace	1	\$4,120	\$4,120	2.90 %
540	Vinyl Deck: Bldg A - Remediation	50	\$72,000	\$1,440	1.02 %
540	Vinyl Deck: Bldg A - Replace Membrane	25	\$38,000	\$1,520	1.07 %
541	Vinyl Deck: Bldg B - Remediation	50	\$115,200	\$2,304	1.62 %
541	Vinyl Deck: Bldg B - Replace Membrane	25	\$60,800	\$2,432	1.71 %
542	Vinyl Deck: Bldg C - Remediation	50	\$144,000	\$2,880	2.03 %
542	Vinyl Deck: Bldg C - Replace Membrane	25	\$76,000	\$3,040	2.14 %
543	Vinyl Walkway: Bldg A - Remediation	50	\$43,200	\$864	0.61 %
543	Vinyl Walkway: Bldg A - Replace Membrane	25	\$22,800	\$912	0.64 %
544	Vinyl Walkway: Bldg C - Remediation	50	\$72,000	\$1,440	1.02 %
544	Vinyl Walkway: Bldg C - Replace Membrane	25	\$38,000	\$1,520	1.07 %
545	Composite Decks - Repair	25	\$15,800	\$632	0.45 %
546	Composite Decks - Complete Replacement	50	\$30,700	\$614	0.43 %
550	Glass Railing - Repair/Replace	30	\$195,000	\$6,500	4.58 %
551	Metal Railing - Repair/Replace	30	\$90,000	\$3,000	2.11 %
552	Metal Railing - Repaint	7	\$5,500	\$786	0.55 %
560	Exterior Lights - Replace	25	\$27,900	\$1,116	0.79 %
580	Wood Posts - Repair/Replace	50	\$44,500	\$890	0.63 %
590	Construction & Bldg Enclosure Management	50	\$484,000	\$9,680	6.82 %
592	Composite Stairs - Repair/Replace	25	\$14,400	\$576	0.41 %
596	Carpet to Vinyl - Replace	50	\$71,800	\$1,436	1.01 %
Systems / Equipment					
900	Plumbing - Systems Evaluation	20	\$15,900	\$795	0.56 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
920	Electrical - System Evaluation	5	\$8,500	\$1,700	1.20 %
975	Lawn Mower - Replace	12	\$11,500	\$958	0.68 %
995	Building Envelope & Structure	10	\$10,300	\$1,030	0.73 %
44	Total Funded Components			\$141,866	100.00 %



30-Year Reserve Plan Summary

Report # 19269-16
No-Site-Visit

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$114,681	\$2,240,272	5.1 %	High	243.17 %	\$171,600	\$340,000	\$3,149	\$114,120
2028	\$515,310	\$2,335,239	22.1 %	High	3.50 %	\$177,606	\$340,000	\$7,738	\$7,643
2029	\$1,033,012	\$2,547,086	40.6 %	Medium	3.50 %	\$183,822	\$340,000	\$12,862	\$29,196
2030	\$1,540,500	\$2,747,579	56.1 %	Medium	3.50 %	\$190,256	\$340,000	\$17,429	\$141,421
2031	\$1,946,764	\$2,843,119	68.5 %	Medium	3.50 %	\$196,915	\$340,000	\$15,126	\$1,419,177
2032	\$1,079,628	\$1,630,200	66.2 %	Medium	3.50 %	\$203,807	\$0	\$11,694	\$34,917
2033	\$1,260,212	\$1,811,587	69.6 %	Medium	3.50 %	\$210,940	\$0	\$13,542	\$35,368
2034	\$1,449,326	\$2,003,004	72.4 %	Low	3.50 %	\$218,323	\$0	\$13,702	\$389,034
2035	\$1,292,318	\$1,836,913	70.4 %	Low	3.50 %	\$225,964	\$0	\$11,791	\$463,156
2036	\$1,066,917	\$1,594,729	66.9 %	Medium	3.50 %	\$233,873	\$0	\$11,866	\$5,376
2037	\$1,307,281	\$1,822,186	71.7 %	Low	3.50 %	\$242,059	\$0	\$13,241	\$220,564
2038	\$1,342,017	\$1,840,378	72.9 %	Low	3.50 %	\$250,531	\$0	\$13,637	\$219,706
2039	\$1,386,479	\$1,859,846	74.5 %	Low	3.50 %	\$259,299	\$0	\$13,099	\$424,449
2040	\$1,234,428	\$1,674,729	73.7 %	Low	3.50 %	\$268,375	\$0	\$13,708	\$8,077
2041	\$1,508,434	\$1,918,810	78.6 %	Low	3.50 %	\$277,768	\$0	\$16,549	\$0
2042	\$1,802,751	\$2,184,598	82.5 %	Low	3.50 %	\$287,490	\$0	\$19,467	\$17,449
2043	\$2,092,259	\$2,446,633	85.5 %	Low	3.50 %	\$297,552	\$0	\$22,513	\$0
2044	\$2,412,324	\$2,740,936	88.0 %	Low	3.50 %	\$307,966	\$0	\$25,163	\$122,972
2045	\$2,622,482	\$2,924,034	89.7 %	Low	3.50 %	\$318,745	\$0	\$26,624	\$263,196
2046	\$2,704,655	\$2,975,020	90.9 %	Low	3.50 %	\$329,901	\$0	\$28,828	\$0
2047	\$3,063,384	\$3,305,658	92.7 %	Low	3.50 %	\$341,448	\$0	\$32,269	\$43,889
2048	\$3,393,213	\$3,608,252	94.0 %	Low	3.50 %	\$353,398	\$0	\$35,863	\$0
2049	\$3,782,475	\$3,972,588	95.2 %	Low	3.50 %	\$365,767	\$0	\$39,062	\$154,055
2050	\$4,033,249	\$4,196,860	96.1 %	Low	3.50 %	\$378,569	\$0	\$42,419	\$0
2051	\$4,454,238	\$4,594,450	96.9 %	Low	3.50 %	\$391,819	\$0	\$45,202	\$301,260
2052	\$4,589,999	\$4,701,820	97.6 %	Low	3.50 %	\$405,533	\$0	\$45,647	\$497,900
2053	\$4,543,278	\$4,618,267	98.4 %	Low	3.50 %	\$419,726	\$0	\$47,750	\$0
2054	\$5,010,755	\$5,053,691	99.2 %	Low	3.50 %	\$434,417	\$0	\$51,302	\$242,565
2055	\$5,253,908	\$5,261,243	99.9 %	Low	3.50 %	\$449,622	\$0	\$55,039	\$0
2056	\$5,758,569	\$5,734,036	100.4 %	Low	3.50 %	\$465,358	\$0	\$52,089	\$1,612,362



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 19269-16
No-Site-Visit

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$114,681	\$2,240,272	5.1 %		High	101.58 %	\$100,800	\$340,000	\$2,793	\$114,120
2028	\$444,154	\$2,335,239	19.0 %		High	3.50 %	\$104,328	\$340,000	\$6,655	\$7,643
2029	\$887,495	\$2,547,086	34.8 %		Medium	3.50 %	\$107,979	\$340,000	\$11,019	\$29,196
2030	\$1,317,298	\$2,747,579	47.9 %		Medium	3.50 %	\$111,759	\$340,000	\$14,792	\$141,421
2031	\$1,642,428	\$2,843,119	57.8 %		Medium	3.50 %	\$115,670	\$340,000	\$11,660	\$1,419,177
2032	\$690,582	\$1,630,200	42.4 %		Medium	3.50 %	\$119,719	\$0	\$7,364	\$34,917
2033	\$782,747	\$1,811,587	43.2 %		Medium	3.50 %	\$123,909	\$0	\$8,308	\$35,368
2034	\$879,596	\$2,003,004	43.9 %		Medium	3.50 %	\$128,246	\$0	\$7,526	\$389,034
2035	\$626,335	\$1,836,913	34.1 %		Medium	3.50 %	\$132,734	\$0	\$4,632	\$463,156
2036	\$300,545	\$1,594,729	18.8 %		High	3.50 %	\$137,380	\$0	\$3,682	\$5,376
2037	\$436,232	\$1,822,186	23.9 %		High	3.50 %	\$142,188	\$0	\$3,989	\$220,564
2038	\$361,846	\$1,840,378	19.7 %		High	3.50 %	\$147,165	\$0	\$3,271	\$219,706
2039	\$292,576	\$1,859,846	15.7 %		High	3.50 %	\$152,316	\$0	\$1,572	\$424,449
2040	\$22,015	\$1,674,729	1.3 %		High	3.50 %	\$157,647	\$0	\$972	\$8,077
2041	\$172,557	\$1,918,810	9.0 %		High	3.50 %	\$163,164	\$0	\$2,553	\$0
2042	\$338,274	\$2,184,598	15.5 %		High	3.50 %	\$168,875	\$0	\$4,159	\$17,449
2043	\$493,859	\$2,446,633	20.2 %		High	3.50 %	\$174,786	\$0	\$5,839	\$0
2044	\$674,484	\$2,740,936	24.6 %		High	3.50 %	\$180,903	\$0	\$7,067	\$122,972
2045	\$739,482	\$2,924,034	25.3 %		High	3.50 %	\$187,235	\$0	\$7,047	\$263,196
2046	\$670,568	\$2,975,020	22.5 %		High	3.50 %	\$193,788	\$0	\$7,710	\$0
2047	\$872,066	\$3,305,658	26.4 %		High	3.50 %	\$200,571	\$0	\$9,548	\$43,889
2048	\$1,038,296	\$3,608,252	28.8 %		High	3.50 %	\$207,591	\$0	\$11,473	\$0
2049	\$1,257,361	\$3,972,588	31.7 %		Medium	3.50 %	\$214,856	\$0	\$12,937	\$154,055
2050	\$1,331,099	\$4,196,860	31.7 %		Medium	3.50 %	\$222,376	\$0	\$14,489	\$0
2051	\$1,567,965	\$4,594,450	34.1 %		Medium	3.50 %	\$230,160	\$0	\$15,395	\$301,260
2052	\$1,512,259	\$4,701,820	32.2 %		Medium	3.50 %	\$238,215	\$0	\$13,888	\$497,900
2053	\$1,266,461	\$4,618,267	27.4 %		High	3.50 %	\$246,553	\$0	\$13,961	\$0
2054	\$1,526,975	\$5,053,691	30.2 %		Medium	3.50 %	\$255,182	\$0	\$15,403	\$242,565
2055	\$1,554,995	\$5,261,243	29.6 %		High	3.50 %	\$264,113	\$0	\$16,948	\$0
2056	\$1,836,057	\$5,734,036	32.0 %		Medium	3.50 %	\$273,357	\$0	\$11,719	\$1,612,362

30-Year Income/Expense Detail

Report # 19269-16
No-Site-Visit

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$114,681	\$515,310	\$1,033,012	\$1,540,500	\$1,946,764
Annual Reserve Funding	\$171,600	\$177,606	\$183,822	\$190,256	\$196,915
Recommended Special Assessments	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000
Interest Earnings	\$3,149	\$7,738	\$12,862	\$17,429	\$15,126
Total Income	\$629,430	\$1,040,654	\$1,569,696	\$2,088,185	\$2,498,805
# Component					
Special Projects					
99 Fireplaces 2026-2033 Electric Upgrade	\$3,300	\$3,399	\$3,501	\$3,606	\$3,714
Site / Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat/Repair	\$0	\$0	\$13,473	\$0	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$7,851	\$0	\$0
220 Clam Shack - Repair/Replace/Refurb	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Building A - Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Building B - Replace	\$0	\$0	\$0	\$0	\$0
502 Roof: Building C - Replace	\$72,000	\$0	\$0	\$0	\$0
505 Roof: Shop Building - Replace	\$0	\$0	\$0	\$0	\$0
514 Chimney Chase Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
515 Flue Caps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Bldg A: Wood - Replace	\$0	\$0	\$0	\$0	\$283,628
521 Siding: Bldg B: Hardie - Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Bldg C: Wood - Replace	\$0	\$0	\$0	\$0	\$302,762
523 Siding: Shop, Wood - Replace	\$0	\$0	\$0	\$0	\$0
530 Exterior: Building A - Paint/Caulk	\$0	\$0	\$0	\$0	\$82,387
531 Exterior: Building B - Paint/Caulk	\$0	\$0	\$0	\$54,855	\$0
532 Exterior: Building C - Paint/Caulk	\$0	\$0	\$0	\$0	\$91,616
534 Windows/Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
535 Windows/Glass Doors: Ongoing - Replace	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637
540 Vinyl Deck: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Remediation	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Replace Membrane	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$48,622
543 Vinyl Walkway: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$25,662
544 Vinyl Walkway: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
545 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Complete Replacement	\$0	\$0	\$0	\$0	\$0
550 Glass Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
551 Metal Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
552 Metal Railing - Repaint	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$31,402
580 Wood Posts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
590 Construction & Bldg Enclosure Management	\$0	\$0	\$0	\$0	\$544,746
592 Composite Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
596 Carpet to Vinyl - Replace	\$0	\$0	\$0	\$78,458	\$0
Systems / Equipment					
900 Plumbing - Systems Evaluation	\$15,900	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$8,500	\$0	\$0	\$0	\$0
975 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$10,300	\$0	\$0	\$0	\$0
Total Expenses	\$114,120	\$7,643	\$29,196	\$141,421	\$1,419,177
Ending Reserve Balance	\$515,310	\$1,033,012	\$1,540,500	\$1,946,764	\$1,079,628

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$1,079,628	\$1,260,212	\$1,449,326	\$1,292,318	\$1,066,917
Annual Reserve Funding	\$203,807	\$210,940	\$218,323	\$225,964	\$233,873
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,694	\$13,542	\$13,702	\$11,791	\$11,866
Total Income	\$1,295,129	\$1,484,694	\$1,681,352	\$1,530,074	\$1,312,656
# Component					
Special Projects					
99 Fireplaces 2026-2033 Electric Upgrade	\$3,826	\$3,940	\$4,059	\$0	\$0
Site / Grounds					
120 Asphalt - Resurface	\$0	\$0	\$111,919	\$0	\$0
121 Asphalt - Sealcoat/Repair	\$0	\$0	\$15,619	\$0	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Clam Shack - Repair/Replace/Refurb	\$3,130	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Building A - Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Building B - Replace	\$0	\$0	\$0	\$0	\$0
502 Roof: Building C - Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Shop Building - Replace	\$0	\$19,941	\$0	\$0	\$0
514 Chimney Chase Covers - Repair/Replace	\$0	\$0	\$44,767	\$0	\$0
515 Flue Caps - Repair/Replace	\$0	\$0	\$17,587	\$0	\$0
520 Siding: Bldg A: Wood - Replace	\$0	\$0	\$0	\$0	\$0
521 Siding: Bldg B: Hardie - Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Bldg C: Wood - Replace	\$0	\$0	\$0	\$0	\$0
523 Siding: Shop, Wood - Replace	\$0	\$0	\$0	\$39,903	\$0
530 Exterior: Building A - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
531 Exterior: Building B - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
532 Exterior: Building C - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Windows/Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
535 Windows/Glass Doors: Ongoing - Replace	\$4,776	\$4,919	\$5,067	\$5,219	\$5,376
540 Vinyl Deck: Bldg A - Remediation	\$0	\$0	\$88,551	\$0	\$0
540 Vinyl Deck: Bldg A - Replace Membrane	\$0	\$0	\$46,735	\$0	\$0
541 Vinyl Deck: Bldg B - Remediation	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Replace Membrane	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Remediation	\$0	\$0	\$0	\$182,415	\$0
542 Vinyl Deck: Bldg C - Replace Membrane	\$0	\$0	\$0	\$96,275	\$0
543 Vinyl Walkway: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Remediation	\$0	\$0	\$0	\$91,207	\$0
544 Vinyl Walkway: Bldg C - Replace Membrane	\$0	\$0	\$0	\$48,137	\$0
545 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Complete Replacement	\$0	\$0	\$0	\$0	\$0
550 Glass Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
551 Metal Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
552 Metal Railing - Repaint	\$0	\$6,567	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
580 Wood Posts - Repair/Replace	\$0	\$0	\$54,729	\$0	\$0
590 Construction & Bldg Enclosure Management	\$0	\$0	\$0	\$0	\$0
592 Composite Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
596 Carpet to Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
Systems / Equipment					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$9,854	\$0	\$0	\$0	\$0
975 Lawn Mower - Replace	\$13,332	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$34,917	\$35,368	\$389,034	\$463,156	\$5,376
Ending Reserve Balance	\$1,260,212	\$1,449,326	\$1,292,318	\$1,066,917	\$1,307,281

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$1,307,281	\$1,342,017	\$1,386,479	\$1,234,428	\$1,508,434
Annual Reserve Funding	\$242,059	\$250,531	\$259,299	\$268,375	\$277,768
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,241	\$13,637	\$13,099	\$13,708	\$16,549
Total Income	\$1,562,580	\$1,606,184	\$1,658,877	\$1,516,511	\$1,802,751
# Component					
Special Projects					
99 Fireplaces 2026-2033 Electric Upgrade	\$0	\$0	\$0	\$0	\$0
Site / Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat/Repair	\$0	\$0	\$18,107	\$0	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Clam Shack - Repair/Replace/Refurb	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Building A - Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Building B - Replace	\$0	\$0	\$0	\$0	\$0
502 Roof: Building C - Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Shop Building - Replace	\$0	\$0	\$0	\$0	\$0
514 Chimney Chase Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
515 Flue Caps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Bldg A: Wood - Replace	\$0	\$0	\$0	\$0	\$0
521 Siding: Bldg B: Hardie - Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Bldg C: Wood - Replace	\$0	\$0	\$0	\$0	\$0
523 Siding: Shop, Wood - Replace	\$0	\$0	\$0	\$0	\$0
530 Exterior: Building A - Paint/Caulk	\$0	\$101,326	\$0	\$0	\$0
531 Exterior: Building B - Paint/Caulk	\$67,465	\$0	\$0	\$0	\$0
532 Exterior: Building C - Paint/Caulk	\$0	\$112,677	\$0	\$0	\$0
534 Windows/Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
535 Windows/Glass Doors: Ongoing - Replace	\$5,537	\$5,703	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Remediation	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Replace Membrane	\$81,710	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
545 Composite Decks - Repair	\$21,234	\$0	\$0	\$0	\$0
546 Composite Decks - Complete Replacement	\$0	\$0	\$0	\$0	\$0
550 Glass Railing - Repair/Replace	\$0	\$0	\$278,023	\$0	\$0
551 Metal Railing - Repair/Replace	\$0	\$0	\$128,318	\$0	\$0
552 Metal Railing - Repaint	\$0	\$0	\$0	\$8,077	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
580 Wood Posts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
590 Construction & Bldg Enclosure Management	\$0	\$0	\$0	\$0	\$0
592 Composite Stairs - Repair/Replace	\$19,352	\$0	\$0	\$0	\$0
596 Carpet to Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
Systems / Equipment					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$11,423	\$0	\$0	\$0	\$0
975 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$13,842	\$0	\$0	\$0	\$0
Total Expenses	\$220,564	\$219,706	\$424,449	\$8,077	\$0
Ending Reserve Balance	\$1,342,017	\$1,386,479	\$1,234,428	\$1,508,434	\$1,802,751

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$1,802,751	\$2,092,259	\$2,412,324	\$2,622,482	\$2,704,655
Annual Reserve Funding	\$287,490	\$297,552	\$307,966	\$318,745	\$329,901
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,467	\$22,513	\$25,163	\$26,624	\$28,828
Total Income	\$2,109,708	\$2,412,324	\$2,745,454	\$2,967,851	\$3,063,384
# Component					
Special Projects					
99 Fireplaces 2026-2033 Electric Upgrade	\$0	\$0	\$0	\$0	\$0
Site / Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat/Repair	\$0	\$0	\$20,991	\$0	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Clam Shack - Repair/Replace/Refurb	\$4,207	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Building A - Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Building B - Replace	\$0	\$0	\$0	\$0	\$0
502 Roof: Building C - Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Shop Building - Replace	\$0	\$0	\$0	\$0	\$0
514 Chimney Chase Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
515 Flue Caps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Bldg A: Wood - Replace	\$0	\$0	\$0	\$0	\$0
521 Siding: Bldg B: Hardie - Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Bldg C: Wood - Replace	\$0	\$0	\$0	\$0	\$0
523 Siding: Shop, Wood - Replace	\$0	\$0	\$0	\$0	\$0
530 Exterior: Building A - Paint/Caulk	\$0	\$0	\$0	\$124,618	\$0
531 Exterior: Building B - Paint/Caulk	\$0	\$0	\$82,973	\$0	\$0
532 Exterior: Building C - Paint/Caulk	\$0	\$0	\$0	\$138,578	\$0
534 Windows/Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
535 Windows/Glass Doors: Ongoing - Replace	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Remediation	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Replace Membrane	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
545 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Complete Replacement	\$0	\$0	\$0	\$0	\$0
550 Glass Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
551 Metal Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
552 Metal Railing - Repaint	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
580 Wood Posts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
590 Construction & Bldg Enclosure Management	\$0	\$0	\$0	\$0	\$0
592 Composite Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
596 Carpet to Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
Systems / Equipment					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$13,243	\$0	\$0	\$0	\$0
975 Lawn Mower - Replace	\$0	\$0	\$19,008	\$0	\$0
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$17,449	\$0	\$122,972	\$263,196	\$0
Ending Reserve Balance	\$2,092,259	\$2,412,324	\$2,622,482	\$2,704,655	\$3,063,384

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$3,063,384	\$3,393,213	\$3,782,475	\$4,033,249	\$4,454,238
Annual Reserve Funding	\$341,448	\$353,398	\$365,767	\$378,569	\$391,819
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,269	\$35,863	\$39,062	\$42,419	\$45,202
Total Income	\$3,437,101	\$3,782,475	\$4,187,304	\$4,454,238	\$4,891,259
# Component					
Special Projects					
99 Fireplaces 2026-2033 Electric Upgrade	\$0	\$0	\$0	\$0	\$0
Site / Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat/Repair	\$0	\$0	\$24,335	\$0	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$14,179	\$0	\$0
220 Clam Shack - Repair/Replace/Refurb	\$0	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Building A - Replace	\$0	\$0	\$0	\$0	\$199,214
501 Roof: Building B - Replace	\$0	\$0	\$115,541	\$0	\$0
502 Roof: Building C - Replace	\$0	\$0	\$0	\$0	\$0
505 Roof: Shop Building - Replace	\$0	\$0	\$0	\$0	\$0
514 Chimney Chase Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
515 Flue Caps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Bldg A: Wood - Replace	\$0	\$0	\$0	\$0	\$0
521 Siding: Bldg B: Hardie - Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Bldg C: Wood - Replace	\$0	\$0	\$0	\$0	\$0
523 Siding: Shop, Wood - Replace	\$0	\$0	\$0	\$0	\$0
530 Exterior: Building A - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
531 Exterior: Building B - Paint/Caulk	\$0	\$0	\$0	\$0	\$102,046
532 Exterior: Building C - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Windows/Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
535 Windows/Glass Doors: Ongoing - Replace	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Remediation	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Replace Membrane	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
545 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Complete Replacement	\$0	\$0	\$0	\$0	\$0
550 Glass Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
551 Metal Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
552 Metal Railing - Repaint	\$9,934	\$0	\$0	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
580 Wood Posts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
590 Construction & Bldg Enclosure Management	\$0	\$0	\$0	\$0	\$0
592 Composite Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
596 Carpet to Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
Systems / Equipment					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$15,352	\$0	\$0	\$0	\$0
975 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
995 Building Envelope & Structure	\$18,603	\$0	\$0	\$0	\$0
Total Expenses	\$43,889	\$0	\$154,055	\$0	\$301,260
Ending Reserve Balance	\$3,393,213	\$3,782,475	\$4,033,249	\$4,454,238	\$4,589,999

Fiscal Year	2052	2053	2054	2055	2056
Starting Reserve Balance	\$4,589,999	\$4,543,278	\$5,010,755	\$5,253,908	\$5,758,569
Annual Reserve Funding	\$405,533	\$419,726	\$434,417	\$449,622	\$465,358
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,647	\$47,750	\$51,302	\$55,039	\$52,089
Total Income	\$5,041,179	\$5,010,755	\$5,496,473	\$5,758,569	\$6,276,016
# Component					
Special Projects					
99 Fireplaces 2026-2033 Electric Upgrade	\$0	\$0	\$0	\$0	\$0
Site / Grounds					
120 Asphalt - Resurface	\$0	\$0	\$202,137	\$0	\$0
121 Asphalt - Sealcoat/Repair	\$0	\$0	\$28,210	\$0	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
220 Clam Shack - Repair/Replace/Refurb	\$5,653	\$0	\$0	\$0	\$0
Building Exterior					
500 Roof: Building A - Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Building B - Replace	\$0	\$0	\$0	\$0	\$0
502 Roof: Building C - Replace	\$150,752	\$0	\$0	\$0	\$0
505 Roof: Shop Building - Replace	\$0	\$0	\$0	\$0	\$0
514 Chimney Chase Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
515 Flue Caps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
520 Siding: Bldg A: Wood - Replace	\$0	\$0	\$0	\$0	\$0
521 Siding: Bldg B: Hardie - Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Bldg C: Wood - Replace	\$0	\$0	\$0	\$0	\$0
523 Siding: Shop, Wood - Replace	\$0	\$0	\$0	\$0	\$0
530 Exterior: Building A - Paint/Caulk	\$153,265	\$0	\$0	\$0	\$0
531 Exterior: Building B - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
532 Exterior: Building C - Paint/Caulk	\$170,434	\$0	\$0	\$0	\$0
534 Windows/Glass Doors: Replace	\$0	\$0	\$0	\$0	\$1,465,784
535 Windows/Glass Doors: Ongoing - Replace	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
540 Vinyl Deck: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Remediation	\$0	\$0	\$0	\$0	\$0
541 Vinyl Deck: Bldg B - Replace Membrane	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
542 Vinyl Deck: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Remediation	\$0	\$0	\$0	\$0	\$0
543 Vinyl Walkway: Bldg A - Replace Membrane	\$0	\$0	\$0	\$0	\$53,730
544 Vinyl Walkway: Bldg C - Remediation	\$0	\$0	\$0	\$0	\$0
544 Vinyl Walkway: Bldg C - Replace Membrane	\$0	\$0	\$0	\$0	\$0
545 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Complete Replacement	\$0	\$0	\$0	\$0	\$0
550 Glass Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
551 Metal Railing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
552 Metal Railing - Repaint	\$0	\$0	\$12,217	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$65,748
580 Wood Posts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
590 Construction & Bldg Enclosure Management	\$0	\$0	\$0	\$0	\$0
592 Composite Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
596 Carpet to Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
Systems / Equipment					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$17,797	\$0	\$0	\$0	\$0
975 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$27,101
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$497,900	\$0	\$242,565	\$0	\$1,612,362
Ending Reserve Balance	\$4,543,278	\$5,010,755	\$5,253,908	\$5,758,569	\$4,663,654



Accuracy, Limitations, and Disclosures

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, preventive maintenance plan if any, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, preventive maintenance schedules & costs, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

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

Special Projects

Comp #: 99 Fireplaces 2026-2033 Electric Upgrade

Approx Quantity: 15

Location: Throughout the association

Funded?: Yes.

History: Anticipated 2 per year for 2026 - 2033 ~\$1,500 each

Comments: No reported fireplace replacements reported for 2026 - cycle extended by 1 year assuming work will resume in 2027.

Useful Life: 1 years

Remaining Life:

0 years

Lower Estimate: \$ 2,970

Higher Estimate:

\$3,630

Cost Source: ROM estimate provided by
Association

Site / Grounds

Comp #: 100 Concrete - Repair/Replace**Approx Quantity: 1 Extensive SF****Location:** Sidewalks, parking areas, curbs, etc...**Funded?:** No. Useful life not predictable, repair/replace as needed from Operating budget**History:** No history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 104 Sea Wall - Repair/Replace**Approx Quantity: 810 LF****Location:** Northwest edge of property**Funded?:** No. Useful life not predictable, repair/replace as needed from Operating budget**History:** The original sea wall was storm damaged and repaired in 1983**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 120 Asphalt - Resurface**Approx Quantity: 23,000 SF****Location:** Roadway, parking areas of Association**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Note: This component has been significantly affected by inflation.

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

7 years

Lower Estimate: \$ 81,900**Higher Estimate:**

\$100,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 121 Asphalt - Sealcoat/Repair**Approx Quantity: 23,000 SF****Location:** Roadway, parking areas of association**Funded?:** Yes.**History:** Completed in 2024 - \$12,100; Asphalt was reportedly resurfaced and seal coated in 2011**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 5 years**Remaining Life:**

2 years

Lower Estimate: \$ 11,400**Higher Estimate:**

\$14,000

Cost Source: Inflated Estimate Provided by Client

- Stout Asphalt

Comp #: 140 Split Rail Fence - Replace**Approx Quantity: 320 LF****Location:** Partial perimeter of parking/roadway**Funded?:** Yes.**History:** No history reported**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:**

2 years

Lower Estimate: \$ 6,660**Higher Estimate:**

\$8,140

Cost Source: ARI Cost Database/Similar Project

Cost History

Comp #: 160 Pole Light - Replace**Approx Quantity: 1 pole light****Location:** Near main entry to property**Funded?:** No. Cost projected to be too small for reserve funding**History:** 2025 WSV: Fixture replaced since our last site visit**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 170 Landscape - Refurbish**Approx Quantity: 1 Common area plantings****Location:** Common areas throughout community**Funded?:** No. Annual costs, best handled from Operating budget**History:** Regular maintenance reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 182 Drainage/Stormwater Sys - Maintain**Approx Quantity: 1 Basins, conveyance****Location:** Common areas, hidden components**Funded?:** No. Useful life not predictable, repair/replace as needed from Operating budget**History:** No history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 200 Entry Signs - Replace**Approx Quantity: 2 signs****Location:** South and West elevations of building B**Funded?:** No. Reported maintained by Rental Business, not Hi-Tide Condominium Association**History:** Sign recently replaced**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 210 Barbeques - Replace**Approx Quantity: 2 metal barbeques****Location:** Ocean side of property**Funded?:** No. Cost projected too small for reserve funding; repair/replace as needed from Operating budget**History:** No history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 215 Picnic Tables - Replace**Approx Quantity: 6 wood and metal tables****Location:** Ocean side of property**Funded?:** No. Individual costs projected too small for reserve funding; repair/replace as needed from Operating budget**History:** Reported 2024**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 220 Clam Shack - Repair/Replace/Refurb**Approx Quantity: 1 wood structure****Location:** At front of building A**Funded?:** Yes.**History:** Roof replaced 2022 - \$3,400; electrical replaced 2022; history of ongoing repair/replacement reported**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 5 years**Lower Estimate:** \$ 2,430**Higher Estimate:** \$2,970**Cost Source:** ARI Cost Database: Similar Project**Cost History:**

Building Exterior

Comp #: 500 Roof: Building A - Replace**Approx Quantity: 8,200 SF****Location:** Rooftop of building A**Funded?:** Yes.**History:** Reported planned for 2026; Maint/Repairs included with 2024 replacement of Bldg B roof; prior replacement in 2002
Comments: Remaining useful life reset and cost adjusted based on bid from John Lupo Construction which included demo of roof, chimney chases, install framing, sheathing, fascia, app base over plywood and apply APP 180 torch down roof.**Useful Life:** 25 years**Remaining Life:**

24 years

Lower Estimate: \$ 88,200**Higher Estimate:**

\$108,000

Cost Source: Inflated Estimate Provided by Client:
John Lupo Construction

Comp #: 501 Roof: Building B - Replace**Approx Quantity: 5,400 SF****Location:** Rooftop of building B**Funded?:** Yes.**History:** Building B roof replaced 2024 - John Lupo Construction; prior 1999**Comments:** Remaining useful life adjusted down one year, and cost inflated 3% from previous 2025 reserve study.**Useful Life:** 25 years**Remaining Life:**

22 years

Lower Estimate: \$ 54,300**Higher Estimate:**

\$66,300

Cost Source: Client Cost History: 2024

Comp #: 502 Roof: Building C - Replace**Approx Quantity: 5,800 SF****Location:** Rooftop of building C**Funded?:** Yes.**History:** Maint/Repairs included with 2024 replacement of Bldg B roof; last reported replaced in 2009**Comments:** Remaining useful life adjusted down, and cost adjusted to match proposal from John Lupo Construction plus inflation from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

0 years

Lower Estimate: \$ 64,800**Higher Estimate:**

\$79,200

Cost Source: Inflated Estimate Provided by Client:
John Lupo Construction

Comp #: 505 Roof: Shop Building - Replace**Approx Quantity: 1,500 SF****Location:** Rooftop of shop building**Funded?:** Yes.**History:** Reported resurfaced ~2012**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

6 years

Lower Estimate: \$ 15,000**Higher Estimate:**

\$18,400

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 510 Downspouts - Repair/Replace**Approx Quantity: 750 LF****Location:** Perimeter of all buildings**Funded?:** No. Reported repaired/replaced as-needed from Operating budget**History:** No history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 514 Chimney Chase Covers - Repair/Replace**Approx Quantity: 13 covers****Location:** The building rooftop.**Funded?:** Yes.**History:** 2 Chimney cover replacements anticipated with roof replacement of building A, Wood rot/flashing reported replaced in 2024 on Bldg A & C with Bldg B roof; metal chimney chase covers and flues were last reported replaced in 2009**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:**

7 years

Lower Estimate: \$ 32,800**Higher Estimate:**

\$40,000

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 515 Flue Caps - Repair/Replace**Approx Quantity: 34 caps****Location:** The building rooftop.**Funded?:** Yes.**History:** Wood rot/flashing reported replaced in 2024 on Bldg A & C with Bldg B roof; metal chimney chase covers and flues were last reported replaced in 2009**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:**

7 years

Lower Estimate: \$ 12,900**Higher Estimate:**

\$15,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 520 Siding: Bldg A: Wood - Replace**Approx Quantity: 9,000 GSF****Location:** Exterior building surfaces: Building A**Funded?:** Yes.**History:** Spot repairs in 2024; reported built 1976 - local repairs since that time**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:**

4 years

Lower Estimate: \$ 227,000**Higher Estimate:**

\$277,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 521 Siding: Bldg B: Hardie - Replace**Approx Quantity: 10,800 GSF****Location:** Exterior building surfaces: Building B**Funded?:** Yes.**History:** Reported built 1978; majority of Bldg B siding replaced with fiber-cement panel 2007 - 2009**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:**

32 years

Lower Estimate: \$ 272,000**Higher Estimate:**

\$332,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 522 Siding: Bldg C: Wood - Replace**Approx Quantity: 9,600 GSF****Location:** Exterior building surfaces: Building C**Funded?:** Yes.**History:** Reported built 1980 - local repairs since that time**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:**

4 years

Lower Estimate: \$ 242,000**Higher Estimate:**

\$296,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 523 Siding: Shop, Wood - Replace**Approx Quantity: 1,600 GSF****Location:** Exterior building surfaces: Shop**Funded?:** Yes.**History:** No history reported**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:**

8 years

Lower Estimate: \$ 28,400**Higher Estimate:**

\$34,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 524 Siding: Marblecrete - Maintain**Approx Quantity: 1,200 SF****Location:** South end of building A**Funded?:** No. Useful life not predictable, repair/replace as needed from Operating budget**History:** No history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 530 Exterior: Building A - Paint/Caulk**Approx Quantity: 9,000 GSF****Location:** Exterior building surfaces: Building A**Funded?:** Yes.**History:** Painted 2024; prior 2016: \$17,500**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 7 years**Remaining Life:**

4 years

Lower Estimate: \$ 65,900**Higher Estimate:**

\$80,500

Cost Source: Inflated Client Cost History: 2024

Comp #: 531 Exterior: Building B - Paint/Caulk**Approx Quantity: 10,880 GSF****Location:** Exterior building surfaces: Building B**Funded?:** Yes.**History:** Painted 2023 - \$45,500; prior 2017 with Bldg C: \$32,000.**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 7 years**Remaining Life:**

3 years

Lower Estimate: \$ 45,200**Higher Estimate:**

\$55,200

Cost Source: Inflated Client Cost History: 2023

Comp #: 532 Exterior: Building C - Paint/Caulk**Approx Quantity: 9,600 GSF****Location:** Exterior building surfaces: Building C**Funded?:** Yes.**History:** Painted in 2024 - incl siding repairs: \$73,700; prior 2017**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 7 years**Remaining Life:**

4 years

Lower Estimate: \$ 73,300**Higher Estimate:**

\$89,500

Cost Source: Inflated Client Cost History: 2024

Comp #: 533 Exterior: Shop - Paint/Caulk**Approx Quantity: 1,600 GSF****Location:** Exterior building surfaces: Shop building**Funded?:** No. Included with other building painting projects.**History:** Shop building was last reported painted in 2010**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 534 Windows/Glass Doors: Replace**Approx Quantity: 195 EA****Location:** Building exteriors**Funded?:** Yes.**History:** No one-time or large-scale window/slider replacement projects completed**Comments:** Our Board contact reported ongoing replacement of windows with an annual cost of approximately \$4K each year for the next twelve years. (See component #535 below). We added this new component (#534) beginning with the 2026 report.

This component factors the next window replacement project as a larger one-time project currently estimated to occur in 2056.

Costs and time frames are subject to change after professional building envelope evaluation. See component #990.

Useful Life: 30 years**Remaining Life:**

29 years

Lower Estimate: \$ 560,000**Higher Estimate:**

\$684,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 535 Windows/Glass Doors: Ongoing - Replace**Approx Quantity: 195 EA****Location:** Building exteriors**Funded?:** Yes.**History:** 2025: \$3,375; previously reported history of as-needed repair/replacement @ \$2,000/yr**Comments:** Dependable Glass & Screens, LLC has completed localized replacements of windows and sliding glass doors, typically due to failed seals. Windows and sliding glass doors are estimated to have an approximate 20-year useful life, and the Association budgets for several replacements annually. Recent replacement costs included \$3,374 for a sliding glass door, \$750 for a small bedroom window, and \$2,179–\$2,362 for large living room windows. Continued annual replacements are anticipated as components age and experience seal failures.**Useful Life:** 1 years**Remaining Life:**

0 years

Lower Estimate: \$ 3,710**Higher Estimate:**

\$4,530

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 536 Entry Doors - Repair/Replace**Approx Quantity: 32 (32) entry doors****Location:** Entry to each individual unit**Funded?:** No. Useful life not predictable, repair/replace as needed from Operating budget**History:** Painted in 2023 and 2024; all unit entry doors reported replaced in 2008**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 537 Storage/Utility Doors - Replace**Approx Quantity: 46 (46) doors****Location:** Parking area storage and miscellaneous doors throughout community**Funded?:** No. Useful life not predictable, repair/replace as needed from Operating budget**History:** No history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 538 Garage Doors - Replace**Approx Quantity: 2 metal roll-up doors****Location:** Shop building**Funded?:** No. Individual costs projected too small for reserve funding**History:** No replacement history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 540 Vinyl Deck: Bldg A - Remediation**Approx Quantity: 1,000 SF****Location:** Elevated decks at back of building A**Funded?:** Yes.**History:** Duradek vinyl surfaces were reported installed at building A in 2006 by Infinity Construction**Comments:** Added funding for eventual remediation of the underlying structure of the decks aligned with the next membrane replacement.**Useful Life:** 50 years**Remaining Life:** 7 years**Lower Estimate:** \$ 64,800**Higher Estimate:** \$79,200**Cost Source:** ARI Cost Database: Similar Project**Cost History**

Comp #: 540 Vinyl Deck: Bldg A - Replace Membrane**Approx Quantity: 1,000 SF****Location:** Elevated decks at back of building A**Funded?:** Yes.**History:** Duradek vinyl surfaces were reported installed at building A in 2006 by Infinity Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 7 years**Lower Estimate:** \$ 34,200**Higher Estimate:** \$41,800**Cost Source:** ARI Cost Database: Similar Project**Cost History**

Comp #: 541 Vinyl Deck: Bldg B - Remediation**Approx Quantity: 1,600 SF****Location:** Elevated decks at back and west end of building B**Funded?:** Yes.**History:** Duradek vinyl surfaces reported installed at building B in 2009 by Lupo Construction**Comments:** Added funding for eventual remediation of the underlying structure of the decks for building B.**Useful Life:** 50 years**Remaining Life:** 35 years**Lower Estimate:** \$ 104,000**Higher Estimate:** \$127,000**Cost Source:** ARI Cost Database: Similar Project**Cost History**

Comp #: 541 Vinyl Deck: Bldg B - Replace Membrane**Approx Quantity: 1,600 SF****Location:** Elevated decks at back and west end of building B**Funded?:** Yes.**History:** Duradek vinyl surfaces reported installed at building B in 2009 by Lupo Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 10 years**Lower Estimate:** \$ 54,700**Higher Estimate:** \$66,900**Cost Source:** ARI Cost Database: Similar Project**Cost History**

Comp #: 542 Vinyl Deck: Bldg C - Remediation**Approx Quantity: 2,000 SF****Location:** Elevated decks at back of building C**Funded?:** Yes.**History:** Duradek vinyl surfaces were reportedly installed at building C in 2008 by Lupo Construction**Comments:** Added funding for eventual remediation of the underlying structure of the decks aligned with the next membrane replacement.**Useful Life:** 50 years**Remaining Life:**

8 years

Lower Estimate: \$ 130,000**Higher Estimate:**

\$158,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 542 Vinyl Deck: Bldg C - Replace Membrane**Approx Quantity: 2,000 SF****Location:** Elevated decks at back of building C**Funded?:** Yes.**History:** Duradek vinyl surfaces were reportedly installed at building C in 2008 by Lupo Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

8 years

Lower Estimate: \$ 68,400**Higher Estimate:**

\$83,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 543 Vinyl Walkway: Bldg A - Remediation**Approx Quantity: 600 SF****Location:** Elevated walkways at front of building A**Funded?:** Yes.**History:** Duradek vinyl surfaces were reported installed at building A in 2006 by Infinity Construction**Comments:** Added funding for eventual remediation of the underlying structure of the walkways aligned with the next membrane replacement.**Useful Life:** 50 years**Remaining Life:**

4 years

Lower Estimate: \$ 38,900**Higher Estimate:**

\$47,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 543 Vinyl Walkway: Bldg A - Replace Membrane**Approx Quantity: 600 SF****Location:** Elevated walkways at front of building A**Funded?:** Yes.**History:** Duradek vinyl surfaces were reported installed at building A in 2006 by Infinity Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

4 years

Lower Estimate: \$ 20,500**Higher Estimate:**

\$25,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 544 Vinyl Walkway: Bldg C - Remediation**Approx Quantity: 1,000 SF****Location:** Elevated walkways at front of building C, and partial stairwells.**Funded?:** Yes.**History:** Duradek vinyl surfaces were reportedly installed at building C in 2008 by Lupo Construction**Comments:** Added funding for eventual remediation of the underlying structure of the walkways aligned with the next membrane replacement.**Useful Life:** 50 years**Remaining Life:**

8 years

Lower Estimate: \$ 64,800**Higher Estimate:**

\$79,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 544 Vinyl Walkway: Bldg C - Replace Membrane**Approx Quantity: 1,000 SF****Location:** Elevated walkways at front of building C, and partial stairwells.**Funded?:** Yes.**History:** Duradek vinyl surfaces were reportedly installed at building C in 2008 by Lupo Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

8 years

Lower Estimate: \$ 34,200**Higher Estimate:**

\$41,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 545 Composite Decks - Repair**Approx Quantity: 480 SF 7 decks****Location:** Building A first floor**Funded?:** Yes.**History:** Some repairs to deck structure reported in 2017**Comments:** Remaining useful life adjusted down one year, and cost inflated 3% from previous 2025 reserve study.**Useful Life:** 25 years**Remaining Life:**

10 years

Lower Estimate: \$ 14,200**Higher Estimate:**

\$17,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 546 Composite Decks - Complete Replacement**Approx Quantity: 480 SF 7 decks****Location:** Building A first floor**Funded?:** Yes.**History:** Some repairs to deck structure reported in 2017**Comments:** Funding added for eventual remediation of decks roughly at the timing below.**Useful Life:** 50 years**Remaining Life:**

35 years

Lower Estimate: \$ 27,600**Higher Estimate:**

\$33,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 550 Glass Railing - Repair/Replace**Approx Quantity: 750 LF****Location:** Adjacent to elevated decks**Funded?:** Yes.**History:** 2022: Railings attached to deteriorated fascia were removed, repaired and reinstalled. Reported installed in 2009**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 30 years**Remaining Life:**

12 years

Lower Estimate: \$ 176,000**Higher Estimate:**

\$214,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 551 Metal Railing - Repair/Replace**Approx Quantity: 450 LF****Location:** Adjacent to elevated walkways**Funded?:** Yes.**History:** 2022: Railings attached to deteriorated fascia were removed, repaired and reinstalled. Reported installed in 2009**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 30 years**Remaining Life:**

12 years

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

\$99,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 552 Metal Railing - Repaint**Approx Quantity: 110 LF metal****Location:** Bldg C - Upper walkway**Funded?:** Yes.**History:** Reported "touched-up" in 2024 - \$1,000; sandblasted/painted in 2020: Black Diamond - \$6,160**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 7 years**Remaining Life:**

6 years

Lower Estimate: \$ 4,950**Higher Estimate:**

\$6,050

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 560 Exterior Lights - Replace**Approx Quantity: 90 Fixtures****Location:** Exterior common area locations**Funded?:** Yes.**History:** Previously reported replaced over the years on as-needed basis**Comments:** Remaining useful life adjusted down to align with exterior remediation for buildings A and C in 2031, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 25 years**Remaining Life:**

4 years

Lower Estimate: \$ 25,100**Higher Estimate:**

\$30,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 570 Vents - Clean/Inspect**Approx Quantity: 1 Moderate quantity****Location:** Exterior building elevations**Funded?:** No. Cost projected too small for reserve funding**History:** No history reported**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 580 Wood Posts - Repair/Replace**Approx Quantity: 27 Wood posts****Location:** Parking areas at buildings B and C**Funded?:** Yes.**History:** 40 posts reported replaced as-needed in 2024 - \$60,000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:**

7 years

Lower Estimate: \$ 40,000**Higher Estimate:**

\$49,000

Cost Source: ROM Estimate Provided by Client

Comp #: 590 Carpeted Stairs - Repair/Replace**Approx Quantity: 4 stair sets****Location:** Access to upper floor locations at buildings B and C**Funded?:** No. Planning to replace with Duradek. See component #596**History:** Reported repaired and replaced as-needed from Operating over the years**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 590 Construction & Bldg Enclosure Management**Approx Quantity: 1 ROM estimate****Location:** Exterior cladding and waterproofing assemblies.**Funded?:** Yes.**History:** None known

Comments: The typical service life of well-constructed wood framed exterior cladding and waterproofing assemblies in our region is approximately 30-50 years. To achieve the best overall value and outcome for a rehabilitative construction project, industry best practice supports engaging both experienced project management and a qualified commercial general contractor.

In addition to the line-item costs identified in this report, this component factors allowance for related expenses associated with project management, general contractor conditions, and ancillary costs in order to establish a comprehensive total project cost.

Typical consulting & miscellaneous construction costs

(with an experienced Project Management and Commercial General Contractor team)

- Building enclosure design documents by architect or engineer, permits
- Project management, including meetings with owners and contractors
- Superintendent and administrative support, profit & overhead
- Temporary facilities, safety, and security
- Access cost premium (e.g. custom scaffolding)
- Materials handling and storage, including forklift rental
- Demolition, disposal, and cleanup
- Contingency for repair of concealed or underlying damage
- Insurance and bonding
- Independent construction review & testing
- Temporary power at each building and sanitary facilities
- Project closeout and warranty documentation

Rehabilitative construction is a defined term within the RCW - many multiunit residential buildings with three stories or more, and associated project costs equal to or greater than 5% of the assessed value of the units must comply with the requirements of RCW 64.55, to include the preparation of building enclosure design documents with detailed waterproofing assemblies by a licensed architect or engineer, as well as independent construction oversight to verify compliance with those details, along with window testing. Even where these standards are not expressly applicable, they provide a well-established framework for reserve planning and asset stewardship and are recommended as a best-practice approach.

We recommend initiating the process by engaging a building envelope consulting firm to perform a condition assessment, including forensic investigation beneath the exterior cladding. This engagement should also include development of rehabilitative specifications, scope of work, bid documents, evaluation of bidders, and ultimately construction oversight and owner representation. Refer to Component #995 for additional information.

Project costs may vary significantly based on several factors, including selected specifications and materials, contractor qualifications, site and market conditions at the time of construction, and the condition of underlying structural framing once exposed. We recommend the Board conduct advance research to clearly define project scope, timing, and budget, including the inclusion of an appropriate contingency allowance.

Useful Life: 50 years**Remaining Life:**

4 years

Lower Estimate: \$ 436,000**Higher Estimate:**

\$532,000

Cost Source: ARI Database, Amento Group, McBride Const

Comp #: 592 Composite Stairs - Repair/Replace**Approx Quantity: 2 stair sets ~(160) SF****Location:** Access to upper floor locations at building A**Funded?:** Yes. Reported maintained by in-house maintenance staff**History:** Replaced with Trex decking in 2012**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 25 years**Remaining Life:**

10 years

Lower Estimate: \$ 13,000**Higher Estimate:**

\$15,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 595 Indoor/Outdoor Carpet - Replace

Location: Building B walkways

Funded?: No. Planning to replace with Duradek. See component #596

History: No history reported

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Lower Estimate: \$ 0

Cost Source:

Remaining Life:

Higher Estimate:

\$0

Approx Quantity: 190 SY

Comp #: 596 Carpet to Vinyl - Replace

Location: Building B walkways & stairs and building C stairs

Funded?: Yes.

History: Reported deferred in 2024

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

Useful Life: 50 years

Lower Estimate: \$ 64,600

Cost Source: Inflated Client Cost Estimate

Remaining Life:

Higher Estimate:

3 years
\$79,000

Approx Quantity: 190 SY

NOTE: This component has been significantly affected by inflation.

Building Interior

Comp #: 700 Office/Store - Refurbish

Approx Quantity: 1 Moderate SF

Location: Office/Store at building A

Funded?: No. Reported maintained by Rental Business and not Hi-Tide Condominium Association responsibility

History: No history reported

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 710 Office Furniture - Replace

Approx Quantity: 1 Minimal amount

Location: Office at building A

Funded?: No. Reported responsibility of the Rental Business, not Hi-Tide Condominium Association

History: No history reported

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 720 Office Equipment - Replace

Approx Quantity: 1 Computers, printers, etc

Location: Office at building A

Funded?: No. Reported responsibility of Rental Business, not Hi-Tide Condominium Association

History: No history reported

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 725 Wi-Fi System - Install/Replace

Approx Quantity: 1 Wifi system

Location: Infrastructure

Funded?: No. Reported plans to fund through the operating budget.

History: Reported recently updated; installed 2016: \$30,000

Comments: Funding removed as the board reported that the Wi-Fi system will be funded for via the operating budget.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 730 Washer/Dryer - Replace

Approx Quantity: 1 (1) washer, (1) dryer

Location: Laundry room at building A

Funded?: No. Reported responsibility of Rental Business, not Hi-Tide Condominium Association

History: No history reported

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 740 Manager's Apartment - Refurbish

Approx Quantity: 1 split level unit

Location: Behind office at building A

Funded?: No. Reported responsibility of Rental Business, not Hi-Tide Condominium Association

History: No history reported

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 750 Interior Foyers - Maintain

Approx Quantity: 70 SF

Location: Building A, near office and stairs at 1st floor, Building C at 2nd floor for access to 2 units. Minimal SF

Funded?: No.

History: None known

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Systems / Equipment

Comp #: 900 Plumbing - Systems Evaluation**Approx Quantity: 1 Supply & drain lines****Location:** Throughout the community.**Funded?:** Yes. Useful life not predictable, prior to systems evaluation**History:** No history reported

Comments: We received a Board request to extend the Remaining Useful life of this component to five years. However given the age of your buildings (50 years) and the harsh marine environment we would strongly advise against this. Plumbing systems are generally considered life limited by the engineering community. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. The Association has not reported any known condition, significant systemic repair history or prior forensic analyses.

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

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

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

0 years

Lower Estimate: \$ 14,300**Higher Estimate:**

\$17,500

Cost Source: Budget Allowance: Kent Engineering
206-455-5121

Comp #: 901 Plumbing - Repair/Replace**Approx Quantity: 1 Supply & drain lines****Location:** Throughout the community.**Funded?:** No. Large-scale repairs or replacements are not predictable prior to a forensic systems evaluation.**History:** Four building shut-off valves reported replaced in 2024

Comments: Plumbing systems are generally considered life limited by the engineering community. The costs for systems replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. The Association has not reported any known condition, significant systemic repair history or prior forensic analyses.

See the previous component for a recommended plumbing evaluation. Until a qualified engineering firm has performed an evaluation of your plumbing systems, and provided specific recommendations, there is no predictable basis for system replacement reserves funding at this time.

Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems.

Treat minor repairs as an ongoing maintenance expense.

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 920 Electrical - System Evaluation**Approx Quantity: 1 evaluation****Location:** Electrical system throughout the property.**Funded?:** Yes. Useful life not currently predictable, repair/replace as needed from Operating budget**History:** No history reported**Comments:** The majority of the electrical system is concealed and not readily accessible for visual inspection. A comprehensive evaluation of electrical systems is outside the scope of a reserve study.

Periodic assessments by qualified professionals are strongly recommended. Appropriate professionals may include a Licensed Professional Engineer (PE), Certified Electrical Safety Professional (CESP), Licensed Master Electrician, or individuals qualified under NFPA 70E and NFPA 70B standards. These evaluations should address component condition, potential hazards and risks, adequacy of maintenance practices, and compliance with applicable codes. Assessment methodologies may include visual inspections, thermographic imaging, and other diagnostic testing as appropriate. Any identified deficiencies or anticipated expenditures that meet reserve study criteria may be incorporated into the reserve funding plan.

Certain electrical system components are known to have limited service lives. Additionally, legacy installations such as Federal Pacific Stab-Lok and Zinsco panels, aluminum branch wiring, and similar materials commonly used between the 1950s and 1980s, may present elevated risks due to known manufacturing defects or fire hazards. Site-specific conditions may also contribute to accelerated deterioration of electrical components.

Allocation of responsibility for electrical system components varies by governing documents and may include distinctions between in-unit components, concealed systems within walls, floors, and ceilings, feeder versus branch wiring, meter banks, disconnects, and main switchgear. Where components are designated as unit owner responsibility, RCW 64.90.440(2) permits association boards to identify components presenting elevated risk and to require specific actions. This may include inspection and testing of in-unit electrical panels, provided owners are given the opportunity to perform such actions independently and to be heard prior to enforcement.

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

0 years

Lower Estimate: \$ 7,650**Higher Estimate:**

\$9,350

Cost Source: Valley Electric, Budget Allowance

Comp #: 921 Electrical System - Repair/Replace**Approx Quantity: 1 system****Location:** Throughout the community.**Funded?:** No. Large-scale repairs or replacements are not predictable.**History:** No history reported**Comments:** The majority of the electrical system is concealed and not readily accessible for visual inspection. A comprehensive evaluation of electrical systems is outside the scope of a reserve study.

Periodic assessments by qualified professionals are strongly recommended. Appropriate professionals may include a Licensed Professional Engineer (PE), Certified Electrical Safety Professional (CESP), Licensed Master Electrician, or individuals qualified under NFPA 70E and NFPA 70B standards. These evaluations should address component condition, potential hazards and risks, adequacy of maintenance practices, and compliance with applicable codes. Assessment methodologies may include visual inspections, thermographic imaging, and other diagnostic testing as appropriate. Any identified deficiencies or anticipated expenditures that meet reserve study criteria may be incorporated into the reserve funding plan.

Certain electrical system components are known to have limited service lives. Additionally, legacy installations such as Federal Pacific Stab-Lok and Zinsco panels, aluminum branch wiring, and similar materials commonly used between the 1950s and 1980s, may present elevated risks due to known manufacturing defects or fire hazards. Site-specific conditions may also contribute to accelerated deterioration of electrical components.

Allocation of responsibility for electrical system components varies by governing documents and may include distinctions between in-unit components, concealed systems within walls, floors, and ceilings, feeder versus branch wiring, meter banks, disconnects, and main switchgear. Where components are designated as unit owner responsibility, RCW 64.90.440(2) permits association boards to identify components presenting elevated risk and to require specific actions. This may include inspection and testing of in-unit electrical panels, provided owners are given the opportunity to perform such actions independently and to be heard prior to enforcement.

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 975 Lawn Mower - Replace**Approx Quantity: 1 John Dere X590****Location:** Stored in maintenance shop building**Funded?:** Yes.**History:** Replaced with used for \$10K - 2017**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 12 years**Remaining Life:**

5 years

Lower Estimate: \$ 10,400**Higher Estimate:**

\$12,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 985 Maintenance Equipment - Replace**Approx Quantity: 1 Extensive tools/equipment****Location:** Stored in maintenance shop building**Funded?:** No. Annual costs, best handled from Operating budget**History:** Reported history of as-needed purchase/replacement**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

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

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

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

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

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 995 Building Envelope & Structure**Approx Quantity: 1 Condition assessment****Location:** The exterior walls, underlying waterproofing components, and structural components.**Funded?:** Yes.**History:** None known

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

The building envelope inspection typically covers at minimum the roofs, decks, siding, windows, doors, sealants/caulking, and flashings. As the building ages, and the waterproofing typically deteriorates, provide more frequent inspections. Building envelope inspections can be either visual or intrusive. An intrusive investigation (where finished materials are removed to view and better understand the underlying systems, conditions and performance) should be of greater benefit, since a visual review provides only a limited amount of information derived from surface observations.

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

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

0 years

Lower Estimate: \$ 9,270**Higher Estimate:**

\$11,300

Cost Source: Budget Allowance: Evolution
Architecture

Comp #: 997 Unit High-Risk Components**Approx Quantity: 1 Inspection & report****Location:** Analysis of in-unit high-risk components.**Funded?:** No. Elective - operating expense**History:** None known

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

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

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 999 Reserve Study - Update**Approx Quantity: 1 Annual update****Location:** Common areas of Association**Funded?:** No. Annual costs best handled from Operating budget**History:** With-Site-Visit: 2025, 2022, 2019, 2016, 2013; No-Site-Visit: 2027, 2026, 2024, 2021, 2020, 2018, 2017, 2015, 2014, 2012, 2011; FULL: 2010**Comments:** Not funded - no changes from prior reserve study.

Thank you for choosing Association Reserves!

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source: