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The Village Green HOA Common Area *Orting, WA*



Report #: 53817-0
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY Update "With-Site-Visit"

September 26, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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The Village Green HOA - Common Area

Report #: **53817-0**

Orting, WA

of Units: 420

Level of Service: **Update "With-Site-Visit"**

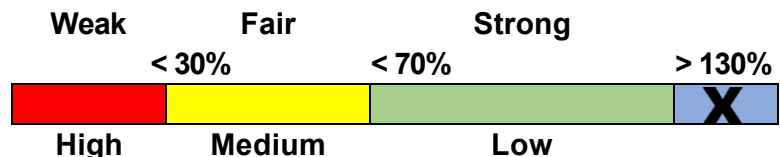
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$223,977
Current Fully Funded Reserve Balance	\$142,667
Percent Funded	157.0 %
Average Reserve (Deficit) or Surplus Per Unit	(\$194)
Recommended 2025 100% Monthly "Full Funding" Reserve Transfers	\$1,500
Recommended 2025 70% Monthly "Threshold Funding" Reserve Transfers	\$1,020
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$1,100
Most Recent Budgeted Reserve Transfer Rate	\$1,496

Reserve Fund Strength: 157.0%



Risk of Special Assessment:

Economic Assumptions:

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

Annual Inflation Rate **3.00 %**

- This is a Update "With-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 157.0 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. 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 \$15,533 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory Appendix			
143 Trellis/Arbor - Repair/Replace	20	0	\$5,000
170 Landscape - Maintain/Refurbish	5	4	\$4,000
171 Trees - Trim/Remove & Replace	5	4	\$8,500
173 Irrigation System - Repair/Replace	5	4	\$4,000
190 Community Monument - Repair/Replace	20	0	\$17,500
195 Mailboxes (a) - Repair/Replace	20	0	\$9,000
197 Mailboxes (b) - Repair/Replace	20	11	\$12,000
198 Mailboxes (c) - Repair/Replace	20	0	\$15,000
200 Mailboxes (d) - Repair/Replace	20	11	\$3,000
201 Mailboxes (e) - Repair/Replace	20	0	\$36,000
202 Mailboxes (f) - Repair/Replace	20	13	\$6,000
203 Mailboxes (g) - Repair/Replace	20	9	\$3,000
204 Mailboxes (h) - Repair/Replace	20	12	\$18,000
330 Basketball Hoops - Repair/Replace	20	0	\$3,500
340 Play Equipment - Repair/Replace	15	8	\$55,000
341 Play Chips - Replenish	3	0	\$5,000
346 Site Furniture - Repair/Replace	20	10	\$10,000
17 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

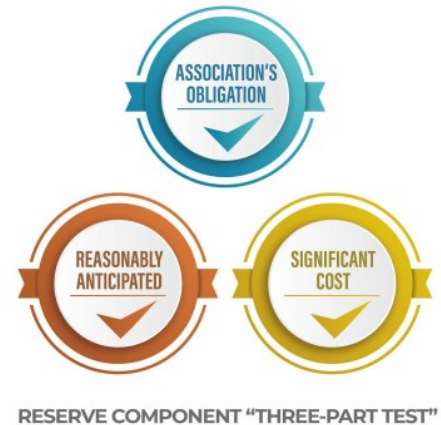


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

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.

Site Inspection Notes

During our site visit on 9/25/2024, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life.

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.

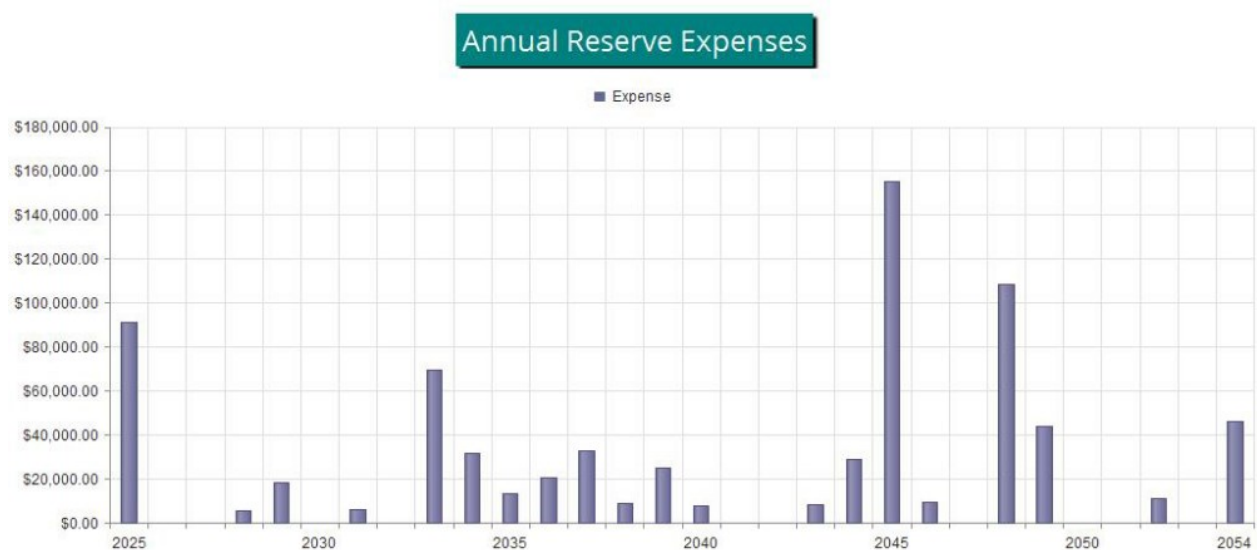


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$223,977 as-of the start of your Fiscal Year on 1/1/2025. As of that date, your Fully Funded Balance is computed to be \$142,667 (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 \$1,500 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

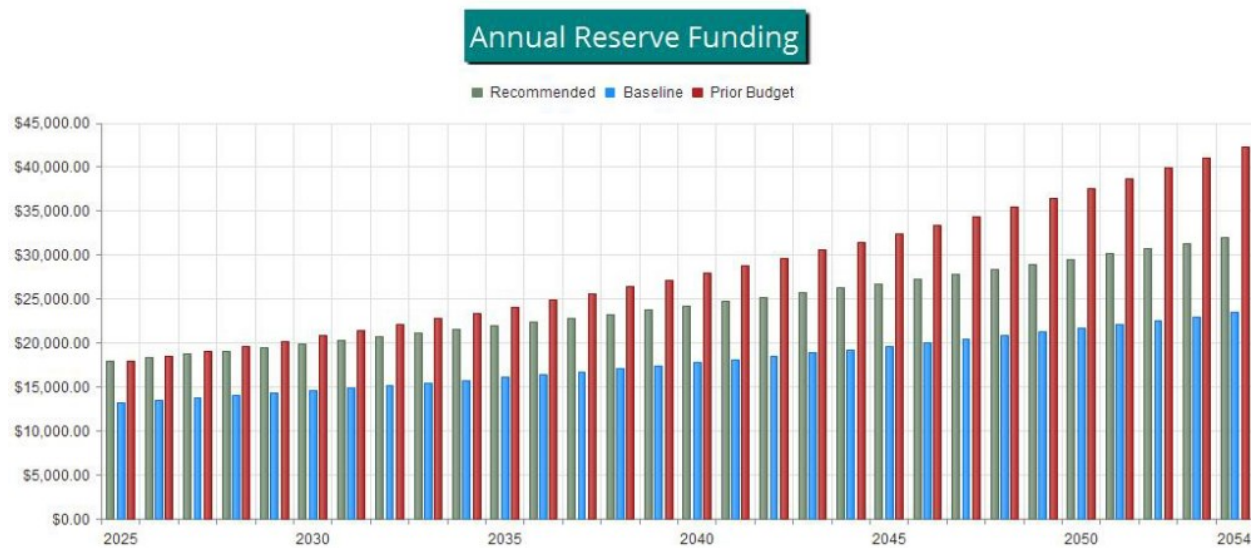


Figure 2

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

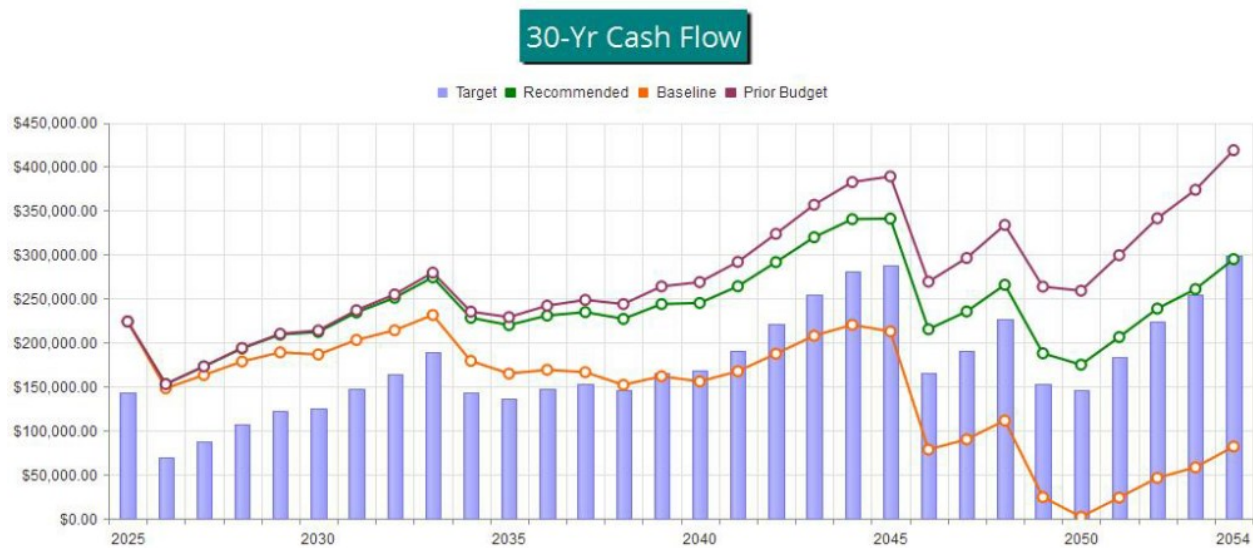


Figure 3

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

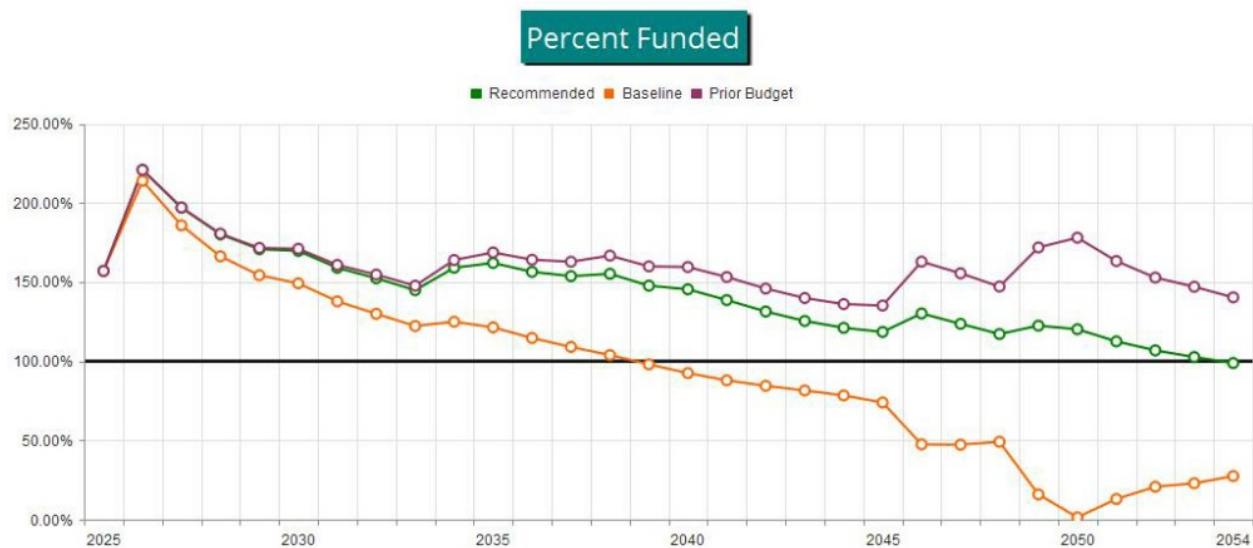


Figure 4



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.



# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Inventory Appendix						
143 Trellis/Arbor - Repair/Replace	1 wood trellis assy	20	0	\$4,000	\$6,000	
170 Landscape - Maintain/Refurbish	Turf, shrubs, etc.	5	4	\$2,000	\$6,000	
171 Trees - Trim/Remove & Replace	Numerous trees	5	4	\$7,000	\$10,000	
173 Irrigation System - Repair/Replace	Heads, lines, timers, etc	5	4	\$2,000	\$6,000	
190 Community Monument - Repair/Replace	4 monuments	20	0	\$15,000	\$20,000	
195 Mailboxes (a) - Repair/Replace	3 clusters	20	0	\$8,100	\$9,900	
197 Mailboxes (b) - Repair/Replace	4 clusters	20	11	\$10,800	\$13,200	
198 Mailboxes (c) - Repair/Replace	5 clusters	20	0	\$13,500	\$16,500	
200 Mailboxes (d) - Repair/Replace	1 clusters	20	11	\$2,700	\$3,300	
201 Mailboxes (e) - Repair/Replace	12 clusters	20	0	\$32,400	\$39,600	
202 Mailboxes (f) - Repair/Replace	2 clusters	20	13	\$5,400	\$6,600	
203 Mailboxes (g) - Repair/Replace	1 cluster	20	9	\$2,700	\$3,300	
204 Mailboxes (h) - Repair/Replace	6 clusters	20	12	\$16,200	\$19,800	
330 Basketball Hoops - Repair/Replace	1 assembly	20	0	\$2,000	\$5,000	
340 Play Equipment - Repair/Replace	1 piece/metal + plastic	15	8	\$50,000	\$60,000	
341 Play Chips - Replenish	~85 CY	3	0	\$4,000	\$6,000	
346 Site Furniture - Repair/Replace	8 pieces	20	10	\$8,000	\$12,000	

17 Total Funded Components



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix								
143	Trellis/Arbor - Repair/Replace	\$5,000	X	20	/	20	=	\$5,000
170	Landscape - Maintain/Refurbish	\$4,000	X	1	/	5	=	\$800
171	Trees - Trim/Remove & Replace	\$8,500	X	1	/	5	=	\$1,700
173	Irrigation System - Repair/Replace	\$4,000	X	1	/	5	=	\$800
190	Community Monument - Repair/Replace	\$17,500	X	20	/	20	=	\$17,500
195	Mailboxes (a) - Repair/Replace	\$9,000	X	20	/	20	=	\$9,000
197	Mailboxes (b) - Repair/Replace	\$12,000	X	9	/	20	=	\$5,400
198	Mailboxes (c) - Repair/Replace	\$15,000	X	20	/	20	=	\$15,000
200	Mailboxes (d) - Repair/Replace	\$3,000	X	9	/	20	=	\$1,350
201	Mailboxes (e) - Repair/Replace	\$36,000	X	20	/	20	=	\$36,000
202	Mailboxes (f) - Repair/Replace	\$6,000	X	7	/	20	=	\$2,100
203	Mailboxes (g) - Repair/Replace	\$3,000	X	11	/	20	=	\$1,650
204	Mailboxes (h) - Repair/Replace	\$18,000	X	8	/	20	=	\$7,200
330	Basketball Hoops - Repair/Replace	\$3,500	X	20	/	20	=	\$3,500
340	Play Equipment - Repair/Replace	\$55,000	X	7	/	15	=	\$25,667
341	Play Chips - Replenish	\$5,000	X	3	/	3	=	\$5,000
346	Site Furniture - Repair/Replace	\$10,000	X	10	/	20	=	\$5,000
								\$142,667



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix				
143 Trellis/Arbor - Repair/Replace	20	\$5,000	\$250	1.61 %
170 Landscape - Maintain/Refurbish	5	\$4,000	\$800	5.15 %
171 Trees - Trim/Remove & Replace	5	\$8,500	\$1,700	10.94 %
173 Irrigation System - Repair/Replace	5	\$4,000	\$800	5.15 %
190 Community Monument - Repair/Replace	20	\$17,500	\$875	5.63 %
195 Mailboxes (a) - Repair/Replace	20	\$9,000	\$450	2.90 %
197 Mailboxes (b) - Repair/Replace	20	\$12,000	\$600	3.86 %
198 Mailboxes (c) - Repair/Replace	20	\$15,000	\$750	4.83 %
200 Mailboxes (d) - Repair/Replace	20	\$3,000	\$150	0.97 %
201 Mailboxes (e) - Repair/Replace	20	\$36,000	\$1,800	11.59 %
202 Mailboxes (f) - Repair/Replace	20	\$6,000	\$300	1.93 %
203 Mailboxes (g) - Repair/Replace	20	\$3,000	\$150	0.97 %
204 Mailboxes (h) - Repair/Replace	20	\$18,000	\$900	5.79 %
330 Basketball Hoops - Repair/Replace	20	\$3,500	\$175	1.13 %
340 Play Equipment - Repair/Replace	15	\$55,000	\$3,667	23.61 %
341 Play Chips - Replenish	3	\$5,000	\$1,667	10.73 %
346 Site Furniture - Repair/Replace	20	\$10,000	\$500	3.22 %
17 Total Funded Components			\$15,533	100.00 %



30-Year Reserve Plan Summary

Report # 53817-0
With-Site-Visit

Fiscal Year Start: 2025

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2025	\$223,977	\$142,667	157.0 %		Low	0.25 %	\$18,000	\$0	\$1,883	\$91,000
2026	\$152,861	\$69,216	220.8 %		Low	2.00 %	\$18,360	\$0	\$1,628	\$0
2027	\$172,849	\$87,772	196.9 %		Low	2.00 %	\$18,727	\$0	\$1,830	\$0
2028	\$193,406	\$107,379	180.1 %		Low	2.00 %	\$19,102	\$0	\$2,011	\$5,464
2029	\$209,056	\$122,455	170.7 %		Low	2.00 %	\$19,484	\$0	\$2,105	\$18,571
2030	\$212,074	\$125,008	169.6 %		Low	2.00 %	\$19,873	\$0	\$2,230	\$0
2031	\$234,177	\$147,306	159.0 %		Low	2.00 %	\$20,271	\$0	\$2,424	\$5,970
2032	\$250,902	\$164,680	152.4 %		Low	2.00 %	\$20,676	\$0	\$2,624	\$0
2033	\$274,203	\$189,298	144.9 %		Low	2.00 %	\$21,090	\$0	\$2,511	\$69,672
2034	\$228,131	\$143,482	159.0 %		Low	2.00 %	\$21,512	\$0	\$2,239	\$31,967
2035	\$219,915	\$135,736	162.0 %		Low	2.00 %	\$21,942	\$0	\$2,252	\$13,439
2036	\$230,670	\$147,467	156.4 %		Low	2.00 %	\$22,381	\$0	\$2,325	\$20,764
2037	\$234,613	\$152,651	153.7 %		Low	2.00 %	\$22,828	\$0	\$2,307	\$32,793
2038	\$226,955	\$146,266	155.2 %		Low	2.00 %	\$23,285	\$0	\$2,353	\$8,811
2039	\$243,782	\$165,074	147.7 %		Low	2.00 %	\$23,751	\$0	\$2,443	\$24,958
2040	\$245,018	\$168,520	145.4 %		Low	2.00 %	\$24,226	\$0	\$2,544	\$7,790
2041	\$263,997	\$190,479	138.6 %		Low	2.00 %	\$24,710	\$0	\$2,776	\$0
2042	\$291,484	\$221,867	131.4 %		Low	2.00 %	\$25,204	\$0	\$3,055	\$0
2043	\$319,743	\$254,968	125.4 %		Low	2.00 %	\$25,708	\$0	\$3,299	\$8,512
2044	\$340,238	\$281,087	121.0 %		Low	2.00 %	\$26,223	\$0	\$3,404	\$28,933
2045	\$340,932	\$287,774	118.5 %		Low	2.00 %	\$26,747	\$0	\$2,779	\$155,326
2046	\$215,132	\$165,318	130.1 %		Low	2.00 %	\$27,282	\$0	\$2,252	\$9,301
2047	\$235,365	\$190,461	123.6 %		Low	2.00 %	\$27,828	\$0	\$2,504	\$0
2048	\$265,696	\$226,831	117.1 %		Low	2.00 %	\$28,384	\$0	\$2,267	\$108,547
2049	\$187,800	\$153,408	122.4 %		Low	2.00 %	\$28,952	\$0	\$1,813	\$43,705
2050	\$174,859	\$145,518	120.2 %		Low	2.00 %	\$29,531	\$0	\$1,905	\$0
2051	\$206,295	\$183,382	112.5 %		Low	2.00 %	\$30,122	\$0	\$2,224	\$0
2052	\$238,640	\$223,388	106.8 %		Low	2.00 %	\$30,724	\$0	\$2,496	\$11,106
2053	\$260,754	\$254,189	102.6 %		Low	2.00 %	\$31,338	\$0	\$2,777	\$0
2054	\$294,869	\$298,420	98.8 %		Low	2.00 %	\$31,965	\$0	\$2,892	\$45,953



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 53817-0
With-Site-Visit

Fiscal Year Start: 2025

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

% Increase										
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2025	\$223,977	\$142,667	157.0 %	<div></div>	Low	-26.48 %	\$13,200	\$0	\$1,859	\$91,000
2026	\$148,037	\$69,216	213.9 %	<div></div>	Low	2.00 %	\$13,464	\$0	\$1,555	\$0
2027	\$163,056	\$87,772	185.8 %	<div></div>	Low	2.00 %	\$13,733	\$0	\$1,707	\$0
2028	\$178,496	\$107,379	166.2 %	<div></div>	Low	2.00 %	\$14,008	\$0	\$1,836	\$5,464
2029	\$188,876	\$122,455	154.2 %	<div></div>	Low	2.00 %	\$14,288	\$0	\$1,876	\$18,571
2030	\$186,469	\$125,008	149.2 %	<div></div>	Low	2.00 %	\$14,574	\$0	\$1,946	\$0
2031	\$202,990	\$147,306	137.8 %	<div></div>	Low	2.00 %	\$14,865	\$0	\$2,084	\$5,970
2032	\$213,969	\$164,680	129.9 %	<div></div>	Low	2.00 %	\$15,163	\$0	\$2,226	\$0
2033	\$231,357	\$189,298	122.2 %	<div></div>	Low	2.00 %	\$15,466	\$0	\$2,052	\$69,672
2034	\$179,203	\$143,482	124.9 %	<div></div>	Low	2.00 %	\$15,775	\$0	\$1,719	\$31,967
2035	\$164,730	\$135,736	121.4 %	<div></div>	Low	2.00 %	\$16,091	\$0	\$1,668	\$13,439
2036	\$169,049	\$147,467	114.6 %	<div></div>	Low	2.00 %	\$16,413	\$0	\$1,676	\$20,764
2037	\$166,375	\$152,651	109.0 %	<div></div>	Low	2.00 %	\$16,741	\$0	\$1,591	\$32,793
2038	\$151,914	\$146,266	103.9 %	<div></div>	Low	2.00 %	\$17,076	\$0	\$1,568	\$8,811
2039	\$161,746	\$165,074	98.0 %	<div></div>	Low	2.00 %	\$17,417	\$0	\$1,587	\$24,958
2040	\$155,792	\$168,520	92.4 %	<div></div>	Low	2.00 %	\$17,765	\$0	\$1,615	\$7,790
2041	\$167,383	\$190,479	87.9 %	<div></div>	Low	2.00 %	\$18,121	\$0	\$1,773	\$0
2042	\$187,277	\$221,867	84.4 %	<div></div>	Low	2.00 %	\$18,483	\$0	\$1,974	\$0
2043	\$207,734	\$254,968	81.5 %	<div></div>	Low	2.00 %	\$18,853	\$0	\$2,139	\$8,512
2044	\$220,213	\$281,087	78.3 %	<div></div>	Low	2.00 %	\$19,230	\$0	\$2,164	\$28,933
2045	\$212,674	\$287,774	73.9 %	<div></div>	Low	2.00 %	\$19,615	\$0	\$1,455	\$155,326
2046	\$78,418	\$165,318	47.4 %	<div></div>	Medium	2.00 %	\$20,007	\$0	\$842	\$9,301
2047	\$89,965	\$190,461	47.2 %	<div></div>	Medium	2.00 %	\$20,407	\$0	\$1,006	\$0
2048	\$111,378	\$226,831	49.1 %	<div></div>	Medium	2.00 %	\$20,815	\$0	\$678	\$108,547
2049	\$24,324	\$153,408	15.9 %	<div></div>	High	2.00 %	\$21,231	\$0	\$131	\$43,705
2050	\$1,982	\$145,518	1.4 %	<div></div>	High	2.00 %	\$21,656	\$0	\$129	\$0
2051	\$23,766	\$183,382	13.0 %	<div></div>	High	2.00 %	\$22,089	\$0	\$350	\$0
2052	\$46,205	\$223,388	20.7 %	<div></div>	High	2.00 %	\$22,531	\$0	\$522	\$11,106
2053	\$58,151	\$254,189	22.9 %	<div></div>	High	2.00 %	\$22,982	\$0	\$700	\$0
2054	\$81,832	\$298,420	27.4 %	<div></div>	High	2.00 %	\$23,441	\$0	\$709	\$45,953



30-Year Income/Expense Detail

Report # 53817-0
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$223,977	\$152,861	\$172,849	\$193,406	\$209,056
Annual Reserve Funding	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,883	\$1,628	\$1,830	\$2,011	\$2,105
Total Income	\$243,861	\$172,849	\$193,406	\$214,520	\$230,645
# Component					
Inventory Appendix					
143 Trellis/Arbor - Repair/Replace	\$5,000	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$4,502
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$9,567
173 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$4,502
190 Community Monument - Repair/Replace	\$17,500	\$0	\$0	\$0	\$0
195 Mailboxes (a) - Repair/Replace	\$9,000	\$0	\$0	\$0	\$0
197 Mailboxes (b) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
198 Mailboxes (c) - Repair/Replace	\$15,000	\$0	\$0	\$0	\$0
200 Mailboxes (d) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Mailboxes (e) - Repair/Replace	\$36,000	\$0	\$0	\$0	\$0
202 Mailboxes (f) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
203 Mailboxes (g) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
204 Mailboxes (h) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
330 Basketball Hoops - Repair/Replace	\$3,500	\$0	\$0	\$0	\$0
340 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Play Chips - Replenish	\$5,000	\$0	\$0	\$5,464	\$0
346 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$91,000	\$0	\$0	\$5,464	\$18,571
Ending Reserve Balance	\$152,861	\$172,849	\$193,406	\$209,056	\$212,074

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$212,074	\$234,177	\$250,902	\$274,203	\$228,131
Annual Reserve Funding	\$19,873	\$20,271	\$20,676	\$21,090	\$21,512
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,230	\$2,424	\$2,624	\$2,511	\$2,239
Total Income	\$234,177	\$256,873	\$274,203	\$297,804	\$251,882
# Component					
Inventory Appendix					
143 Trellis/Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$5,219
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$11,091
173 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$5,219
190 Community Monument - Repair/Replace	\$0	\$0	\$0	\$0	\$0
195 Mailboxes (a) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
197 Mailboxes (b) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
198 Mailboxes (c) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
200 Mailboxes (d) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Mailboxes (e) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Mailboxes (f) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
203 Mailboxes (g) - Repair/Replace	\$0	\$0	\$0	\$0	\$3,914
204 Mailboxes (h) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
330 Basketball Hoops - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$69,672	\$0
341 Play Chips - Replenish	\$0	\$5,970	\$0	\$0	\$6,524
346 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$5,970	\$0	\$69,672	\$31,967
Ending Reserve Balance	\$234,177	\$250,902	\$274,203	\$228,131	\$219,915

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$219,915	\$230,670	\$234,613	\$226,955	\$243,782
Annual Reserve Funding	\$21,942	\$22,381	\$22,828	\$23,285	\$23,751
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,252	\$2,325	\$2,307	\$2,353	\$2,443
Total Income	\$244,109	\$255,376	\$259,748	\$252,593	\$269,975
# Component					
Inventory Appendix					
143 Trellis/Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$6,050
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$12,857
173 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$6,050
190 Community Monument - Repair/Replace	\$0	\$0	\$0	\$0	\$0
195 Mailboxes (a) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
197 Mailboxes (b) - Repair/Replace	\$0	\$16,611	\$0	\$0	\$0
198 Mailboxes (c) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
200 Mailboxes (d) - Repair/Replace	\$0	\$4,153	\$0	\$0	\$0
201 Mailboxes (e) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Mailboxes (f) - Repair/Replace	\$0	\$0	\$0	\$8,811	\$0
203 Mailboxes (g) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
204 Mailboxes (h) - Repair/Replace	\$0	\$0	\$25,664	\$0	\$0
330 Basketball Hoops - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Play Chips - Replenish	\$0	\$0	\$7,129	\$0	\$0
346 Site Furniture - Repair/Replace	\$13,439	\$0	\$0	\$0	\$0
Total Expenses	\$13,439	\$20,764	\$32,793	\$8,811	\$24,958
Ending Reserve Balance	\$230,670	\$234,613	\$226,955	\$243,782	\$245,018

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$245,018	\$263,997	\$291,484	\$319,743	\$340,238
Annual Reserve Funding	\$24,226	\$24,710	\$25,204	\$25,708	\$26,223
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,544	\$2,776	\$3,055	\$3,299	\$3,404
Total Income	\$271,787	\$291,484	\$319,743	\$348,750	\$369,865
# Component					
Inventory Appendix					
143 Trellis/Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$7,014
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$14,905
173 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$7,014
190 Community Monument - Repair/Replace	\$0	\$0	\$0	\$0	\$0
195 Mailboxes (a) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
197 Mailboxes (b) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
198 Mailboxes (c) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
200 Mailboxes (d) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Mailboxes (e) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Mailboxes (f) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
203 Mailboxes (g) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
204 Mailboxes (h) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
330 Basketball Hoops - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Play Chips - Replenish	\$7,790	\$0	\$0	\$8,512	\$0
346 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,790	\$0	\$0	\$8,512	\$28,933
Ending Reserve Balance	\$263,997	\$291,484	\$319,743	\$340,238	\$340,932

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$340,932	\$215,132	\$235,365	\$265,696	\$187,800
Annual Reserve Funding	\$26,747	\$27,282	\$27,828	\$28,384	\$28,952
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,779	\$2,252	\$2,504	\$2,267	\$1,813
Total Income	\$370,458	\$244,666	\$265,696	\$296,347	\$218,564
# Component					
Inventory Appendix					
143 Trellis/Arbor - Repair/Replace	\$9,031	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$8,131
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$17,279
173 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$8,131
190 Community Monument - Repair/Replace	\$31,607	\$0	\$0	\$0	\$0
195 Mailboxes (a) - Repair/Replace	\$16,255	\$0	\$0	\$0	\$0
197 Mailboxes (b) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
198 Mailboxes (c) - Repair/Replace	\$27,092	\$0	\$0	\$0	\$0
200 Mailboxes (d) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Mailboxes (e) - Repair/Replace	\$65,020	\$0	\$0	\$0	\$0
202 Mailboxes (f) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
203 Mailboxes (g) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
204 Mailboxes (h) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
330 Basketball Hoops - Repair/Replace	\$6,321	\$0	\$0	\$0	\$0
340 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$108,547	\$0
341 Play Chips - Replenish	\$0	\$9,301	\$0	\$0	\$10,164
346 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$155,326	\$9,301	\$0	\$108,547	\$43,705
Ending Reserve Balance	\$215,132	\$235,365	\$265,696	\$187,800	\$174,859

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$174,859	\$206,295	\$238,640	\$260,754	\$294,869
Annual Reserve Funding	\$29,531	\$30,122	\$30,724	\$31,338	\$31,965
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,905	\$2,224	\$2,496	\$2,777	\$2,892
Total Income	\$206,295	\$238,640	\$271,860	\$294,869	\$329,726
# Component					
Inventory Appendix					
143 Trellis/Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$9,426
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$20,031
173 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$9,426
190 Community Monument - Repair/Replace	\$0	\$0	\$0	\$0	\$0
195 Mailboxes (a) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
197 Mailboxes (b) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
198 Mailboxes (c) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
200 Mailboxes (d) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Mailboxes (e) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Mailboxes (f) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
203 Mailboxes (g) - Repair/Replace	\$0	\$0	\$0	\$0	\$7,070
204 Mailboxes (h) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
330 Basketball Hoops - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Play Chips - Replenish	\$0	\$0	\$11,106	\$0	\$0
346 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$11,106	\$0	\$45,953
Ending Reserve Balance	\$206,295	\$238,640	\$260,754	\$294,869	\$283,773



Accuracy, Limitations, and Disclosures

"The 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 transfers 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 transfers to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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

Inventory Appendix

Comp #: 100 Concrete - Repair/Replace

Quantity: ~Small SF

Location: The community walkways and sports court
Funded?: No. Annual repair needs are below the reserves funding threshold.
History: None known

Comments: The concrete was located in a couple of the parks for pathways and for the sports court underneath the basketball hoop. At the time of our site visit, we did not observe root uplift or other safety hazards with the concrete.

The annual repair needs are below the reserves funding threshold (1% or more of total annual expenses), and should be factored into the operating budget. In our experience, as the community ages larger repair/replacement expenses may emerge that cannot be comfortably absorbed into the operating budget. Currently, it is difficult to predict the timing, scope, and costs of larger repairs. Monitor the concrete annually and if conditions deteriorate leading to larger repair needs, funding can be included within a reserve study update.

As routine maintenance, inspect regularly and pressure wash for appearance. Repair any trip hazards (1/2" difference in height) immediately to ensure safety. Repair promptly, as needed, to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality and service life of the concrete include the preparation of the underlying soil and drainage, thickness and strength of the concrete used, steel reinforcement (none likely), amount and weight of vehicle traffic, and tree roots.

Resources:
<https://mrsc.org/explore-topics/public-works/streets,-road-and-sidewalks/sidewalk-construction-maintenance-and-repair>
<https://www.sakrete.com/blog/post/5-key-considerations-for-small-concrete-repairs/>
<http://www.concretenetwork.com/cold-weather-concrete/weather.html>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 140 Wood Fence - Repair/Replace

Quantity: ~Moderate LF

Location: Along Highway 162

Funded?: No. Component is not the responsibility of the Association

History: None known

Comments: At the time of our site visit, we were advised the fence along Highway 162 is the responsibility of the homeowners and not the association. No funding is provided or appropriate for this component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 143 Trellis/Arbor - Repair/Replace

Quantity: 1 wood trellis assy

Location: Located near retention pond on Boatman Avenue NW

Funded?: Yes.

History: 2000: Assumed initial installation

Comments: At the time of our site visit, the trellis structure was showing the initial stages of rot, especially at the top of the structure. No access was provided to observe the top of the structure in great detail, which is what receives the most rainfall and tends to rot prior to the remaining structure. The trellis structure was stained.

Expect to replace the wood at roughly the time frame shown below. Evaluate it as the remaining useful life approaches zero years, and adjust its life accordingly.

Inspect periodically, and repair as needed. Clean and paint/stain as part of the exterior surfaces paint work (component #533), or as a general maintenance item. Consider installing a metal cap flashing at the top of the wood framing to extend the useful life.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Budget Allowance

Comp #: 160 Pole Lights - Repair/Replace

Quantity: Numerous assemblies

Location: Along the community roadways.

Funded?: No. Maintained by PSE under Intolight program

History: None known

Comments: The pole lights were observed during daylight hours and are assumed to be functional. We observed PSE tags on each light, indicating the maintenance responsibility belongs to Puget Sound Energy through the Intolight program. We observed a portion of the lights to be original to the community and a portion had been replaced with LED lights.

Our recommendation is to plan for a large-scale replacement project at roughly the time frame below, for both cost efficiency and consistent quality/appearance throughout the community. There are a variety of materials and styles available and a general mid-range funding allowance is projected below. Cost can vary significantly depending on the quality of the light pole chosen.

As routine maintenance, inspect, repair, and change bulbs as needed. Where possible, take precautions to limit damage from landscaping equipment.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 170 Landscape - Maintain/Refurbish

Quantity: Turf, shrubs, etc.

Location: Throughout the community.

Funded?: Yes. Costs are best handled with operating funds.

History: None known

Comments: The landscape appeared to be generally healthy. We saw no indications of dead plants, missing plants, overmature plants, or other signs of landscaping in need of renovation.

Landscape maintenance is currently funded through the operating budget. As associations age, many find the need or desire for large-scale refurbishment projects not covered within the maintenance contract, and they allocate funds within reserves. These types of projects can include bed renovations, major replanting, large-scale bark or mulch replacements, turf renovations, drainage improvements, irrigation system extensions/replacement, etc.

Walk the landscaped areas each year with the community’s landscape contractor, and perhaps a landscape architect, to assess the overall health, function, and future needs of maintenance and refurbish to determine if supplemental reserves funding should be planned.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 6,000

Cost Source: Budget Allowance



Comp #: 171 Trees - Trim/Remove & Replace

Quantity: Numerous trees

Location: Throughout the community.

Funded?: Yes.

History: None known

Comments: There were no specific problems with the trees observed or reported at this time. The community trees are generally mature.

This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist to assess the current plantings and to prepare a long term plan for the care and management of the community's trees, balancing aesthetics with the protection of the association's assets. Tree roots can be damaging to walkways, irrigation, underground utilities, and building structures. Track actual expenses, and adjust accordingly in reserve study updates.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 7,000

Worst Case: \$ 10,000

Cost Source: Budget Allowance

Comp #: 173 Irrigation System - Repair/Replace

Quantity: Heads, lines, timers, etc

Location: Throughout the community.

Funded?: Yes.

History: None known

Comments: Our visual observation of the irrigation system was limited, as the majority of the components are below grade. There were no reports of repairs or problems. At the time of this study, no information (plans and/or specifications) was provided to us regarding the extent of the irrigation system.

Have your landscaper or irrigation specialist periodically unearth sections to check lines for any damage or deterioration. PVC can eventually become brittle and leak (typically not before the 40 year mark of life).

As routine maintenance, inspect, test, and repair the system, as needed, as part of the operating budget. Follow proper winterization and spring startup procedures. If properly installed and bedded without defect, the lines could last for many years. Controls for the system can vary greatly in number, cost, and life expectancy - typically each controller is less than \$500. Other elements (i.e. sprinkler heads, valves) within this system are generally lower cost, and have a failure rate that is difficult to predict. These elements are better suited to be handled with operating funds, not reserves.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 6,000

Cost Source: Budget Allowance

Comp #: 180 Drainage & Stormwater - Maintain

Quantity: Catchbasins, drains, etc.

Location: Throughout the community.
Funded?: No. There is no predictable large-scale repair/replacement at this time.
History: None known
Comments: An analysis of the drainage system is beyond the scope of a reserve study, as the vast majority of the drainage system is located below ground. Our observations were very limited to catch basin areas. No problems were observed or reported to us.

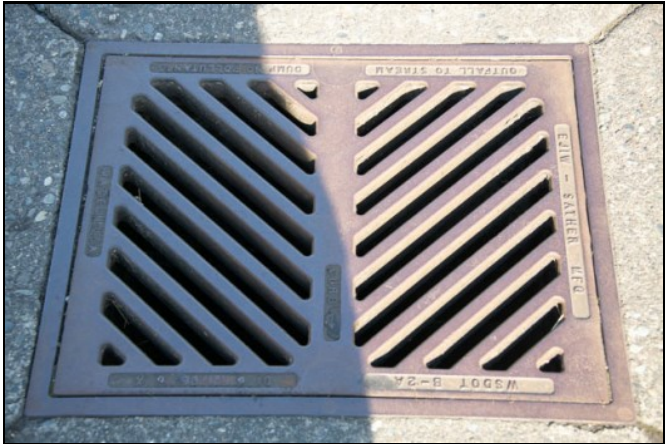
There is no predictable large-scale repair/replacement at this time. Local repairs should be performed as part of general maintenance. If problems become known from a professional evaluation, funding can be included in future reserve studies.

As routine maintenance, inspect regularly, and keep drains/grates free of debris to ensure water drains as intended. Maintenance schedules on stormwater systems depend on the condition of the system itself, and the amount of sediment and debris moving around on site. Stormwater inspections usually consist of inspecting the catch basins and manholes, and ensuring vaults and control structures are properly functioning. Evaluation of the drainage system can include the visual review of the interior drain lines with the use of a miniature remote camera. Clean out the drain lines and basins as often as needed in order to prevent decreased drainage capacity. Repair as needed. The responsibility of keeping the stormwater system in good working order falls on the association.

Resource:
Municipal Research and Services Center - Washington State Stormwater Manuals
<https://mrsc.org/explore-topics/environment/water-topics/storm-and-surface-water-drainage-utilities>

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 182 Stormwater Pond - Refurbish**Quantity: ~Moderate SF**

Location: Within the community.

Funded?: No. Not Association Responsibility

History: None known

Comments: At the time of our site visit, we were informed that the retention pond is not the responsibility of the Association. Thus, no funding is appropriate or provided for the maintenance of this component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 190 Community Monument - Repair/Replace**Quantity: 4 monuments**

Location: The community entrance.

Funded?: Yes.

History: None known

Comments: At the time of our site visit, the sign was observed to be made from wood. Significant rot was observed at the bottom edge of the sign. The paint appeared to be fresh. The sign was set in a large brick and rock structure. We would recommend replacement of the sign at this time.

Reserves funding is recommended for regular intervals of replacement to maintain a consistent and quality appearance.

Inspect periodically, repair, clean, and touch up for appearance, as needed, using operating funds.

Useful Life:
20 yearsRemaining Life:
0 years

Best Case: \$ 15,000

Worst Case: \$ 20,000

Cost Source: Budget Allowance

Comp #: 195 Mailboxes (a) - Repair/Replace

Quantity: 3 clusters

Location: Along the community roadways in Divisions 2 and 5, Phase 1
Funded?: Yes.

History: 2000: Assumed installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 8,100

Worst Case: \$ 9,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 197 Mailboxes (b) - Repair/Replace

Quantity: 4 clusters

Location: Along the community roadways in Divisions 2 and 5, Phase 2

Funded?: Yes.

History: 2016: Assumed installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 10,800

Worst Case: \$ 13,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 198 Mailboxes (c) - Repair/Replace

Quantity: 5 clusters

Location: Along the community roadways in Divisions 3, Phase 1

Funded?: Yes.

History: 2002: Assumed installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 13,500

Worst Case: \$ 16,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 200 Mailboxes (d) - Repair/Replace

Quantity: 1 clusters

Location: Along the community roadways in Divisions 3, Phase 2
Funded?: Yes.

History: 2016: Assumed installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 201 Mailboxes (e) - Repair/Replace

Quantity: 12 clusters

Location: Along the community roadways in Division 4
Funded?: Yes.
History: 2003: Assumed Installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 32,400

Worst Case: \$ 39,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 202 Mailboxes (f) - Repair/Replace

Quantity: 2 clusters

Location: Along the community roadways in Division 6, Phase 1

Funded?: Yes.

History: 2018: Assumed Installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 203 Mailboxes (g) - Repair/Replace

Quantity: 1 cluster

Location: Along the community roadways in Division 6, Phase 2
Funded?: Yes.
History: 2014: Assumed Installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:

20 years

Remaining Life:

9 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 204 Mailboxes (h) - Repair/Replace

Quantity: 6 clusters

Location: Along the community roadways in Division 7

Funded?: Yes.

History: 2017: Assumed Installed

Comments: At the time of our site visit, we observed the mailboxes to be in a range of conditions, from ready for replacement to relatively clean, depending on the age of the individual box. Each set of boxes is divided into a component to reflect the phased installation of the mailboxes. We generally recommend replacement in bulk as much as possible to keep a consistent look throughout the community and to eliminate the need to track individual boxes. The picture below shows one cluster mailbox in the community, it does not reflect phasing.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed with operating funds.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 16,200

Worst Case: \$ 19,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 330 Basketball Hoops - Repair/Replace

Quantity: 1 assembly

Location: The sport court.

Funded?: Yes. The useful life cannot be estimated.

History: None known

Comments: At the time of our site visit, we observed the basketball hoop to be older. We would recommend replacing the backboard at this time. We observed that the net was decayed and should be replaced.

Inspect regularly, and complete any necessary repairs or replacement with operating funds. Track the actual history and expenses, and if warranted, funding can be added to this component in future reports.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 5,000

Cost Source: Budget Allowance



Comp #: 340 Play Equipment - Repair/Replace

Quantity: 1 piece/metal + plastic

Location: The community playground.

Funded?: Yes.

History: 2018: Installed

Comments: At the time of our site visit, we observed the playground to consist of one main structure plus two small spinning chairs. The main structure was made from metal and plastic. The structure is mid-life and showing some signs of age and wear but overall the structure was holding well.

Replacement cycles vary depending on the amount of use/abuse, however, expect to complete an extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear, and utilize operating funds for any repairs needed between replacement cycles.

Note: Code and/or insurance regulations may necessitate "commercial grade" equipment.

Resources:

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

WAC 110-305-4950 Playground Equipment: <https://apps.leg.wa.gov/WAC/default.aspx?cite=110-305-4950>

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: Budget Allowance/Inflated Cost History

Comp #: 341 Play Chips - Replenish

Quantity: ~85 CY

Location: The community playground.

Funded?: Yes.

History: None known

Comments: At the time of our site visit, we observed the playchips to be present but the play area had about 1/2 of the recommended thickness of chips. We would recommend adding additional playchips to bring the depth up to the recommendations below. The budget allowance below covers replacing one half of the chips at the time interval shown.

Periodic replenishment of the play chips is warranted for safety purposes. Although ongoing refurbishing/replenishment should be part of the association's annual maintenance program, we recommend including a funding allowance in reserves for periodic larger projects to maintain safety. The National Safety Counsel and the Consumer Product Safety Commission recommend a minimum depth of 12 inches. Replenishment becomes necessary due to chip loss, compression, and exposure to the elements.

As routine maintenance, inspect regularly, agitate to reduce compression, and replenish low areas to maintain adequate coverage.

Resources:

<https://www.nsc.org/community-safety/safety-topics/child-safety/playground-safety>

<https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Useful Life:

3 years

Remaining Life:

0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Budget Allowance

Comp #: 346 Site Furniture - Repair/Replace

Quantity: 8 pieces

Location: The community parks

Funded?: Yes.

History: None known

Comments: At the time of our site visit, we observed the benches and picnic table to be in well maintained condition. The tables and picnic benches were made from composite plastic mounted to a metal substructure. No damage or vandalism was noted at the time of our site visit.

Inspect regularly, and repair as needed with operating funds. Clean with an appropriate cleaner (refinish if desired) using operating funds.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Budget Allowance



Comp #: 990 Ancillary Evaluations**Quantity: 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
- 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:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update**Quantity: Annual update**

Location: The community common and limited common elements.

Funded?: No. Costs are best handled with operating funds.

History: 2025 WSV

Comments: Per Washington State law (RCW), reserve studies are to be updated annually, with site inspections by an independent reserve study professional to occur no less than every three years to assess changes in condition (i.e., physical, economic, governmental, etc), and the resulting effect on the community's long-term reserves plan. Reserve Study costs are most appropriately factored within the annual operating budget, not as a reserves component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: