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**zHome Neighborhood  
Issaquah, WA**



Report #: 26469-10  
Beginning: July 1, 2024  
Expires: June 30, 2025

**RESERVE STUDY  
Update "No-Site-Visit"**

December 21, 2023

# 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.

**R**egardless 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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**zHome Neighborhood**

Issaquah, WA

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

Report #: **26469-10**

# of Units: 10

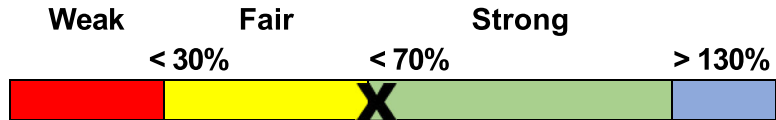
**July 1, 2024 through June 30, 2025**

**Findings & Recommendations**

**as of July 1, 2024**

Starting Reserve Balance	\$216,688
Current Fully Funded Reserve Balance	\$304,104
Percent Funded	71.3 %
Average Reserve (Deficit) or Surplus Per Unit	(\$8,742)
Recommended 2024 100% Monthly "Full Funding" Contributions	\$3,270
Recommended 2024 70% Monthly "Threshold Funding" Contributions	\$2,810
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$1,810
Most Recent Budgeted Contribution Rate	\$2,833

**Reserve Fund Strength: 71.3%**



**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 71.3 % 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 \$39,080 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution 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 contribution 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
<b>Site / Grounds</b>			
100 Concrete - Repair/Replace	5	2	\$3,300
103 Concrete Pavers - Repair/Replace	5	2	\$3,300
104 Pervious Concrete - Repair/Replace	50	38	\$20,050
142 Entry Trellis - Repair/Replace	15	2	\$6,700
164 Path Lights - Replace	15	2	\$1,550
182 Drainage/Stormwater Sys - Clean	8	0	\$2,400
200 Signs/Identifiers - Replace	6	3	\$1,950
205 Mailboxes - Replace	25	12	\$1,550
<b>Building Exteriors</b>			
500 Steep Slope Roofing - Repr/Replace	30	17	\$61,900
502 Roofs - Inspect/Clean/Repair	3	0	\$8,485
505 Low Slope Roofing - Repair/Replace	20	7	\$50,600
507 Garden/Trash Roof - Repair/Replace	20	7	\$6,750
510 Gutters/Downspouts - Repair/Replace	30	17	\$10,400
522 Siding:Fiber Cement - Rpr/Replace	50	37	\$281,500
523 Siding:Cedar – Repair/Replace	50	37	\$166,000
524 Siding:Fiber Cement -Full Paint/Clk	10	6	\$51,350
526 Building Exteriors - Repairs	10	1	\$17,950
529 Cedar Siding - Prep/Caulk/Stain	5	2	\$43,200
560 Exterior Lights - Replace	24	12	\$6,750
<b>Systems</b>			
900 Side Sewers - Repair/Replace	5	2	\$3,200
905 Resd. Water Lines - Repair/Replace	5	2	\$3,200
970 Solar Panels Common Areas - Replace	40	28	\$2,350
972 Micro Inverters, Solar CA- Replace	20	8	\$1,450
980 Geothermal Circulating Pump#1 -Repl	15	11	\$7,150
980 Geothermal Circulating Pump#2 -Repl	15	2	\$7,150
981 Environol Fluid(Geotherm) - Replace	15	2	\$12,750

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

## Methodology



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

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

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

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



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

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

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

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

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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 contribute?



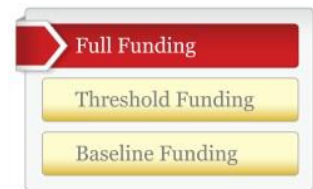
RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

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.

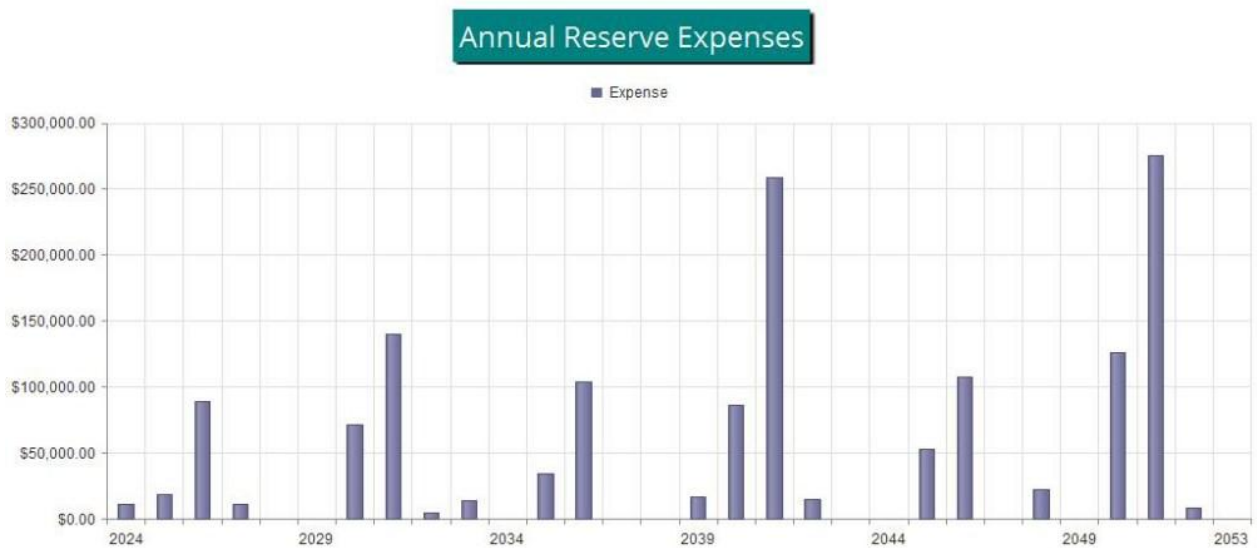


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$216,688 as-of the start of your Fiscal Year on 7/1/2024. As of that date, your Fully Funded Balance is computed to be \$304,104 (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 contributions of \$3,270 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.

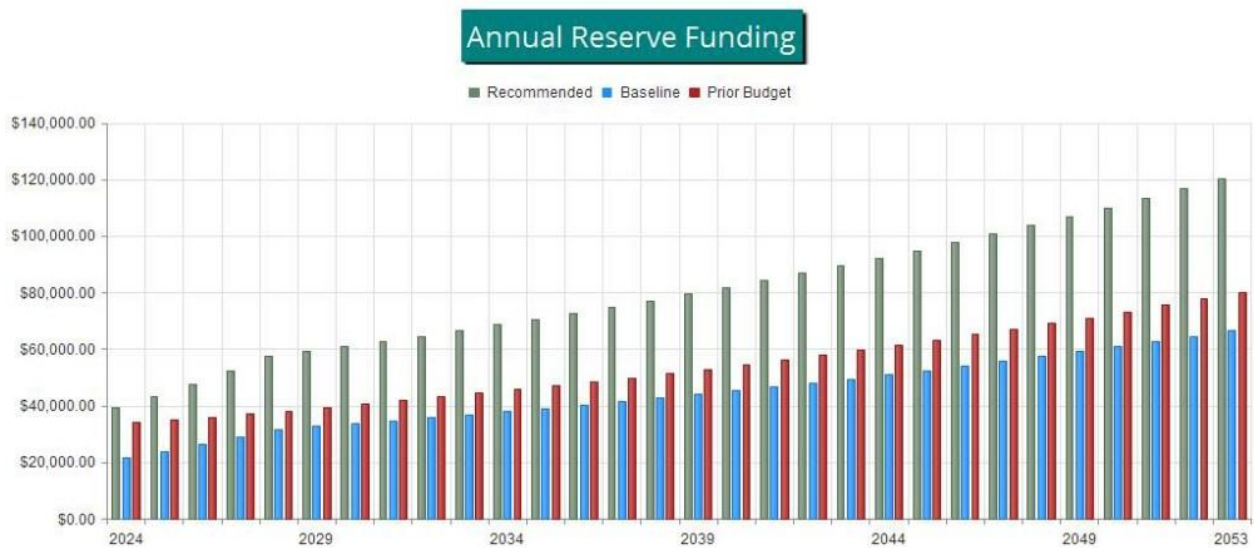


Figure 2

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

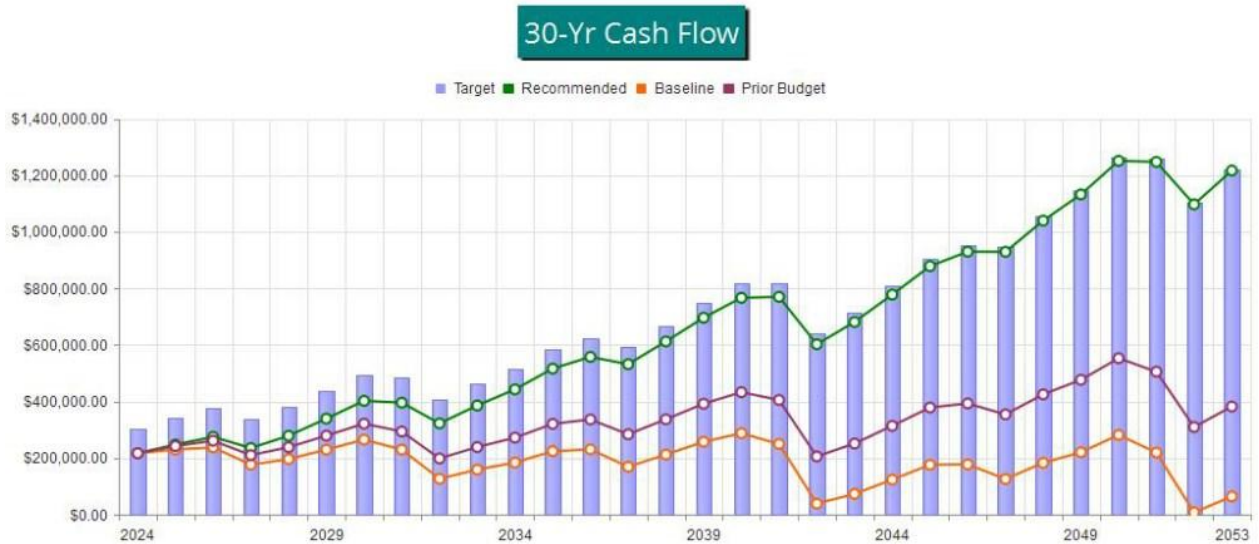


Figure 3

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.

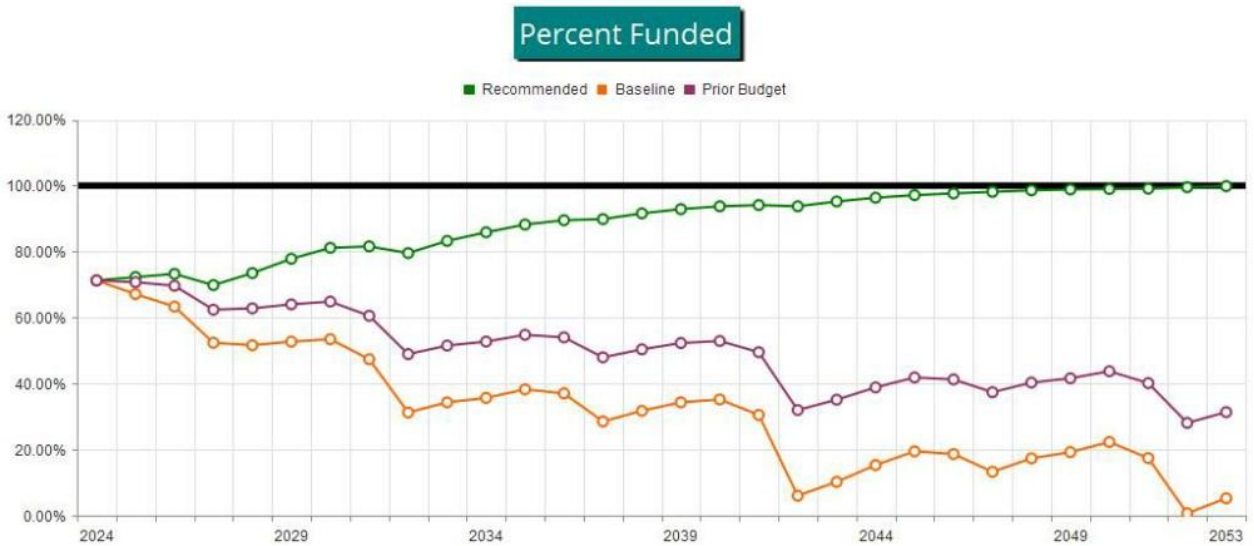


Figure 4



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 contributions 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 contribution rate. 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	
<b>Site / Grounds</b>						
100	Concrete - Repair/Replace	Moderate, poured in place	5	2	\$2,200	\$4,400
103	Concrete Pavers - Repair/Replace	Moderate, squares	5	2	\$2,200	\$4,400
104	Pervious Concrete - Repair/Replace	~1,300 GSF	50	38	\$13,900	\$26,200
142	Entry Trellis - Repair/Replace	(1) 6' X 12' painted wood	15	2	\$5,300	\$8,100
164	Path Lights - Replace	~(8) metal, low voltage	15	2	\$1,000	\$2,100
182	Drainage/Stormwater Sys - Clean	Pipes, drains, etc.	8	0	\$1,400	\$3,400
200	Signs/Identifiers - Replace	Moderate, assorted	6	3	\$1,900	\$2,000
205	Mailboxes - Replace	(2) six box banks, metal	25	12	\$1,000	\$2,100
<b>Building Exteriors</b>						
500	Steep Slope Roofing - Repr/Replace	~7,500 GSF, shingles	30	17	\$56,200	\$67,600
502	Roofs - Inspect/Clean/Repair	~9,900 GSF	3	0	\$6,370	\$10,600
505	Low Slope Roofing - Repair/Replace	~2,400 GSF, single ply	20	7	\$45,000	\$56,200
507	Garden/Trash Roof - Repair/Replace	~300 GSF, single ply	20	7	\$4,500	\$9,000
510	Gutters/Downspouts - Repair/Replace	~1,000 LF, aluminum	30	17	\$9,300	\$11,500
522	Siding:Fiber Cement - Rpr/Replace	~12,700 GSF lap/panel	50	37	\$225,000	\$338,000
523	Siding:Cedar - Repair/Replace	~5,200 GSF, lap	50	37	\$141,000	\$191,000
524	Siding:Fiber Cement -Full Paint/Clk	~12,700 GSF lap/panel	10	6	\$44,900	\$57,800
526	Building Exteriors - Repairs	Local areas/touch-up	10	1	\$14,400	\$21,500
529	Cedar Siding - Prep/Caulk/Stain	~5,200 GSF	5	2	\$37,400	\$49,000
560	Exterior Lights - Replace	~(40) plastic/metal	24	12	\$5,400	\$8,100
<b>Systems</b>						
900	Side Sewers - Repair/Replace	~270 LF, PVC	5	2	\$2,700	\$3,700
905	Resd. Water Lines - Repair/Replace	~175 LF	5	2	\$2,700	\$3,700
970	Solar Panels Common Areas - Replace	(4) panels	40	28	\$2,000	\$2,700
972	Micro Inverters, Solar CA- Replace	(4) Enphase	20	8	\$1,100	\$1,800
980	Geothermal Circulating Pump#1 -Repl	(1) large pump	15	11	\$6,600	\$7,700
980	Geothermal Circulating Pump#2 -Repl	(1) large pump	15	2	\$6,600	\$7,700
981	Environol Fluid(Geotherm) - Replace	Closed loop fluid	15	2	\$12,100	\$13,400
26	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Site / Grounds</b>								
100	Concrete - Repair/Replace	\$3,300	X	3	/	5	=	\$1,980
103	Concrete Pavers - Repair/Replace	\$3,300	X	3	/	5	=	\$1,980
104	Pervious Concrete - Repair/Replace	\$20,050	X	12	/	50	=	\$4,812
142	Entry Trellis - Repair/Replace	\$6,700	X	13	/	15	=	\$5,807
164	Path Lights - Replace	\$1,550	X	13	/	15	=	\$1,343
182	Drainage/Stormwater Sys - Clean	\$2,400	X	8	/	8	=	\$2,400
200	Signs/Identifiers - Replace	\$1,950	X	3	/	6	=	\$975
205	Mailboxes - Replace	\$1,550	X	13	/	25	=	\$806
<b>Building Exteriors</b>								
500	Steep Slope Roofing - Repr/Replace	\$61,900	X	13	/	30	=	\$26,823
502	Roofs - Inspect/Clean/Repair	\$8,485	X	3	/	3	=	\$8,485
505	Low Slope Roofing - Repair/Replace	\$50,600	X	13	/	20	=	\$32,890
507	Garden/Trash Roof - Repair/Replace	\$6,750	X	13	/	20	=	\$4,388
510	Gutters/Downspouts - Repair/Replace	\$10,400	X	13	/	30	=	\$4,507
522	Siding:Fiber Cement - Rpr/Replace	\$281,500	X	13	/	50	=	\$73,190
523	Siding:Cedar – Repair/Replace	\$166,000	X	13	/	50	=	\$43,160
524	Siding:Fiber Cement -Full Paint/Clk	\$51,350	X	4	/	10	=	\$20,540
526	Building Exteriors - Repairs	\$17,950	X	9	/	10	=	\$16,155
529	Cedar Siding - Prep/Caulk/Stain	\$43,200	X	3	/	5	=	\$25,920
560	Exterior Lights - Replace	\$6,750	X	12	/	24	=	\$3,375
<b>Systems</b>								
900	Side Sewers - Repair/Replace	\$3,200	X	3	/	5	=	\$1,920
905	Resd. Water Lines - Repair/Replace	\$3,200	X	3	/	5	=	\$1,920
970	Solar Panels Common Areas - Replace	\$2,350	X	12	/	40	=	\$705
972	Micro Inverters, Solar CA- Replace	\$1,450	X	12	/	20	=	\$870
980	Geothermal Circulating Pump#1 -Repl	\$7,150	X	4	/	15	=	\$1,907
980	Geothermal Circulating Pump#2 -Repl	\$7,150	X	13	/	15	=	\$6,197
981	Environol Fluid(Geotherm) - Replace	\$12,750	X	13	/	15	=	\$11,050
								\$304,104

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Site / Grounds</b>				
100 Concrete - Repair/Replace	5	\$3,300	\$660	1.69 %
103 Concrete Pavers - Repair/Replace	5	\$3,300	\$660	1.69 %
104 Pervious Concrete - Repair/Replace	50	\$20,050	\$401	1.03 %
142 Entry Trellis - Repair/Replace	15	\$6,700	\$447	1.14 %
164 Path Lights - Replace	15	\$1,550	\$103	0.26 %
182 Drainage/Stormwater Sys - Clean	8	\$2,400	\$300	0.77 %
200 Signs/Identifiers - Replace	6	\$1,950	\$325	0.83 %
205 Mailboxes - Replace	25	\$1,550	\$62	0.16 %
<b>Building Exteriors</b>				
500 Steep Slope Roofing - Repr/Replace	30	\$61,900	\$2,063	5.28 %
502 Roofs - Inspect/Clean/Repair	3	\$8,485	\$2,828	7.24 %
505 Low Slope Roofing - Repair/Replace	20	\$50,600	\$2,530	6.47 %
507 Garden/Trash Roof - Repair/Replace	20	\$6,750	\$338	0.86 %
510 Gutters/Downspouts - Repair/Replace	30	\$10,400	\$347	0.89 %
522 Siding:Fiber Cement - Rpr/Replace	50	\$281,500	\$5,630	14.41 %
523 Siding:Cedar – Repair/Replace	50	\$166,000	\$3,320	8.50 %
524 Siding:Fiber Cement -Full Paint/Clk	10	\$51,350	\$5,135	13.14 %
526 Building Exteriors - Repairs	10	\$17,950	\$1,795	4.59 %
529 Cedar Siding - Prep/Caulk/Stain	5	\$43,200	\$8,640	22.11 %
560 Exterior Lights - Replace	24	\$6,750	\$281	0.72 %
<b>Systems</b>				
900 Side Sewers - Repair/Replace	5	\$3,200	\$640	1.64 %
905 Resd. Water Lines - Repair/Replace	5	\$3,200	\$640	1.64 %
970 Solar Panels Common Areas - Replace	40	\$2,350	\$59	0.15 %
972 Micro Inverters, Solar CA- Replace	20	\$1,450	\$73	0.19 %
980 Geothermal Circulating Pump#1 -Repl	15	\$7,150	\$477	1.22 %
980 Geothermal Circulating Pump#2 -Repl	15	\$7,150	\$477	1.22 %
981 Environol Fluid(Geotherm) - Replace	15	\$12,750	\$850	2.18 %
26 Total Funded Components			\$39,080	100.00 %



Fiscal Year Start: 2024

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$216,688	\$304,104	71.3 %	Low	15.41 %	\$39,240	\$0	\$2,319	\$10,885
2025	\$247,362	\$342,267	72.3 %	Low	10.00 %	\$43,164	\$0	\$2,609	\$18,489
2026	\$274,646	\$374,952	73.2 %	Low	10.00 %	\$47,480	\$0	\$2,548	\$89,487
2027	\$235,188	\$336,732	69.8 %	Medium	10.00 %	\$52,228	\$0	\$2,568	\$11,403
2028	\$278,581	\$379,074	73.5 %	Low	10.00 %	\$57,451	\$0	\$3,087	\$0
2029	\$339,120	\$435,750	77.8 %	Low	3.00 %	\$59,175	\$0	\$3,704	\$0
2030	\$401,999	\$495,486	81.1 %	Low	3.00 %	\$60,950	\$0	\$3,986	\$71,446
2031	\$395,488	\$484,824	81.6 %	Low	3.00 %	\$62,779	\$0	\$3,587	\$139,652
2032	\$322,202	\$405,032	79.5 %	Low	3.00 %	\$64,662	\$0	\$3,537	\$4,877
2033	\$385,524	\$463,150	83.2 %	Low	3.00 %	\$66,602	\$0	\$4,139	\$13,615
2034	\$442,649	\$515,540	85.9 %	Low	3.00 %	\$68,600	\$0	\$4,791	\$0
2035	\$516,041	\$585,102	88.2 %	Low	3.00 %	\$70,658	\$0	\$5,365	\$34,744
2036	\$557,319	\$622,587	89.5 %	Low	3.00 %	\$72,778	\$0	\$5,442	\$104,059
2037	\$531,479	\$591,473	89.9 %	Low	3.00 %	\$74,961	\$0	\$5,716	\$0
2038	\$612,155	\$668,329	91.6 %	Low	3.00 %	\$77,210	\$0	\$6,538	\$0
2039	\$695,903	\$749,264	92.9 %	Low	3.00 %	\$79,526	\$0	\$7,309	\$16,257
2040	\$766,480	\$817,708	93.7 %	Low	3.00 %	\$81,912	\$0	\$7,678	\$86,253
2041	\$769,817	\$817,991	94.1 %	Low	3.00 %	\$84,369	\$0	\$6,857	\$258,919
2042	\$602,124	\$642,375	93.7 %	Low	3.00 %	\$86,900	\$0	\$6,413	\$14,445
2043	\$680,992	\$715,295	95.2 %	Low	3.00 %	\$89,507	\$0	\$7,291	\$0
2044	\$777,790	\$807,336	96.3 %	Low	3.00 %	\$92,192	\$0	\$8,277	\$0
2045	\$878,260	\$904,255	97.1 %	Low	3.00 %	\$94,958	\$0	\$9,035	\$52,804
2046	\$929,448	\$951,875	97.6 %	Low	3.00 %	\$97,807	\$0	\$9,288	\$107,685
2047	\$928,858	\$946,643	98.1 %	Low	3.00 %	\$100,741	\$0	\$9,837	\$0
2048	\$1,039,436	\$1,054,483	98.6 %	Low	3.00 %	\$103,763	\$0	\$10,852	\$22,127
2049	\$1,131,925	\$1,145,151	98.8 %	Low	3.00 %	\$106,876	\$0	\$11,908	\$0
2050	\$1,250,709	\$1,263,784	99.0 %	Low	3.00 %	\$110,083	\$0	\$12,484	\$126,161
2051	\$1,247,115	\$1,258,560	99.1 %	Low	3.00 %	\$113,385	\$0	\$11,715	\$275,407
2052	\$1,096,808	\$1,102,059	99.5 %	Low	3.00 %	\$116,787	\$0	\$11,561	\$8,694
2053	\$1,216,462	\$1,218,260	99.9 %	Low	3.00 %	\$120,290	\$0	\$12,825	\$0

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 26469-10  
No-Site-Visit

Fiscal Year Start: 2024

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 Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$216,688	\$304,104	71.3 %	Low	-36.12 %	\$21,720	\$0	\$2,231	\$10,885
2025	\$229,754	\$342,267	67.1 %	Medium	10.00 %	\$23,892	\$0	\$2,335	\$18,489
2026	\$237,493	\$374,952	63.3 %	Medium	10.00 %	\$26,281	\$0	\$2,068	\$89,487
2027	\$176,355	\$336,732	52.4 %	Medium	10.00 %	\$28,909	\$0	\$1,860	\$11,403
2028	\$195,722	\$379,074	51.6 %	Medium	10.00 %	\$31,800	\$0	\$2,126	\$0
2029	\$229,648	\$435,750	52.7 %	Medium	3.00 %	\$32,754	\$0	\$2,472	\$0
2030	\$264,874	\$495,486	53.5 %	Medium	3.00 %	\$33,737	\$0	\$2,471	\$71,446
2031	\$229,636	\$484,824	47.4 %	Medium	3.00 %	\$34,749	\$0	\$1,780	\$139,652
2032	\$126,513	\$405,032	31.2 %	Medium	3.00 %	\$35,791	\$0	\$1,426	\$4,877
2033	\$158,853	\$463,150	34.3 %	Medium	3.00 %	\$36,865	\$0	\$1,713	\$13,615
2034	\$183,816	\$515,540	35.7 %	Medium	3.00 %	\$37,971	\$0	\$2,037	\$0
2035	\$223,824	\$585,102	38.3 %	Medium	3.00 %	\$39,110	\$0	\$2,270	\$34,744
2036	\$230,461	\$622,587	37.0 %	Medium	3.00 %	\$40,284	\$0	\$1,995	\$104,059
2037	\$168,680	\$591,473	28.5 %	High	3.00 %	\$41,492	\$0	\$1,903	\$0
2038	\$212,075	\$668,329	31.7 %	Medium	3.00 %	\$42,737	\$0	\$2,345	\$0
2039	\$257,157	\$749,264	34.3 %	Medium	3.00 %	\$44,019	\$0	\$2,723	\$16,257
2040	\$287,642	\$817,708	35.2 %	Medium	3.00 %	\$45,340	\$0	\$2,684	\$86,253
2041	\$249,412	\$817,991	30.5 %	Medium	3.00 %	\$46,700	\$0	\$1,440	\$258,919
2042	\$38,633	\$642,375	6.0 %	High	3.00 %	\$48,101	\$0	\$557	\$14,445
2043	\$72,846	\$715,295	10.2 %	High	3.00 %	\$49,544	\$0	\$981	\$0
2044	\$123,370	\$807,336	15.3 %	High	3.00 %	\$51,030	\$0	\$1,496	\$0
2045	\$175,896	\$904,255	19.5 %	High	3.00 %	\$52,561	\$0	\$1,766	\$52,804
2046	\$177,418	\$951,875	18.6 %	High	3.00 %	\$54,138	\$0	\$1,513	\$107,685
2047	\$125,385	\$946,643	13.2 %	High	3.00 %	\$55,762	\$0	\$1,540	\$0
2048	\$182,686	\$1,054,483	17.3 %	High	3.00 %	\$57,435	\$0	\$2,013	\$22,127
2049	\$220,007	\$1,145,151	19.2 %	High	3.00 %	\$59,158	\$0	\$2,507	\$0
2050	\$281,672	\$1,263,784	22.3 %	High	3.00 %	\$60,933	\$0	\$2,502	\$126,161
2051	\$218,946	\$1,258,560	17.4 %	High	3.00 %	\$62,761	\$0	\$1,131	\$275,407
2052	\$7,431	\$1,102,059	0.7 %	High	3.00 %	\$64,643	\$0	\$356	\$8,694
2053	\$63,736	\$1,218,260	5.2 %	High	3.00 %	\$66,583	\$0	\$975	\$0

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$216,688	\$247,362	\$274,646	\$235,188	\$278,581
Annual Reserve Funding	\$39,240	\$43,164	\$47,480	\$52,228	\$57,451
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,319	\$2,609	\$2,548	\$2,568	\$3,087
<b>Total Income</b>	<b>\$258,247</b>	<b>\$293,135</b>	<b>\$324,675</b>	<b>\$289,984</b>	<b>\$339,120</b>
# Component					
<b>Site / Grounds</b>					
100 Concrete - Repair/Replace	\$0	\$0	\$3,501	\$0	\$0
103 Concrete Pavers - Repair/Replace	\$0	\$0	\$3,501	\$0	\$0
104 Pervious Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
142 Entry Trellis - Repair/Replace	\$0	\$0	\$7,108	\$0	\$0
164 Path Lights - Replace	\$0	\$0	\$1,644	\$0	\$0
182 Drainage/Stormwater Sys - Clean	\$2,400	\$0	\$0	\$0	\$0
200 Signs/Identifiers - Replace	\$0	\$0	\$0	\$2,131	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Steep Slope Roofing - Repr/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs - Inspect/Clean/Repair	\$8,485	\$0	\$0	\$9,272	\$0
505 Low Slope Roofing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Garden/Trash Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
522 Siding:Fiber Cement - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
523 Siding:Cedar – Repair/Replace	\$0	\$0	\$0	\$0	\$0
524 Siding:Fiber Cement -Full Paint/Clk	\$0	\$0	\$0	\$0	\$0
526 Building Exteriors - Repairs	\$0	\$18,489	\$0	\$0	\$0
529 Cedar Siding - Prep/Caulk/Stain	\$0	\$0	\$45,831	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Side Sewers - Repair/Replace	\$0	\$0	\$3,395	\$0	\$0
905 Resd. Water Lines - Repair/Replace	\$0	\$0	\$3,395	\$0	\$0
970 Solar Panels Common Areas - Replace	\$0	\$0	\$0	\$0	\$0
972 Micro Inverters, Solar CA- Replace	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#1 -Repl	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#2 -Repl	\$0	\$0	\$7,585	\$0	\$0
981 Environol Fluid(Geotherm) - Replace	\$0	\$0	\$13,526	\$0	\$0
<b>Total Expenses</b>	<b>\$10,885</b>	<b>\$18,489</b>	<b>\$89,487</b>	<b>\$11,403</b>	<b>\$0</b>
Ending Reserve Balance	\$247,362	\$274,646	\$235,188	\$278,581	\$339,120

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Starting Reserve Balance	\$339,120	\$401,999	\$395,488	\$322,202	\$385,524
Annual Reserve Funding	\$59,175	\$60,950	\$62,779	\$64,662	\$66,602
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,704	\$3,986	\$3,587	\$3,537	\$4,139
<b>Total Income</b>	<b>\$401,999</b>	<b>\$466,935</b>	<b>\$461,854</b>	<b>\$390,401</b>	<b>\$456,265</b>
<b># Component</b>					
<b>Site / Grounds</b>					
100 Concrete - Repair/Replace	\$0	\$0	\$4,059	\$0	\$0
103 Concrete Pavers - Repair/Replace	\$0	\$0	\$4,059	\$0	\$0
104 Pervious Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
142 Entry Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
164 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
182 Drainage/Stormwater Sys - Clean	\$0	\$0	\$0	\$3,040	\$0
200 Signs/Identifiers - Replace	\$0	\$0	\$0	\$0	\$2,544
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Steep Slope Roofing - Repr/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs - Inspect/Clean/Repair	\$0	\$10,132	\$0	\$0	\$11,071
505 Low Slope Roofing - Repair/Replace	\$0	\$0	\$62,232	\$0	\$0
507 Garden/Trash Roof - Repair/Replace	\$0	\$0	\$8,302	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
522 Siding:Fiber Cement - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
523 Siding:Cedar - Repair/Replace	\$0	\$0	\$0	\$0	\$0
524 Siding:Fiber Cement -Full Paint/Clk	\$0	\$61,315	\$0	\$0	\$0
526 Building Exteriors - Repairs	\$0	\$0	\$0	\$0	\$0
529 Cedar Siding - Prep/Caulk/Stain	\$0	\$0	\$53,131	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Side Sewers - Repair/Replace	\$0	\$0	\$3,936	\$0	\$0
905 Resd. Water Lines - Repair/Replace	\$0	\$0	\$3,936	\$0	\$0
970 Solar Panels Common Areas - Replace	\$0	\$0	\$0	\$0	\$0
972 Micro Inverters, Solar CA- Replace	\$0	\$0	\$0	\$1,837	\$0
980 Geothermal Circulating Pump#1 -Repl	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#2 -Repl	\$0	\$0	\$0	\$0	\$0
981 Environol Fluid(Geotherm) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$71,446</b>	<b>\$139,652</b>	<b>\$4,877</b>	<b>\$13,615</b>
Ending Reserve Balance	\$401,999	\$395,488	\$322,202	\$385,524	\$442,649

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Starting Reserve Balance	\$442,649	\$516,041	\$557,319	\$531,479	\$612,155
Annual Reserve Funding	\$68,600	\$70,658	\$72,778	\$74,961	\$77,210
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,791	\$5,365	\$5,442	\$5,716	\$6,538
<b>Total Income</b>	<b>\$516,041</b>	<b>\$592,063</b>	<b>\$635,538</b>	<b>\$612,155</b>	<b>\$695,903</b>
<b># Component</b>					
<b>Site / Grounds</b>					
100 Concrete - Repair/Replace	\$0	\$0	\$4,705	\$0	\$0
103 Concrete Pavers - Repair/Replace	\$0	\$0	\$4,705	\$0	\$0
104 Pervious Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
142 Entry Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
164 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
182 Drainage/Stormwater Sys - Clean	\$0	\$0	\$0	\$0	\$0
200 Signs/Identifiers - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$2,210	\$0	\$0
<b>Building Exteriors</b>					
500 Steep Slope Roofing - Repr/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs - Inspect/Clean/Repair	\$0	\$0	\$12,098	\$0	\$0
505 Low Slope Roofing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Garden/Trash Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
522 Siding:Fiber Cement - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
523 Siding:Cedar – Repair/Replace	\$0	\$0	\$0	\$0	\$0
524 Siding:Fiber Cement -Full Paint/Clk	\$0	\$0	\$0	\$0	\$0
526 Building Exteriors - Repairs	\$0	\$24,847	\$0	\$0	\$0
529 Cedar Siding - Prep/Caulk/Stain	\$0	\$0	\$61,593	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$9,624	\$0	\$0
<b>Systems</b>					
900 Side Sewers - Repair/Replace	\$0	\$0	\$4,562	\$0	\$0
905 Resd. Water Lines - Repair/Replace	\$0	\$0	\$4,562	\$0	\$0
970 Solar Panels Common Areas - Replace	\$0	\$0	\$0	\$0	\$0
972 Micro Inverters, Solar CA- Replace	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#1 -Repl	\$0	\$9,897	\$0	\$0	\$0
980 Geothermal Circulating Pump#2 -Repl	\$0	\$0	\$0	\$0	\$0
981 Environol Fluid(Geotherm) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$34,744</b>	<b>\$104,059</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$516,041	\$557,319	\$531,479	\$612,155	\$695,903

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
Starting Reserve Balance	\$695,903	\$766,480	\$769,817	\$602,124	\$680,992
Annual Reserve Funding	\$79,526	\$81,912	\$84,369	\$86,900	\$89,507
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,309	\$7,678	\$6,857	\$6,413	\$7,291
<b>Total Income</b>	<b>\$782,737</b>	<b>\$856,070</b>	<b>\$861,043</b>	<b>\$695,438</b>	<b>\$777,790</b>
# Component					
<b>Site / Grounds</b>					
100 Concrete - Repair/Replace	\$0	\$0	\$5,454	\$0	\$0
103 Concrete Pavers - Repair/Replace	\$0	\$0	\$5,454	\$0	\$0
104 Pervious Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
142 Entry Trellis - Repair/Replace	\$0	\$0	\$11,074	\$0	\$0
164 Path Lights - Replace	\$0	\$0	\$2,562	\$0	\$0
182 Drainage/Stormwater Sys - Clean	\$0	\$3,851	\$0	\$0	\$0
200 Signs/Identifiers - Replace	\$3,038	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Steep Slope Roofing - Repr/Replace	\$0	\$0	\$102,311	\$0	\$0
502 Roofs - Inspect/Clean/Repair	\$13,219	\$0	\$0	\$14,445	\$0
505 Low Slope Roofing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Garden/Trash Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$17,190	\$0	\$0
522 Siding:Fiber Cement - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
523 Siding:Cedar - Repair/Replace	\$0	\$0	\$0	\$0	\$0
524 Siding:Fiber Cement -Full Paint/Clk	\$0	\$82,402	\$0	\$0	\$0
526 Building Exteriors - Repairs	\$0	\$0	\$0	\$0	\$0
529 Cedar Siding - Prep/Caulk/Stain	\$0	\$0	\$71,403	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Side Sewers - Repair/Replace	\$0	\$0	\$5,289	\$0	\$0
905 Resd. Water Lines - Repair/Replace	\$0	\$0	\$5,289	\$0	\$0
970 Solar Panels Common Areas - Replace	\$0	\$0	\$0	\$0	\$0
972 Micro Inverters, Solar CA- Replace	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#1 -Repl	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#2 -Repl	\$0	\$0	\$11,818	\$0	\$0
981 Environol Fluid(Geotherm) - Replace	\$0	\$0	\$21,074	\$0	\$0
<b>Total Expenses</b>	<b>\$16,257</b>	<b>\$86,253</b>	<b>\$258,919</b>	<b>\$14,445</b>	<b>\$0</b>
Ending Reserve Balance	\$766,480	\$769,817	\$602,124	\$680,992	\$777,790

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Starting Reserve Balance	\$777,790	\$878,260	\$929,448	\$928,858	\$1,039,436
Annual Reserve Funding	\$92,192	\$94,958	\$97,807	\$100,741	\$103,763
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,277	\$9,035	\$9,288	\$9,837	\$10,852
<b>Total Income</b>	<b>\$878,260</b>	<b>\$982,253</b>	<b>\$1,036,543</b>	<b>\$1,039,436</b>	<b>\$1,154,052</b>
# Component					
<b>Site / Grounds</b>					
100 Concrete - Repair/Replace	\$0	\$0	\$6,323	\$0	\$0
103 Concrete Pavers - Repair/Replace	\$0	\$0	\$6,323	\$0	\$0
104 Pervious Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
142 Entry Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
164 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
182 Drainage/Stormwater Sys - Clean	\$0	\$0	\$0	\$0	\$4,879
200 Signs/Identifiers - Replace	\$0	\$3,628	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Steep Slope Roofing - Repr/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs - Inspect/Clean/Repair	\$0	\$15,785	\$0	\$0	\$17,248
505 Low Slope Roofing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Garden/Trash Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
522 Siding:Fiber Cement - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
523 Siding:Cedar – Repair/Replace	\$0	\$0	\$0	\$0	\$0
524 Siding:Fiber Cement -Full Paint/Clk	\$0	\$0	\$0	\$0	\$0
526 Building Exteriors - Repairs	\$0	\$33,392	\$0	\$0	\$0
529 Cedar Siding - Prep/Caulk/Stain	\$0	\$0	\$82,776	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Side Sewers - Repair/Replace	\$0	\$0	\$6,132	\$0	\$0
905 Resd. Water Lines - Repair/Replace	\$0	\$0	\$6,132	\$0	\$0
970 Solar Panels Common Areas - Replace	\$0	\$0	\$0	\$0	\$0
972 Micro Inverters, Solar CA- Replace	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#1 -Repl	\$0	\$0	\$0	\$0	\$0
980 Geothermal Circulating Pump#2 -Repl	\$0	\$0	\$0	\$0	\$0
981 Environol Fluid(Geotherm) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$52,804</b>	<b>\$107,685</b>	<b>\$0</b>	<b>\$22,127</b>
Ending Reserve Balance	\$878,260	\$929,448	\$928,858	\$1,039,436	\$1,131,925

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
Starting Reserve Balance	\$1,131,925	\$1,250,709	\$1,247,115	\$1,096,808	\$1,216,462
Annual Reserve Funding	\$106,876	\$110,083	\$113,385	\$116,787	\$120,290
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,908	\$12,484	\$11,715	\$11,561	\$12,825
<b>Total Income</b>	<b>\$1,250,709</b>	<b>\$1,373,276</b>	<b>\$1,372,215</b>	<b>\$1,225,156</b>	<b>\$1,349,577</b>
# Component					
<b>Site / Grounds</b>					
100 Concrete - Repair/Replace	\$0	\$0	\$7,330	\$0	\$0
103 Concrete Pavers - Repair/Replace	\$0	\$0	\$7,330	\$0	\$0
104 Pervious Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
142 Entry Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
164 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
182 Drainage/Stormwater Sys - Clean	\$0	\$0	\$0	\$0	\$0
200 Signs/Identifiers - Replace	\$0	\$0	\$4,332	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Steep Slope Roofing - Repr/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs - Inspect/Clean/Repair	\$0	\$0	\$18,848	\$0	\$0
505 Low Slope Roofing - Repair/Replace	\$0	\$0	\$112,397	\$0	\$0
507 Garden/Trash Roof - Repair/Replace	\$0	\$0	\$14,994	\$0	\$0
510 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
522 Siding:Fiber Cement - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
523 Siding:Cedar – Repair/Replace	\$0	\$0	\$0	\$0	\$0
524 Siding:Fiber Cement -Full Paint/Clk	\$0	\$110,741	\$0	\$0	\$0
526 Building Exteriors - Repairs	\$0	\$0	\$0	\$0	\$0
529 Cedar Siding - Prep/Caulk/Stain	\$0	\$0	\$95,960	\$0	\$0
560 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Side Sewers - Repair/Replace	\$0	\$0	\$7,108	\$0	\$0
905 Resd. Water Lines - Repair/Replace	\$0	\$0	\$7,108	\$0	\$0
970 Solar Panels Common Areas - Replace	\$0	\$0	\$0	\$5,377	\$0
972 Micro Inverters, Solar CA- Replace	\$0	\$0	\$0	\$3,317	\$0
980 Geothermal Circulating Pump#1 -Repl	\$0	\$15,420	\$0	\$0	\$0
980 Geothermal Circulating Pump#2 -Repl	\$0	\$0	\$0	\$0	\$0
981 Environol Fluid(Geotherm) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$126,161</b>	<b>\$275,407</b>	<b>\$8,694</b>	<b>\$0</b>
Ending Reserve Balance	\$1,250,709	\$1,247,115	\$1,096,808	\$1,216,462	\$1,349,577





## 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 contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

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.

## Site / Grounds

**Comp #: 100 Concrete - Repair/Replace****Quantity: Moderate, poured in place**

Location: Exteriors walkways, stairs, retaining walls, pads, etc. throughout community

Funded?: Yes.

History: None known

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

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 2,200

Worst Case: \$4,400

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 103 Concrete Pavers - Repair/Replace****Quantity: Moderate, squares**

Location: Common area

Funded?: Yes. Useful life not predictable

History: None known

Comments: Remaining useful life adjusted down and cost allowance inflated from prior reserve study

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 2,200

Worst Case: \$4,400

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 104 Pervious Concrete - Repair/Replace****Quantity: ~1,300 GSF**

Location: Driveways

Funded?: Yes.

History: None known

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

Useful Life: 50 years

Remaining Life: 38 years

Best Case: \$ 13,900

Worst Case: \$26,200

Cost Source: Inflated Est:Wash. Aggregates &  
Conc. Assoc, 206-878-1622**Comp #: 106 Pervious Concrete - Cleaning****Quantity: ~1,300 GSF**

Location: Common area

Funded?: No. Management reports will be operational expense, not Reserves

History: Management reports will be completed in 2020-2021 as operating expense, previous to this in 2017-18 fiscal year

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 114 Steel Rail - Repair/Replace****Quantity: ~40 LF, assorted**

Location: ~20 LF painted pipe rail at stairs and ~20LF ~3' high grid rail adjacent to trellis at entry

Funded?: No. Useful life not predictable

History: None known

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 140 Privacy Screen/Fence - Repr/Replace****Quantity: ~100 LF, ~4' high wood**

Location: West property perimeter adjacent to Units 1-3 &amp; 10

Funded?: No. Unit owner responsibility per resolution

History: None known

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 142 Entry Trellis - Repair/Replace****Quantity: (1) 6' X 12' painted wood**

Location: Entry to community courtyard off of High Street

Funded?: Yes.

History: None known

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

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 5,300

Worst Case: \$8,100

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 164 Path Lights - Replace****Quantity: ~(8) metal, low voltage**

Location: Adjacent to walkway areas within community

Funded?: Yes.

History: None known

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

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 1,000

Worst Case: \$2,100

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 170 Landscape - Refurbish****Quantity: Shrubs, plants, etc.**

Location: Common area open space tracts throughout community

Funded?: No. Useful life not predictable

History: None known

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 182 Drainage/Stormwater Sys - Clean****Quantity: Pipes, drains, etc.**

Location: Throughout community

Funded?: Yes.

History:

Comments: Remaining useful life set at zero as not completed; cost inflated from the prior reserve study.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 1,400

Worst Case: \$3,400

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 200 Signs/Identifiers - Replace****Quantity: Moderate, assorted**

Location: Informational signs posted at site, addresses, unit numbers, etc. attached to bldgs.

Funded?: Yes.

History: 2022 Repalced \$1800; One rainwater reuse sign replaced in 21/22 FY. Replacement in 2017-2018 FY.

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

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 1,900

Worst Case: \$2,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 205 Mailboxes - Replace****Quantity: (2) six box banks, metal**

Location: Mounted within exterior wall of trash enclosure building

Funded?: Yes.

History: None known

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

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 1,000

Worst Case: \$2,100

Cost Source: ARI Cost Database: Similar Project

Cost History

## Building Exteriors

---

**Comp #: 500 Steep Slope Roofing - Repr/Replace****Quantity: ~7,500 GSF, shingles**

Location: Partial rooftops of residential buildings

Funded?: Yes.

History: None known

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

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 56,200

Worst Case: \$67,600

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 502 Roofs - Inspect/Clean/Repair****Quantity: ~9,900 GSF**

Location: All type of roofing

Funded?: Yes.

History: Roofing cleaning and caulking seams in 2020/21 FY

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

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 6,370

Worst Case: \$10,600

Cost Source: Client Cost History, Inflated

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**Comp #: 505 Low Slope Roofing - Repair/Replace****Quantity: ~2,400 GSF, single ply**

Location: Partial rooftops of residential buildings (trash building included separately - #507)

Funded?: Yes.

History: None known

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

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 45,000

Worst Case: \$56,200

Cost Source: Inflated Research with Star Roofing &amp;

Gutters,425-290-7827

---

**Comp #: 507 Garden/Trash Roof - Repair/Replace****Quantity: ~300 GSF, single ply**

Location: Rooftop of trash enclosure building

Funded?: Yes.

History: None known

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

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 4,500

Worst Case: \$9,000

Cost Source: Inflated Research with Star Roofing &amp;

Gutters,425-290-7827

---

**Comp #: 510 Gutters/Downspouts - Repair/Replace****Quantity: ~1,000 LF, aluminum**

Location: Sides of buildings

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. Invoice in April 2021 reflects gutters cleaned as part of roof cleaning.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 9,300

Worst Case: \$11,500

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 522 Siding:Fiber Cement - Rpr/Replace****Quantity: ~12,700 GSF lap/panel**

Location: Portions of exteriors of building

Funded?: Yes.

History: 2023 Partial Repairs \$3300

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

Useful Life: 50 years

Remaining Life: 37 years

Best Case: \$ 225,000

Worst Case: \$338,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 523 Siding:Cedar – Repair/Replace****Quantity: ~5,200 GSF, lap**

Location: Portions of exteriors

Funded?: Yes.

History: None known

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

Useful Life: 50 years

Remaining Life: 37 years

Best Case: \$ 141,000

Worst Case: \$191,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 524 Siding:Fiber Cement -Full Paint/Clk****Quantity: ~12,700 GSF lap/panel**

Location: Exterior of buildings including swing doors

Funded?: Yes.

History: Siding painted in August 2020 (during 20/21 FY), swing doors painted during 2021/22 FY

Comments: In August 2020, siding was painted however, eaves, trim and fascia were not included. Management reports going forward these areas will be included with the siding. Additionally, exterior swing doors at ground level entry and third level patios were sanded and painted with two coats of acrylic DTM semi-glass finish enamel in 2021 during the 21/22 fiscal year. Again, Management wants to plan for this swing doors to be painted as part of the overall siding painting here. Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 44,900

Worst Case: \$57,800

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 526 Building Exteriors - Repairs****Quantity: Local areas/touch-up**

Location: Exterior of buildings

Funded?: Yes.

History: Varies

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. As detailed in previous full paint component, paint cycle frequency is budgeted at 10 year cycles (includes all exteriors - siding, trim, etc.). This component is shown five years following the full paint project and is funding for any exterior building repairs/touch-up that might be needed. This is an allowance and to be adjusted based on professional evaluation/bid process.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 14,400

Worst Case: \$21,500

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 529 Cedar Siding - Prep/Caulk/Stain****Quantity: ~5,200 GSF**

Location: Cedar sided areas of building

Funded?: Yes.

History: 2022 Stained \$29.6k; Last completed in 2021 during 21/22 fiscal year, previous to this 2016-2017 fiscal year

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

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 37,400

Worst Case: \$49,000

Cost Source: Inflated Actual with Paintworx  
(\$35,636.06 in 22/22 FY)**Comp #: 535 Windows/Sliders - Repair/Replace****Quantity: Extensive, assorted**

Location: Exterior walls

Funded?: No. Unit owner responsibility

History: None known

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 537 Pedestrian/Garage Doors - Replace****Quantity: Extensive, assorted**

Location: Entries to units, mechanical doors, trash structure doors and garages

Funded?: No. Unit owner responsibility

History: None known

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 539 Trash Building - Repair/Replace**

**Quantity: 12' X 20' wood frame**

Location: At NE corner of site

Funded?: No. Maintain along with other building components or as part of operating budget

History: None known

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 540 Decks - Repair/Replace**

**Quantity: Various**

Location: Elevated areas adjacent to individual units

Funded?: No. Unit owner responsibility

History: None known

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 560 Exterior Lights - Replace**

**Quantity: ~(40) plastic/metal**

Location: Attached to building exteriors at pedestrian and near garage doors throughout community

Funded?: Yes.

History: None known

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

Useful Life: 24 years

Remaining Life: 12 years

Best Case: \$ 5,400

Worst Case: \$8,100

Cost Source: ARI Cost Database: Similar Project

Cost History

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## Systems

**Comp #: 600 Vehicle Charging Station - Replace****Quantity: Electric station**

Location: Alongside NE High St. at South side of site  
Funded?: No. Association not responsible to maintain, repair or replace  
History: Unknown  
Comments: Not funded - no changes from previous reserve study  
Useful Life:  
Best Case:  
Cost Source:

Remaining Life:  
Worst Case:

**Comp #: 900 Side Sewers - Repair/Replace****Quantity: ~270 LF, PVC**

Location: Throughout community  
Funded?: Yes.  
History: None known  
Comments: Information provided by city Sewer department, states that sewer lines from each lot are 6" SDR (PVC) 35 gasketed pipe (~132 LF) and the main line that these connect to and connects to the City Manhole is 8" SDR (PVC) 35 gasketed pipe (~138 LF). City Sewer department goes on to state this PVC side sewer pipe should typically last around 75 to 100 years depending on location and assumes pipe was laid professionally and on even ground. This is the best and only an estimate for PVC. With this information, the estimated total cost to replace these side sewers is \$40,000 to \$55,000 and with estimated life about 75 years, this calculates to about \$500-700 per year for reserve contribution. As discussed with Association Management, a 5 year allowance is factored based on these costs. This component is primarily to accumulate funds for this project and the actual scope and timing could vary significantly.  
Useful Life: 5 years  
Best Case: \$ 2,700  
Cost Source: ARI Cost Database: Similar Project  
Cost History

Remaining Life: 2 years  
Worst Case: \$3,700

**Comp #: 905 Resd. Water Lines - Repair/Replace****Quantity: ~175 LF**

Location: Throughout community  
Funded?: Yes.  
History: None known  
Comments: This component is for residential water lines from meter boxes to each unit. Funding is being included as discussed with Client Management. In our inquiry with information provided by city Water department, they could not identify what type and size of lines are used. The size shown here is a rough estimate based on map provided to us. The Water department estimates useful life as 50 years. The estimated total cost to replace these water service lines is about \$25,000 to \$35,000 with a 50 year life, this calculates to about \$500 to \$700 per year for reserve contribution. As discussed with Association Management, a 5 year allowance is factored based on these costs. This component is primarily to accumulate funds for this project and the actual scope and timing could vary significantly.  
Useful Life: 5 years  
Best Case: \$ 2,700  
Cost Source: ARI Cost Database: Similar Project  
Cost History

Remaining Life: 2 years  
Worst Case: \$3,700

**Comp #: 950 Cistern Tanks Above Grd - Replace****Quantity: (2) 1000 gallon poly**

Location: Adjacent to Units 1 and 2  
Funded?: No. Individual owner responsibility, not Association per Resolution  
History: None known  
Comments: Not funded - no changes from previous reserve study  
Useful Life:  
Best Case:  
Cost Source:

Remaining Life:  
Worst Case:

**Comp #: 952 Cistern Tanks Underground - Replace****Quantity: (8) 1700 gallon poly**

Location: Adjacent to Unit 3-10  
Funded?: No. Individual owner responsibility, not Association per Resolution  
History: None known  
Comments: Not funded - no changes from previous reserve study  
Useful Life:  
Best Case:  
Cost Source:

Remaining Life:  
Worst Case:

**Comp #: 953 Cistern Tanks/Pumps - Cln/Backflush** **Quantity: (10) tanks, (10) pumps**  
Location: (2) above ground and (8) below ground tanks and (10) pumps within tanks  
Funded?: No. Individual owner responsibility, not Association per Resolution  
History: None known  
Comments: Not funded - no changes from previous reserve study  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 954 Cistern Pumps - Replace** **Quantity: (10) Braewater submersible**  
Location: Installed within each of the (10) rainwater holding tanks  
Funded?: No. Individual owner responsibility, not Association per Resolution  
History: None known  
Comments: Not funded - no changes from previous reserve study  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 956 Cistern Controls - Replace** **Quantity: (10) water level controls**  
Location: At tanks and controls within each individual living unit  
Funded?: No. Individual owner responsibility, not Association per Resolution  
History: None known  
Comments: Not funded - no changes from previous reserve study  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 957 Cistern Pressure Tanks - Replace** **Quantity: (10) 62 gallon steel**  
Location: Installed inside each of the individual living units  
Funded?: No. Individual owner responsibility, not Association per Resolution  
History: None known  
Comments: Not funded - no changes from previous reserve study  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 968 Solar/Photovoltaic System - Repr/Rp** **Quantity: (11) Systems**  
Location: Mounted on rooftops of buildings and at entry trellis  
Funded?: No. Unit owners responsible for individual system; common system included separately  
History: None known  
Comments: Not funded - no changes from previous reserve study  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 970 Solar Panels Common Areas - Replace** **Quantity: (4) panels**  
Location: Mounted on entry trellis  
Funded?: Yes.  
History: None known  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 40 years Remaining Life: 28 years  
Best Case: \$ 2,000 Worst Case: \$2,700  
Cost Source: Inflated Previous Research

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**Comp #: 972 Micro Inverters, Solar CA- Replace** **Quantity: (4) Enphase**  
Location: Mounted on entry trellis  
Funded?: Yes.  
History: None known  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 20 years Remaining Life: 8 years  
Best Case: \$ 1,100 Worst Case: \$1,800  
Cost Source: Previous Research

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**Comp #: 974 Solar Panels CA - Inspect/Clean****Quantity: (4) panels**

Location: Mounted on entry trellis

Funded?: No. Too small for reserve funding

History: Unknown

Comments: Not funded - no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 980 Geothermal Circulating Pump#1 -Repl****Quantity: (1) large pump**

Location: Mechanical closet at end of Units 4-6 building

Funded?: Yes.

History: Replaced August 2020 due to pump failure

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. This component is for the pump replaced in August 2020 due to failure. See next component for second pump.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 6,600

Worst Case: \$7,700

Cost Source: Client Cost History in 2020 (\$6,419)

**Comp #: 980 Geothermal Circulating Pump#2 -Repl****Quantity: (1) large pump**

Location: Mechanical closet at end of Units 4-6 building

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. This component is for the pump not replaced in August 2020 (see previous component).

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 6,600

Worst Case: \$7,700

Cost Source: Client Cost History in 2020 for Pump #1 (\$6,419)

**Comp #: 981 Environol Fluid(Geotherm) - Replace****Quantity: Closed loop fluid**

Location: Within the closed loop system tubing installed within ground

Funded?: Yes.

History: None known

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

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 12,100

Worst Case: \$13,400

Cost Source: Inflated Estimate by NW Mechanical, 206-267-4328

**Comp #: 982 Geothermal Pumps - Replace****Quantity: (20) pumps**

Location: Within each unit

Funded?: No. Individual owner responsibility, not Association per Resolution

History: None known

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 984 Heat Pumps (Geothermal) - Replace****Quantity: (10) Envision Series NSW**

Location: Within each unit

Funded?: No. Individual owner responsibility, not Association per Resolution

History: Unknown

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 986 Hot Water Tanks (GeoThrm) - Replace****Quantity: (10) 120 gallon stainless**

Location: Within each unit

Funded?: No. Individual owner responsibility, not Association per Resolution

History: None known

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 988 Ventilators (Geothermal) - Replace**

**Quantity: (10) heat recovery**

Location: Within each unit

Funded?: No. Individual owner responsibility, not Association per Resolution

History: None known

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**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
- 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 Dept. of Commerce for more information. Rules and compliance are not yet fully formed.

Note: There are several other important professional evaluations to augment reserve 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:

Best Case:

Worst Case:

Cost Source:

**Comp #: 995 Building Envelope & Structure**

**Quantity: Siding, windows, etc.**

Location: The exterior walls, underlying waterproofing components, and structural components.

Funded?: No. Operating expense: cyclical timing and cost may vary after initial baseline study

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 & 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.

Many associations are required by their Declaration to have annual inspections by a qualified architect or engineer to assess the physical condition of the building envelope enclosure. 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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 998 Association Annual Inspection**

**Quantity: Annual inspection**

Location: Common elements of association

Funded?: No. Annual expense, not reserves

History: None known

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 999 Reserve Study - Update**

**Quantity: Annual update**

Location: Common areas of association

Funded?: No. Annual expense, not reserves

History: NSV 24/25; WSV 2023/24 ; NSV 2022/23

Comments: Not funded - no changes from previous reserve study

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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