

PONO

BUILDING CONSULTANTS

RESERVE ANALYSIS REPORT

LEVEL 3: OFF-SITE UPDATE

Cottages at Hastings Green

SE Clinton St. Portland, OR 97206

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Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/‰: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

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- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It’s important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don’t agree or don’t plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it’s important to give you options. That’s why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don’t like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you’ll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It’s okay if the two don’t match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

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For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

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contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, 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. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has

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to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Executive Summary

Property Description		Financial Summary	
Property Name:	Cottages at Hastings Green	Starting Reserve Balance:	\$40,978
Location:	Portland, OR	Fully Funded Reserve Balance:	\$616,396
Project Type:	Condominium	Percent Funded on 1/1/2025:	7%
Number of Units:	23	Current Replacement Cost:	\$2,002,958
Age of Project:	21 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$575,418) or (\$25,018.16) Per Unit Avg

A 23-unit condominium Association located on SE Clinton in Portland, Oregon.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation: 3.50 % Applied to the anticipated expenditures	Interest: 0.35 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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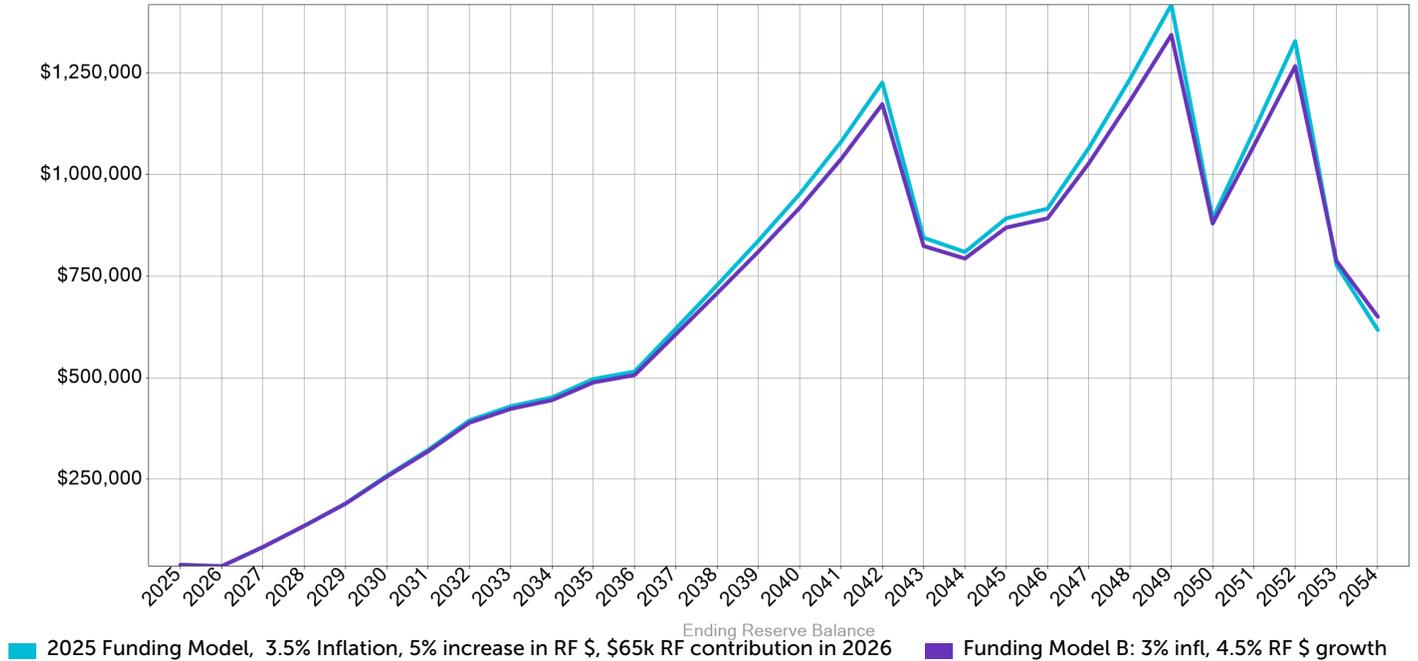
Executive Summary

Summary of Funding Plans

★ Recommended funding plan

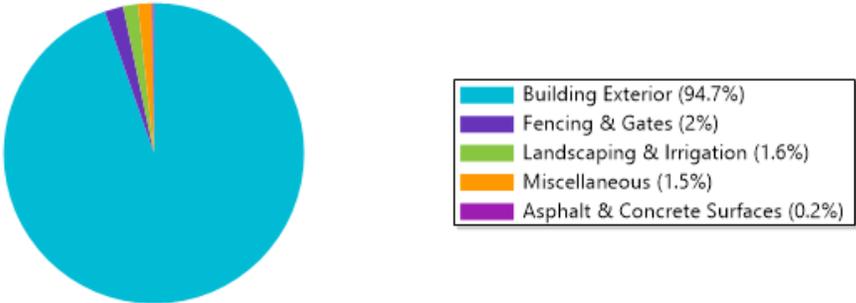
Funding Plans

Funding Plans	Annual Reserve Contributions (Avg. Per Unit)	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During (if Applicable) Next 30 Years	1st Year of Reserve Deficit	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
2025 Funding Model, 3.5% Inflation, 5% increase in RF \$, \$65k RF contribution in 2026 ★	\$75,000	\$271.74	Yes	N/A	\$690,224	31%
Funding Model B: 3% infl, 4.5% RF \$ growth	\$75,000	\$271.74	Yes	N/A	\$671,906	32%



Expenditures by Category

Current Replacement Cost: \$2,002,958.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	5-6	2-4	\$3,303	\$101	\$599	\$1,518	\$488
Building Exterior	1-45	0-34	\$1,897,050	\$36,529	\$89,944	\$549,478	\$73,310
Fencing & Gates	7-40	2-19	\$39,098	\$1,528	\$1,908	\$22,981	\$1,555
Landscaping & Irrigation	10-15	4-7	\$32,673	\$1,243	\$2,357	\$18,693	\$1,921
Miscellaneous	2-99	0-27	\$30,835	\$1,577	\$1,810	\$23,726	\$1,475
Totals			\$2,002,958	\$40,978	\$96,618	\$616,396	\$78,750

Component Inventory

Current Replacement Cost: \$2,002,958

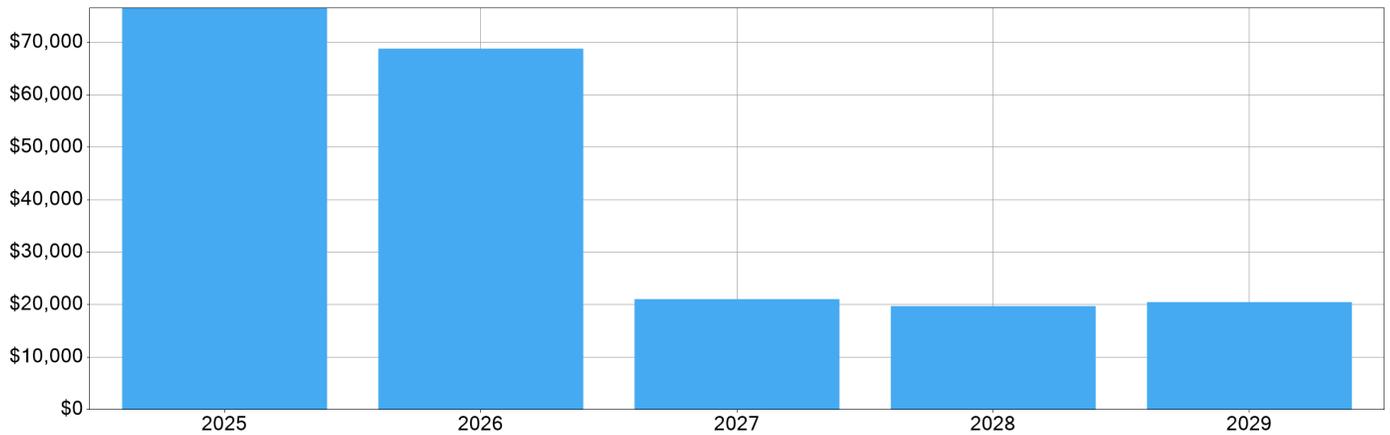
Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces								
Asphalt - Repair & Sealcoat		6	2	\$0.49 / SF	3758	\$1,837	\$1,968	Inspector
Concrete Repair - Allowance		5	4	\$1,465.76 / Total	1	\$1,466	\$1,682	Inspector
Notes: 2024: Association spent \$1,388.88 in concrete repairs.								
Totals						\$3,303	\$3,650	
Building Exterior								
Balconies - Decking & Caps - Replacement - Phase 1		45	0	\$2,000.00 / Unit(s)	4	\$8,000	\$8,000	Inspector
Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.								
Balconies - Decking & Caps - Replacement - Phase 2		45	1	\$2,000.00 / Unit(s)	4	\$8,000	\$8,280	Inspector
Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.								
Balconies - Decking & Caps - Replacement - Phase 3		45	2	\$2,000.00 / Unit(s)	5	\$10,000	\$10,712	Inspector
Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.								
Balconies - Decking & Caps - Replacement - Phase 4		45	3	\$2,000.00 / Unit(s)	5	\$10,000	\$11,087	Inspector
Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.								
Balconies - Decking & Caps - Replacement - Phase 5		45	4	\$2,000.00 / Unit(s)	5	\$10,000	\$11,475	Inspector
Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.								
Painting & Staining - Phase 1 (Partial porch repairs as needed)		11	8	\$7,312.00 / EA	4	\$29,248	\$38,514	Inspector
Notes: The useful life of phase 1 painting has been adjusted to 9 years to allow for streamlining of phases. Units included in phase 1: 7055, 7063, 7067, and 7071. Pricing based on 2022 Verhaalen Painting bid for \$6,647.00 per unit								
Painting & Staining - Phase 2 (Partial porch repairs as needed)		10	9	\$7,312.00 / EA	7	\$51,184	\$69,759	Inspector
Notes: Units included in phase 1: 7055, 7063, 7067, and 7071. Pricing based on 2022 Verhaalen Painting bid for \$6,647.00 per unit The useful life of phase 1 painting has been adjusted to 9 years to allow for streamlining of phases.								
Painting & Staining - Phase 2b (2024)		1	0	\$21,936.00 / Total	1	\$21,936	\$21,936	Inspector
Notes: 2024: Phase 2B was homes 7038, 7043, 7054 and the carry over balance held by Verhaalen was to be paid 4/1/2025 at \$21,936. 2024: Units painted in phase 2 (7021, 7025, 7029, 7033)								
Painting & Staining - Phase 3 (Partial porch repairs as needed)		10	0	\$7,312.00 / EA	4	\$29,248	\$29,248	Inspector
Notes: 2024: Pricing for Phase 3 is \$7,312 per unit. 4 to be painted in 2025 Pricing based on Phase 1 2022 Verhaalen Painting bid for \$6,647.00 per unit.								
Painting & Staining - Phase 4 (Partial porch repairs as needed)		10	1	\$7,312.00 / EA	8	\$58,496	\$60,543	Inspector
Notes: 2024: Pricing is based on 2025 price of \$7,312 per unit. Updated timeline as requested. Pricing based on Phase 1 2022 Verhaalen Painting bid for \$6,647.00 per unit.								
Roofing - Replacement (All Buildings)		20	18	\$977.60 / SQ	293	\$286,437	\$532,053	Inspector
Notes: Completed in 2023 at a cost of \$265,944								
Siding & Door - Garages - Replacement		40	29	\$19.24 / SF	7920	\$152,381	\$413,238	Inspector
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 1		40	25	\$19.24 / SF	63000	\$303,030	\$716,134	Inspector
Siding & Trim & Painting -		40	28	\$19.24 / SF	63000	\$303,030	\$793,991	Inspector

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Residential Bldgs. - Replacement								
25% Homes - Phase 2								
Siding & Trim & Painting - Residential Bldgs. - Replacement		40	31	\$19.24 / SF	63000	\$303,030	\$880,312	Inspector
25% Homes - Phase 3								
Siding & Trim & Painting - Residential Bldgs. - Replacement		40	34	\$19.24 / SF	63000	\$303,030	\$976,017	Inspector
25% Homes - Phase 4								
Windows - Replacement Contingency		5	5	\$10,000.00 / Total	1	\$10,000	\$11,877	Inspector
Totals						\$1,897,050	\$4,593,177	
Fencing & Gates								
Garbage Enclosures - Repair & Stain		7	2	\$2,931.51 / Total	1	\$2,932	\$3,140	Inspector
Notes: The replacement cycle has been adjusted to skip the planned 2038 event, as replacement of the garbage enclosure is scheduled for 2036 with staining and repairs. The cycle resumes for staining and repairs in 2045 with two events of repairs & stain between each full replacement event.								
Garbage Enclosures - Replace		20	11	\$46.90 / LF	55	\$2,580	\$3,766	Inspector
Perimeter Fence - Chain Link - Replacement		40	19	\$35.18 / LF	525	\$18,469	\$35,506	Inspector
Perimeter Fence - Gates - Allowance		10	2	\$3,500.00 / Total	1	\$3,500	\$3,749	Inspector
Perimeter Fence - Wood - Replace		30	8	\$82.16 / LF	120	\$9,859	\$12,983	Inspector
Notes: 2018: Rick's Custom Fence provided a bid for the replacement at \$8490.								
Perimeter Fence - Wood - Stain		8	8	\$14.07 / LF	125	\$1,759	\$2,316	Inspector
Totals						\$39,098	\$61,460	
Landscaping & Irrigation								
Irrigation - Maintenance		15	7	\$11,726.04 / Total	1	\$11,726	\$14,919	Inspector
Irrigation - Timer Clocks - Replacement		12	7	\$703.56 / Total	1	\$704	\$895	Inspector
Landscape - Renovation		10	4	\$5,000.00 / Total	1	\$5,000	\$5,738	User
Notes: Updated RUL to 5 years as per request by Troy Rudd(Superior) \$10,000 for landscape renovation in the next 2-3 years and again every 8-10 years								
Landscape Lighting - Replacement		15	6	\$15,243.86 / Total	1	\$15,244	\$18,739	Inspector
Notes: 2016: Installation cost of \$12,270 by Oregon Outdoor Lighting								
Totals						\$32,673	\$40,290	
Miscellaneous								
Building Envelope Assessment		10	3	\$7,800.00 / Total	1	\$7,800	\$8,648	Inspector
Drywell Maintenance - Allowance		2	0	\$1,383.20 / Total	1	\$1,383	\$1,383	Inspector
Notes: 2023: Completed for \$1278.								
General Contingency		99	0	\$6,000.00 / Total	1	\$6,000	\$6,000	Inspector
Notes: 2024: The board approved additional trim and barge board replacements for \$11,600 and repaired the soffits for \$5,600.								
Insurance Deductible		99	0	\$10,000.00 / Total	1	\$10,000	\$10,000	Inspector
Mailboxes - Replacement		32	27	\$2,825.68 / EA	2	\$5,651	\$14,307	Inspector
Totals						\$30,835	\$40,338	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s) , LS = Lump Sum

Anticipated Expenditures (5 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2025						
Balconies - Decking & Caps - Replacement - Phase 1				Building Exterior	\$8,000	\$8,000
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,383
General Contingency				Miscellaneous	\$6,000	\$6,000
Insurance Deductible				Miscellaneous	\$10,000	\$10,000
Painting & Staining - Phase 2b (2024)				Building Exterior	\$21,936	\$21,936
Painting & Staining - Phase 3 (Partial porch repairs as needed)				Building Exterior	\$29,248	\$29,248
					Total for 2025:	\$76,567
2026						
Balconies - Decking & Caps - Replacement - Phase 2				Building Exterior	\$8,000	\$8,280
Painting & Staining - Phase 4 (Partial porch repairs as needed)				Building Exterior	\$58,496	\$60,543
					Total for 2026:	\$68,823
2027						
Asphalt - Repair & Sealcoat				Asphalt & Concrete Surfaces	\$1,837	\$1,968
Balconies - Decking & Caps - Replacement - Phase 3				Building Exterior	\$10,000	\$10,712
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,482
Garbage Enclosures - Repair & Stain				Fencing & Gates	\$2,932	\$3,140
Perimeter Fence - Gates - Allowance				Fencing & Gates	\$3,500	\$3,749
					Total for 2027:	\$21,051
2028						
Balconies - Decking & Caps - Replacement - Phase 4				Building Exterior	\$10,000	\$11,087
Building Envelope Assessment				Miscellaneous	\$7,800	\$8,648
					Total for 2028:	\$19,735
2029						
Balconies - Decking & Caps - Replacement - Phase 5				Building Exterior	\$10,000	\$11,475
Concrete Repair - Allowance				Asphalt & Concrete Surfaces	\$1,466	\$1,682

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,587
Landscape - Renovation				Landscaping & Irrigation	\$5,000	\$5,738
Total for 2029:						\$20,482

2025 Funding Model, 3.5% Inflation, 5% increase in RF \$,

\$65k RF contribution in 2026

Variable Annual Increase Funding Model

This plan represents first-year reserve contribution of \$75,000 or \$271.74 monthly per unit and incorporates the following variable annual increases in funding: 5% in years 1-29. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.

This plan has a constant 5% increase assumed in the RF contribution and assumes 3.5% inflation. The 2026 RF contribution is reduced to reflect moving several items (\$14,000) to the Operating budget.



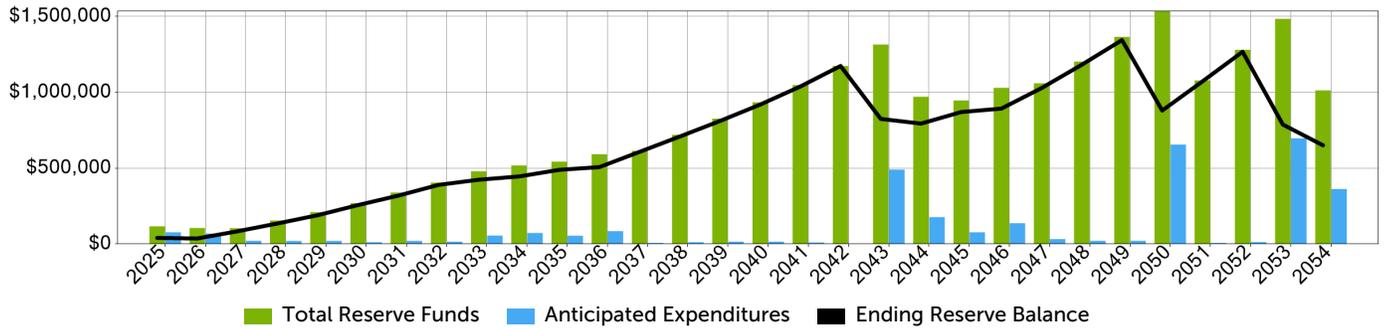
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 1 years			Rate of Annual Reserve Contribution Increases: 5.00%			Additional Funds To Reserves: \$0.00			
2025	\$75,000	\$271.74	\$40,978	\$141	\$116,119	\$76,567	\$39,552	\$636,013	6%
Duration: 29 years			Rate of Annual Reserve Contribution Increases: 5.00%			Additional Funds To Reserves: \$0.00			
2026	\$65,000	\$235.51	\$39,552	\$132	\$104,683	\$68,823	\$35,860	\$667,025	5%
2027	\$68,250	\$247.28	\$35,860	\$208	\$104,318	\$21,051	\$83,267	\$751,355	11%
2028	\$71,662	\$259.65	\$83,267	\$382	\$155,312	\$19,735	\$135,576	\$842,886	16%
2029	\$75,246	\$272.63	\$135,576	\$570	\$211,392	\$20,482	\$190,910	\$939,833	20%
2030	\$79,008	\$286.26	\$190,910	\$786	\$270,704	\$11,877	\$258,827	\$1,052,173	25%
2031	\$82,958	\$300.57	\$258,827	\$1,015	\$342,801	\$20,439	\$322,362	\$1,162,783	28%
2032	\$87,106	\$315.60	\$322,362	\$1,253	\$410,721	\$15,814	\$394,907	\$1,285,364	31%
2033	\$91,462	\$331.38	\$394,907	\$1,441	\$487,809	\$58,053	\$429,756	\$1,371,947	31%
2034	\$96,035	\$347.95	\$429,756	\$1,540	\$527,330	\$75,752	\$451,579	\$1,446,792	31%
2035	\$100,836	\$365.35	\$451,579	\$1,657	\$554,072	\$57,314	\$496,757	\$1,547,012	32%
2036	\$105,878	\$383.62	\$496,757	\$1,768	\$604,403	\$89,169	\$515,235	\$1,621,377	32%
2037	\$111,172	\$402.80	\$515,235	\$1,985	\$628,392	\$7,379	\$621,013	\$1,786,927	35%
2038	\$116,731	\$422.94	\$621,013	\$2,356	\$740,100	\$12,199	\$727,901	\$1,957,349	37%
2039	\$122,567	\$444.08	\$727,901	\$2,735	\$853,203	\$15,678	\$837,525	\$2,134,343	39%
2040	\$128,696	\$466.29	\$837,525	\$3,127	\$969,347	\$16,753	\$952,594	\$2,320,775	41%
2041	\$135,130	\$489.60	\$952,594	\$3,552	\$1,091,276	\$10,532	\$1,080,745	\$2,524,682	43%
2042	\$141,887	\$514.08	\$1,080,745	\$4,031	\$1,226,663	\$0	\$1,226,663	\$2,751,293	45%
2043	\$148,981	\$539.79	\$1,226,663	\$3,618	\$1,379,262	\$534,623	\$844,640	\$2,437,331	35%
2044	\$156,430	\$566.78	\$844,640	\$2,890	\$1,003,960	\$194,307	\$809,653	\$2,459,423	33%
2045	\$164,252	\$595.12	\$809,653	\$2,973	\$976,878	\$84,503	\$892,376	\$2,600,754	34%
2046	\$172,464	\$624.87	\$892,376	\$3,159	\$1,067,999	\$151,862	\$916,137	\$2,682,302	34%
2047	\$181,088	\$656.11	\$916,137	\$3,461	\$1,100,686	\$35,403	\$1,065,283	\$2,892,402	37%
2048	\$190,142	\$688.92	\$1,065,283	\$4,020	\$1,259,445	\$23,675	\$1,235,770	\$3,126,381	40%
2049	\$199,649	\$723.37	\$1,235,770	\$4,636	\$1,440,055	\$21,938	\$1,418,117	\$3,375,844	42%
2050	\$209,631	\$759.53	\$1,418,117	\$4,036	\$1,631,785	\$739,767	\$892,018	\$2,896,775	31%
2051	\$220,113	\$797.51	\$892,018	\$3,493	\$1,115,625	\$7,876	\$1,107,748	\$3,164,334	35%
2052	\$231,119	\$837.39	\$1,107,748	\$4,257	\$1,343,124	\$14,307	\$1,328,817	\$3,440,697	39%
2053	\$242,675	\$879.26	\$1,328,817	\$3,680	\$1,575,171	\$797,615	\$777,556	\$2,922,317	27%
2054	\$254,808	\$923.22	\$777,556	\$2,437	\$1,034,802	\$417,213	\$617,589	\$2,786,040	22%

Funding Model B: 3% infl, 4.5% RF \$ growth

Variable Annual Increase Funding Model

Units: 23 | Start Date: 1/1/2025

This plan represents first-year reserve contribution of \$75,000 or \$271.74 monthly per unit and incorporates the following variable annual increases in funding: 4.5% in years 1-29. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 1 years			Rate of Annual Reserve Contribution Increases: 4.50%				Additional Funds To Reserves: \$0.00		
2025	\$75,000	\$271.74	\$40,978	\$141	\$116,119	\$76,567	\$39,552	\$632,959	6%
Duration: 29 years			Rate of Annual Reserve Contribution Increases: 4.50%				Additional Funds To Reserves: \$0.00		
2026	\$65,000	\$235.51	\$39,552	\$132	\$104,684	\$68,491	\$36,193	\$660,641	5%
2027	\$67,925	\$246.11	\$36,193	\$209	\$104,327	\$20,848	\$83,479	\$740,598	11%
2028	\$70,982	\$257.18	\$83,479	\$382	\$154,843	\$19,451	\$135,392	\$826,838	16%
2029	\$74,176	\$268.75	\$135,392	\$568	\$210,136	\$20,199	\$189,937	\$917,384	21%
2030	\$77,514	\$280.85	\$189,937	\$780	\$268,231	\$11,593	\$256,638	\$1,022,104	25%
2031	\$81,002	\$293.48	\$256,638	\$1,005	\$338,645	\$19,854	\$318,792	\$1,124,129	28%
2032	\$84,647	\$306.69	\$318,792	\$1,237	\$404,676	\$15,287	\$389,389	\$1,236,670	31%
2033	\$88,456	\$320.49	\$389,389	\$1,420	\$479,265	\$55,847	\$423,418	\$1,313,644	32%
2034	\$92,437	\$334.91	\$423,418	\$1,517	\$517,371	\$72,521	\$444,850	\$1,378,675	32%
2035	\$96,596	\$349.99	\$444,850	\$1,630	\$543,077	\$54,605	\$488,472	\$1,467,118	33%
2036	\$100,943	\$365.74	\$488,472	\$1,738	\$591,153	\$84,543	\$506,610	\$1,530,293	33%
2037	\$105,485	\$382.19	\$506,610	\$1,946	\$614,041	\$6,962	\$607,079	\$1,678,458	36%
2038	\$110,232	\$399.39	\$607,079	\$2,298	\$719,609	\$11,455	\$708,154	\$1,829,724	39%
2039	\$115,193	\$417.37	\$708,154	\$2,654	\$826,000	\$15,181	\$810,819	\$1,985,031	41%
2040	\$120,376	\$436.15	\$810,819	\$3,021	\$934,217	\$15,580	\$918,637	\$2,148,069	43%
2041	\$125,793	\$455.77	\$918,637	\$3,418	\$1,047,849	\$9,746	\$1,038,102	\$2,325,594	45%
2042	\$131,454	\$476.28	\$1,038,102	\$3,863	\$1,173,420	\$0	\$1,173,420	\$2,522,178	47%
2043	\$137,369	\$497.72	\$1,173,420	\$3,490	\$1,314,279	\$489,994	\$824,285	\$2,223,772	37%
2044	\$143,551	\$520.11	\$824,285	\$2,826	\$970,662	\$177,227	\$793,436	\$2,233,242	36%
2045	\$150,011	\$543.52	\$793,436	\$2,905	\$946,352	\$76,702	\$869,650	\$2,350,299	37%
2046	\$156,761	\$567.98	\$869,650	\$3,078	\$1,029,489	\$137,178	\$892,311	\$2,412,452	37%
2047	\$163,816	\$593.54	\$892,311	\$3,354	\$1,059,481	\$31,825	\$1,027,656	\$2,588,976	40%
2048	\$171,187	\$620.24	\$1,027,656	\$3,859	\$1,202,703	\$21,180	\$1,181,523	\$2,785,022	42%
2049	\$178,891	\$648.16	\$1,181,523	\$4,412	\$1,364,826	\$20,783	\$1,344,043	\$2,991,511	45%
2050	\$186,941	\$677.32	\$1,344,043	\$3,884	\$1,534,868	\$655,415	\$879,453	\$2,554,860	34%
2051	\$195,353	\$707.80	\$879,453	\$3,408	\$1,078,214	\$6,944	\$1,071,269	\$2,777,502	39%
2052	\$204,144	\$739.65	\$1,071,269	\$4,085	\$1,279,498	\$12,553	\$1,266,945	\$3,005,646	42%
2053	\$213,331	\$772.94	\$1,266,945	\$3,589	\$1,483,864	\$696,475	\$787,389	\$2,540,935	31%
2054	\$222,930	\$807.72	\$787,389	\$2,512	\$1,012,831	\$362,549	\$650,281	\$2,411,109	27%

Current Percent Funded: 7%

Percent Funded Analysis

Component	UL RUL Effective		Annual Fully Funded Reserve Reqmt.	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	Age	Age						
	A	B	C	D	E	F	G	H
ASPHALT & CONCRETE SURFACES								
Asphalt - Repair & Sealcoat	6	2	4	\$1,837	\$81	\$306	\$1,225	\$250
Concrete Repair - Allowance	5	4	1	\$1,466	\$19	\$293	\$293	\$239
			Total	\$3,303	\$101	\$599	\$1,518	\$488
BUILDING EXTERIOR								
Balconies - Decking & Caps - Replacement - Phase 1	45	0	45	\$8,000	\$532	\$178	\$8,000	\$145
Balconies - Decking & Caps - Replacement - Phase 2	45	1	44	\$8,000	\$520	\$178	\$7,822	\$145
Balconies - Decking & Caps - Replacement - Phase 3	45	2	43	\$10,000	\$635	\$222	\$9,556	\$181
Balconies - Decking & Caps - Replacement - Phase 4	45	3	42	\$10,000	\$620	\$222	\$9,333	\$181
Balconies - Decking & Caps - Replacement - Phase 5	45	4	41	\$10,000	\$606	\$222	\$9,111	\$181
Painting & Staining - Phase 1 (Partial porch repairs as needed)	11	8	3	\$29,248	\$530	\$2,659	\$7,977	\$2,167
Painting & Staining - Phase 2 (Partial porch repairs as needed)	10	9	1	\$51,184	\$340	\$5,118	\$5,118	\$4,172
Painting & Staining - Phase 2b (2024)	1	0	1	\$21,936	\$1,458	\$21,936	\$21,936	\$17,879
Painting & Staining - Phase 3 (Partial porch repairs as needed)	10	0	10	\$29,248	\$1,944	\$2,925	\$29,248	\$2,384
Painting & Staining - Phase 4 (Partial porch repairs as needed)	10	1	9	\$58,496	\$3,500	\$5,850	\$52,646	\$4,768
Roofing - Replacement (All Buildings)	20	18	2	\$286,437	\$1,904	\$14,322	\$28,644	\$11,673
Siding & Door - Garages - Replacement	40	29	11	\$152,381	\$2,786	\$3,810	\$41,905	\$3,105
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 1	40	25	15	\$303,030	\$7,555	\$7,576	\$113,636	\$6,175
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 2	40	28	12	\$303,030	\$6,044	\$7,576	\$90,909	\$6,175
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 3	40	31	9	\$303,030	\$4,533	\$7,576	\$68,182	\$6,175
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 4	40	34	6	\$303,030	\$3,022	\$7,576	\$45,455	\$6,175
Windows - Replacement Contingency	5	5	0	\$10,000	\$0	\$2,000	\$0	\$1,630
			Total	\$1,897,050	\$36,529	\$89,944	\$549,478	\$73,310
FENCING & GATES								
Garbage Enclosures - Repair & Stain	7	2	5	\$2,932	\$139	\$419	\$2,094	\$341
Garbage Enclosures - Replace	20	11	9	\$2,580	\$77	\$129	\$1,161	\$105
Perimeter Fence - Chain Link - Replacement	40	19	21	\$18,469	\$645	\$462	\$9,696	\$376
Perimeter Fence - Gates - Allowance	10	2	8	\$3,500	\$186	\$350	\$2,800	\$285
Perimeter Fence - Wood - Replace	30	8	22	\$9,859	\$481	\$329	\$7,230	\$268
Perimeter Fence - Wood - Stain	8	8	0	\$1,759	\$0	\$220	\$0	\$179
			Total	\$39,098	\$1,528	\$1,908	\$22,981	\$1,555
LANDSCAPING & IRRIGATION								
Irrigation - Maintenance	15	7	8	\$11,726	\$416	\$782	\$6,254	\$637
Irrigation - Timer Clocks - Replacement	12	7	5	\$704	\$19	\$59	\$293	\$48
Landscape - Renovation	10	4	6	\$5,000	\$199	\$500	\$3,000	\$408
Landscape Lighting - Replacement	15	6	9	\$15,244	\$608	\$1,016	\$9,146	\$828
			Total	\$32,673	\$1,243	\$2,357	\$18,693	\$1,921
MISCELLANEOUS								
Building Envelope Assessment	10	3	7	\$7,800	\$363	\$780	\$5,460	\$636
Drywell Maintenance - Allowance	2	0	2	\$1,383	\$92	\$692	\$1,383	\$564
General Contingency	99	0	99	\$6,000	\$399	\$61	\$6,000	\$49
Insurance Deductible	99	0	99	\$10,000	\$665	\$101	\$10,000	\$82
Mailboxes - Replacement	32	27	5	\$5,651	\$59	\$177	\$883	\$144
			Total	\$30,835	\$1,577	\$1,810	\$23,726	\$1,475
			Totals	\$2,002,958	\$40,978	\$96,618	\$616,396	\$78,750

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual

Percent Funded Analysis

Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

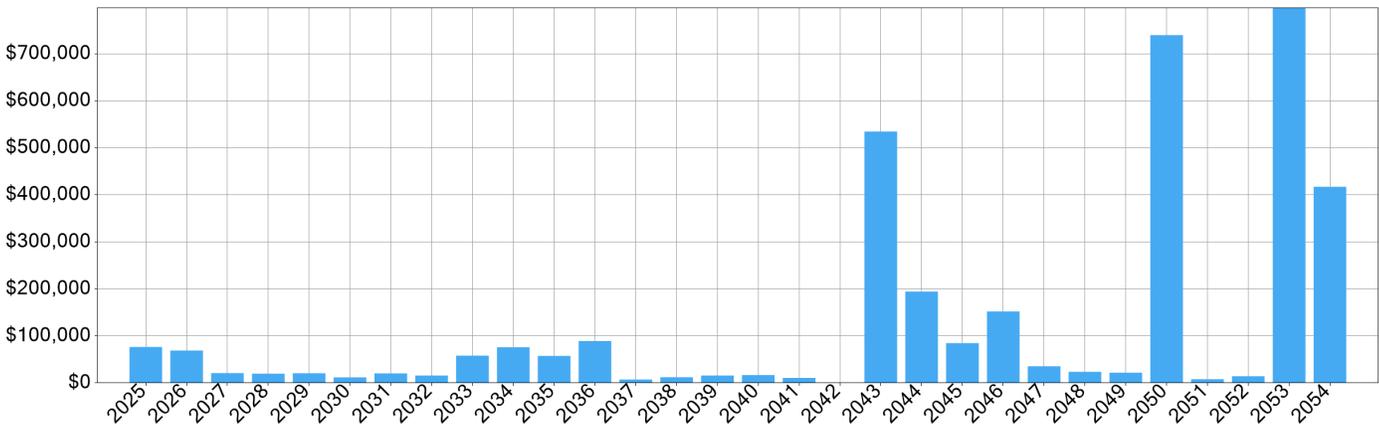
Reserve Allocation Report

Component	GL Code	2025 Funding Model, 3.5% Inflation, 5% increase in RF \$, \$65k RF contribution in 2026	Funding Model B: 3% infl, 4.5% RF \$ growth
ASPHALT & CONCRETE SURFACES			
Asphalt - Repair & Sealcoat		\$238	\$238
Concrete Repair - Allowance		\$228	\$228
	Total	\$465	\$465
BUILDING EXTERIOR			
Balconies - Decking & Caps - Replacement - Phase 1		\$138	\$138
Balconies - Decking & Caps - Replacement - Phase 2		\$138	\$138
Balconies - Decking & Caps - Replacement - Phase 3		\$173	\$173
Balconies - Decking & Caps - Replacement - Phase 4		\$173	\$173
Balconies - Decking & Caps - Replacement - Phase 5		\$173	\$173
Painting & Staining - Phase 1 (Partial porch repairs as needed)		\$2,064	\$2,064
Painting & Staining - Phase 2 (Partial porch repairs as needed)		\$3,973	\$3,973
Painting & Staining - Phase 2b (2024)		\$17,028	\$17,028
Painting & Staining - Phase 3 (Partial porch repairs as needed)		\$2,270	\$2,270
Painting & Staining - Phase 4 (Partial porch repairs as needed)		\$4,541	\$4,541
Roofing - Replacement (All Buildings)		\$11,117	\$11,117
Siding & Door - Garages - Replacement		\$2,957	\$2,957
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 1		\$5,881	\$5,881
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 2		\$5,881	\$5,881
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 3		\$5,881	\$5,881
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 4		\$5,881	\$5,881
Windows - Replacement Contingency		\$1,553	\$1,553
	Total	\$69,819	\$69,819
FENCING & GATES			
Garbage Enclosures - Repair & Stain		\$325	\$325
Garbage Enclosures - Replace		\$100	\$100
Perimeter Fence - Chain Link - Replacement		\$358	\$358
Perimeter Fence - Gates - Allowance		\$272	\$272
Perimeter Fence - Wood - Replace		\$255	\$255
Perimeter Fence - Wood - Stain		\$171	\$171
	Total	\$1,481	\$1,481
LANDSCAPING & IRRIGATION			
Irrigation - Maintenance		\$607	\$607
Irrigation - Timer Clocks - Replacement		\$46	\$46
Landscape - Renovation		\$388	\$388
Landscape Lighting - Replacement		\$789	\$789
	Total	\$1,829	\$1,829
MISCELLANEOUS			
Building Envelope Assessment		\$605	\$605
Drywell Maintenance - Allowance		\$537	\$537
General Contingency		\$47	\$47
Insurance Deductible		\$78	\$78
Mailboxes - Replacement		\$137	\$137
	Total	\$1,405	\$1,405

Reserve Allocation Report

Component	GL Code	2025 Funding Model, 3.5% Inflation, 5% increase in RF \$, \$65k	Funding Model B: 3% infl, 4.5% RF \$ growth
	Totals	\$75,000	\$75,000

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2025						
Balconies - Decking & Caps - Replacement - Phase 1				Building Exterior	\$8,000	\$8,000
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,383
General Contingency				Miscellaneous	\$6,000	\$6,000
Insurance Deductible				Miscellaneous	\$10,000	\$10,000
Painting & Staining - Phase 2b (2024)				Building Exterior	\$21,936	\$21,936
Painting & Staining - Phase 3 (Partial porch repairs as needed)				Building Exterior	\$29,248	\$29,248
					Total for 2025:	\$76,567
2026						
Balconies - Decking & Caps - Replacement - Phase 2				Building Exterior	\$8,000	\$8,280
Painting & Staining - Phase 4 (Partial porch repairs as needed)				Building Exterior	\$58,496	\$60,543
					Total for 2026:	\$68,823
2027						
Asphalt - Repair & Sealcoat				Asphalt & Concrete Surfaces	\$1,837	\$1,968
Balconies - Decking & Caps - Replacement - Phase 3				Building Exterior	\$10,000	\$10,712
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,482
Garbage Enclosures - Repair & Stain				Fencing & Gates	\$2,932	\$3,140
Perimeter Fence - Gates - Allowance				Fencing & Gates	\$3,500	\$3,749
					Total for 2027:	\$21,051
2028						
Balconies - Decking & Caps - Replacement - Phase 4				Building Exterior	\$10,000	\$11,087
Building Envelope Assessment				Miscellaneous	\$7,800	\$8,648
					Total for 2028:	\$19,735
2029						
Balconies - Decking & Caps - Replacement - Phase 5				Building Exterior	\$10,000	\$11,475
Concrete Repair - Allowance				Asphalt & Concrete Surfaces	\$1,466	\$1,682

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,587
Landscape - Renovation				Landscaping & Irrigation	\$5,000	\$5,738
					Total for 2029:	\$20,482
2030						
Windows - Replacement Contingency				Building Exterior	\$10,000	\$11,877
					Total for 2030:	\$11,877
2031						
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,700
Landscape Lighting - Replacement				Landscaping & Irrigation	\$15,244	\$18,739
					Total for 2031:	\$20,439
2032						
Irrigation - Maintenance				Landscaping & Irrigation	\$11,726	\$14,919
Irrigation - Timer Clocks - Replacement				Landscaping & Irrigation	\$704	\$895
					Total for 2032:	\$15,814
2033						
Asphalt - Repair & Sealcoat				Asphalt & Concrete Surfaces	\$1,837	\$2,419
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,821
Painting & Staining - Phase 1 (Partial porch repairs as needed)				Building Exterior	\$29,248	\$38,514
Perimeter Fence - Wood - Replace				Fencing & Gates	\$9,859	\$12,983
Perimeter Fence - Wood - Stain				Fencing & Gates	\$1,759	\$2,316
					Total for 2033:	\$58,053
2034						
Concrete Repair - Allowance				Asphalt & Concrete Surfaces	\$1,466	\$1,998
Garbage Enclosures - Repair & Stain				Fencing & Gates	\$2,932	\$3,995
Painting & Staining - Phase 2 (Partial porch repairs as needed)				Building Exterior	\$51,184	\$69,759
					Total for 2034:	\$75,752
2035						
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$1,951
Painting & Staining - Phase 3 (Partial porch repairs as needed)				Building Exterior	\$29,248	\$41,257
Windows - Replacement Contingency				Building Exterior	\$10,000	\$14,106
					Total for 2035:	\$57,314
2036						
Garbage Enclosures - Replace				Fencing & Gates	\$2,580	\$3,766
Painting & Staining - Phase 4 (Partial porch repairs as needed)				Building Exterior	\$58,496	\$85,402
					Total for 2036:	\$89,169
2037						
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$2,090

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Allowance						
Perimeter Fence - Gates - Allowance				Fencing & Gates	\$3,500	\$5,289
					Total for 2037:	\$7,379
2038						
Building Envelope Assessment				Miscellaneous	\$7,800	\$12,199
					Total for 2038:	\$12,199
2039						
Asphalt - Repair & Sealcoat				Asphalt & Concrete Surfaces	\$1,837	\$2,973
Concrete Repair - Allowance				Asphalt & Concrete Surfaces	\$1,466	\$2,373
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$2,239
Landscape - Renovation				Landscaping & Irrigation	\$5,000	\$8,093
					Total for 2039:	\$15,678
2040						
Windows - Replacement Contingency				Building Exterior	\$10,000	\$16,753
					Total for 2040:	\$16,753
2041						
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$2,398
Garbage Enclosures - Repair & Stain				Fencing & Gates	\$2,932	\$5,083
Perimeter Fence - Wood - Stain				Fencing & Gates	\$1,759	\$3,050
					Total for 2041:	\$10,532
2042						
					Total for 2042:	\$0
2043						
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$2,569
Roofing - Replacement (All Buildings)				Building Exterior	\$286,437	\$532,053
					Total for 2043:	\$534,623
2044						
Concrete Repair - Allowance				Asphalt & Concrete Surfaces	\$1,466	\$2,818
Irrigation - Timer Clocks - Replacement				Landscaping & Irrigation	\$704	\$1,353
Painting & Staining - Phase 1 (Partial porch repairs as needed)				Building Exterior	\$29,248	\$56,229
Painting & Staining - Phase 2 (Partial porch repairs as needed)				Building Exterior	\$51,184	\$98,401
Perimeter Fence - Chain Link - Replacement				Fencing & Gates	\$18,469	\$35,506
					Total for 2044:	\$194,307
2045						
Asphalt - Repair & Sealcoat				Asphalt & Concrete Surfaces	\$1,837	\$3,655
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$2,752
Painting & Staining - Phase 3 (Partial porch repairs as needed)				Building Exterior	\$29,248	\$58,197
Windows - Replacement				Building Exterior	\$10,000	\$19,898

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures	
Contingency							
						Total for 2045:	\$84,503
2046							
Landscape Lighting - Replacement				Landscaping & Irrigation	\$15,244	\$31,394	
Painting & Staining - Phase 4 (Partial porch repairs as needed)				Building Exterior	\$58,496	\$120,469	
						Total for 2046:	\$151,862
2047							
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$2,948	
Irrigation - Maintenance				Landscaping & Irrigation	\$11,726	\$24,994	
Perimeter Fence - Gates - Allowance				Fencing & Gates	\$3,500	\$7,460	
						Total for 2047:	\$35,403
2048							
Building Envelope Assessment				Miscellaneous	\$7,800	\$17,208	
Garbage Enclosures - Repair & Stain				Fencing & Gates	\$2,932	\$6,467	
						Total for 2048:	\$23,675
2049							
Concrete Repair - Allowance				Asphalt & Concrete Surfaces	\$1,466	\$3,347	
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$3,158	
Landscape - Renovation				Landscaping & Irrigation	\$5,000	\$11,417	
Perimeter Fence - Wood - Stain				Fencing & Gates	\$1,759	\$4,016	
						Total for 2049:	\$21,938
2050							
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 1				Building Exterior	\$303,030	\$716,134	
Windows - Replacement Contingency				Building Exterior	\$10,000	\$23,632	
						Total for 2050:	\$739,767
2051							
Asphalt - Repair & Sealcoat				Asphalt & Concrete Surfaces	\$1,837	\$4,493	
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$3,383	
						Total for 2051:	\$7,876
2052							
Mailboxes - Replacement				Miscellaneous	\$5,651	\$14,307	
						Total for 2052:	\$14,307
2053							
Drywell Maintenance - Allowance				Miscellaneous	\$1,383	\$3,624	
Siding & Trim & Painting - Residential Bldgs. - Replacement 25% Homes - Phase 2				Building Exterior	\$303,030	\$793,991	
						Total for 2053:	\$797,615
2054							
Concrete Repair - Allowance				Asphalt & Concrete Surfaces	\$1,466	\$3,975	

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Siding & Door - Garages - Replacement				Building Exterior	\$152,381	\$413,238
					Total for 2054:	\$417,213

Component Photos & Details

Asphalt & Concrete Surfaces



Asphalt - Repair & Sealcoat			Reserve Component
Useful Life	6 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	3758 SF
Date in Service	2021	Unit Price	\$0.49 / SF
Effective Age	4	Current Cost	\$1,837
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$81
Cost Center		Annual Fully Funding Requirement	\$306
Project Number		Fully Funded Reserve Balance	\$1,225
Owner		Annual Reserve Contribution	\$250

Description: Targeted repair and sealcoat of asphalt surfaces.



Concrete Repair - Allowance			Reserve Component
Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2024	Unit Price	\$1,465.76 / Total
Effective Age	1	Current Cost	\$1,466
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$19
Cost Center		Annual Fully Funding Requirement	\$293
Project Number		Fully Funded Reserve Balance	\$293
Owner		Annual Reserve Contribution	\$239

Description: Allowance for repair of concrete walkways. Repair to include targeted grinding of trip hazards and replacement of broken/cracked slabs as needed.

Notes: 2024: Association spent \$1,388.88 in concrete repairs.

Component Photos & Details

Building Exterior



Balconies - Decking & Caps - Replacement - Phase 1 Reserve Component

Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	4 Unit(s)
Date in Service	2014	Unit Price	\$2,000.00 / Unit(s)
Effective Age	45	Current Cost	\$8,000
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$532
Cost Center		Annual Fully Funding Requirement	\$178
Project Number		Fully Funded Reserve Balance	\$8,000
Owner		Annual Reserve Contribution	\$145

Description: Allowance for the replacement of railing caps and decking replaced with composite material.
 Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.



Balconies - Decking & Caps - Replacement - Phase 2 Reserve Component

Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	4 Unit(s)
Date in Service	2001	Unit Price	\$2,000.00 / Unit(s)
Effective Age	44	Current Cost	\$8,000
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$520
Cost Center		Annual Fully Funding Requirement	\$178
Project Number		Fully Funded Reserve Balance	\$7,822
Owner		Annual Reserve Contribution	\$145

Description: Allowance for the replacement of railing caps and decking replaced with composite material.
 Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.

Component Photos & Details



Balconies - Decking & Caps - Replacement - Phase 3			<i>Reserve Component</i>
Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	5 Unit(s)
Date in Service	2014	Unit Price	\$2,000.00 / Unit(s)
Effective Age	43	Current Cost	\$10,000
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$635
Cost Center		Annual Fully Funding Requirement	\$222
Project Number		Fully Funded Reserve Balance	\$9,556
Owner		Annual Reserve Contribution	\$181

Description: Allowance for the replacement of railing caps and decking replaced with composite material.
 Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.



Balconies - Decking & Caps - Replacement - Phase 4			<i>Reserve Component</i>
Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	5 Unit(s)
Date in Service	2014	Unit Price	\$2,000.00 / Unit(s)
Effective Age	42	Current Cost	\$10,000
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$620
Cost Center		Annual Fully Funding Requirement	\$222
Project Number		Fully Funded Reserve Balance	\$9,333
Owner		Annual Reserve Contribution	\$181

Description: Allowance for the replacement of railing caps and decking replaced with composite material.
 Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.

Component Photos & Details



Balconies - Decking & Caps - Replacement - Phase 5			<i>Reserve Component</i>
Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	5 Unit(s)
Date in Service	2014	Unit Price	\$2,000.00 / Unit(s)
Effective Age	41	Current Cost	\$10,000
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$606
Cost Center		Annual Fully Funding Requirement	\$222
Project Number		Fully Funded Reserve Balance	\$9,111
Owner		Annual Reserve Contribution	\$181

Description: Allowance for the replacement of railing caps and decking replaced with composite material.
 Notes: 2024: Association received a proposal from Gores for \$2000 each to have railing caps and decking replaced with composite.



Painting & Staining - Phase 1 (Partial porch repairs as needed)			<i>Reserve Component</i>
Useful Life	11 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	4 EA
Date in Service	2022	Unit Price	\$7,312.00 / EA
Effective Age	3	Current Cost	\$29,248
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$530
Cost Center		Annual Fully Funding Requirement	\$2,659
Project Number		Fully Funded Reserve Balance	\$7,977
Owner		Annual Reserve Contribution	\$2,167

Description: Painting of all siding on 4 units. Event is to include painting and targeted repairs to trim on all buildings.
 Notes: The useful life of phase 1 painting has been adjusted to 9 years to allow for streamlining of phases.
 Units included in phase 1: 7055, 7063, 7067, and 7071. Pricing based on 2022 Verhaalen Painting bid for \$6,647.00 per unit

Component Photos & Details



Painting & Staining - Phase 2 (Partial porch repairs as needed)			Reserve Component
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	7 EA
Date in Service	2024	Unit Price	\$7,312.00 / EA
Effective Age	1	Current Cost	\$51,184
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$340
Cost Center		Annual Fully Funding Requirement	\$5,118
Project Number		Fully Funded Reserve Balance	\$5,118
Owner		Annual Reserve Contribution	\$4,172

Description: Painting of all siding on 4 units. Event is to include painting and targeted repairs to trim on all buildings.

Notes: Units included in phase 1: 7055, 7063, 7067, and 7071. Pricing based on 2022 Verhaalen Painting bid for \$6,647.00 per unit. The useful life of phase 1 painting has been adjusted to 9 years to allow for streamlining of phases.



Painting & Staining - Phase 2b (2024)			Reserve Component
Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2024	Unit Price	\$21,936.00 / Total
Effective Age	1	Current Cost	\$21,936
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$1,458
Cost Center		Annual Fully Funding Requirement	\$21,936
Project Number		Fully Funded Reserve Balance	\$21,936
Owner		Annual Reserve Contribution	\$17,879

Description: Painting of all siding on 4 units.

Notes: 2024: Phase 2B was homes 7038, 7043, 7054 and the carry over balance held by Verhaalen was to be paid 4/1/2025 at \$21,936. 2024: Units painted in phase 2 (7021, 7025, 7029, 7033)

Component Photos & Details



Painting & Staining - Phase 3 (Partial porch repairs as needed)			Reserve Component
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	4 EA
Date in Service	2014	Unit Price	\$7,312.00 / EA
Effective Age	10	Current Cost	\$29,248
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$1,944
Cost Center		Annual Fully Funding Requirement	\$2,925
Project Number		Fully Funded Reserve Balance	\$29,248
Owner		Annual Reserve Contribution	\$2,384

Description: Painting of all siding on 4 units. Event to include work on entry decks, balconies, and garages.

Notes: 2024: Pricing for Phase 3 is \$7,312 per unit.
 4 to be painted in 2025
 Pricing based on Phase 1 2022 Verhaalen Painting bid for \$6,647.00 per unit.



Painting & Staining - Phase 4 (Partial porch repairs as needed)			Reserve Component
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	8 EA
Date in Service	2014	Unit Price	\$7,312.00 / EA
Effective Age	9	Current Cost	\$58,496
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$3,500
Cost Center		Annual Fully Funding Requirement	\$5,850
Project Number		Fully Funded Reserve Balance	\$52,646
Owner		Annual Reserve Contribution	\$4,768

Description: Painting of all siding on 6 units.

Notes: 2024: Pricing is based on 2025 price of \$7,312 per unit.
 Updated timeline as requested.
 Pricing based on Phase 1 2022 Verhaalen Painting bid for \$6,647.00 per unit.

Component Photos & Details



Roofing - Replacement (All Buildings)

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	18 Year(s)	Quantity / Units	293 SQ
Date in Service	2023	Unit Price	\$977.60 / SQ
Effective Age	2	Current Cost	\$286,437
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$1,904
Cost Center		Annual Fully Funding Requirement	\$14,322
Project Number		Fully Funded Reserve Balance	\$28,644
Owner		Annual Reserve Contribution	\$11,673

Description: Replacement of composition roofing on all buildings. Scope to include replacement of flashing at any penetrations and gutters.

Notes: Completed in 2023 at a cost of \$265,944



Siding & Door - Garages - Replacement

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	29 Year(s)	Quantity / Units	7920 SF
Date in Service	2014	Unit Price	\$19.24 / SF
Effective Age	11	Current Cost	\$152,381
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$2,786
Cost Center		Annual Fully Funding Requirement	\$3,810
Project Number		Fully Funded Reserve Balance	\$41,905
Owner		Annual Reserve Contribution	\$3,105

Description: Replacement of all board and batton siding on five garage structures and replacement of garage doors. Event to include replacement of exterior lighting fixtures.

Component Photos & Details



Siding & Trim & Painting - Residential Bldgs. - Replacement *Reserve Component*
25% Homes - Phase 1

Useful Life	40 Year(s)	Replacement %	25.00%
Remaining Life	25 Year(s)	Quantity / Units	63000 SF
Date in Service	2019	Unit Price	\$19.24 / SF
Effective Age	15	Current Cost	\$303,030
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$7,555
Cost Center		Annual Fully Funding Requirement	\$7,576
Project Number		Fully Funded Reserve Balance	\$113,636
Owner		Annual Reserve Contribution	\$6,175

Description: Replacement of cedar siding, trim. Event to include painting following replacement of exterior components.



Siding & Trim & Painting - Residential Bldgs. - Replacement *Reserve Component*
25% Homes - Phase 2

Useful Life	40 Year(s)	Replacement %	25.00%
Remaining Life	28 Year(s)	Quantity / Units	63000 SF
Date in Service	2014	Unit Price	\$19.24 / SF
Effective Age	12	Current Cost	\$303,030
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$6,044
Cost Center		Annual Fully Funding Requirement	\$7,576
Project Number		Fully Funded Reserve Balance	\$90,909
Owner		Annual Reserve Contribution	\$6,175

Description: Replacement of cedar siding, trim. Event to include painting following replacement of exterior components.

Component Photos & Details



Siding & Trim & Painting - Residential Bldgs. - Replacement *Reserve Component*
25% Homes - Phase 3

Useful Life	40 Year(s)	Replacement %	25.00%
Remaining Life	31 Year(s)	Quantity / Units	63000 SF
Date in Service	2014	Unit Price	\$19.24 / SF
Effective Age	9	Current Cost	\$303,030
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$4,533
Cost Center		Annual Fully Funding Requirement	\$7,576
Project Number		Fully Funded Reserve Balance	\$68,182
Owner		Annual Reserve Contribution	\$6,175

Description: Replacement of cedar siding, trim. Event to include painting following replacement of exterior components.



Siding & Trim & Painting - Residential Bldgs. - Replacement *Reserve Component*
25% Homes - Phase 4

Useful Life	40 Year(s)	Replacement %	25.00%
Remaining Life	34 Year(s)	Quantity / Units	63000 SF
Date in Service	2014	Unit Price	\$19.24 / SF
Effective Age	6	Current Cost	\$303,030
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$3,022
Cost Center		Annual Fully Funding Requirement	\$7,576
Project Number		Fully Funded Reserve Balance	\$45,455
Owner		Annual Reserve Contribution	\$6,175

Description: Replacement of cedar siding, trim. Event to include painting following replacement of exterior components.

Component Photos & Details



Windows - Replacement Contingency			Reserve Component
Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 Total
Date in Service	2014	Unit Price	\$10,000.00 / Total
Effective Age	0	Current Cost	\$10,000
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$2,000
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$1,630

Description: Contingency for occasional replacement as needed every 5 yrs.

Fencing & Gates



Garbage Enclosures - Repair & Stain			Reserve Component
Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 Total
Date in Service	2014	Unit Price	\$2,931.51 / Total
Effective Age	5	Current Cost	\$2,932
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$139
Cost Center		Annual Fully Funding Requirement	\$419
Project Number		Fully Funded Reserve Balance	\$2,094
Owner		Annual Reserve Contribution	\$341

Description: This event includes a contingency for repair of the two garbage enclosure wood perimeter fences, followed by staining of the fencing.

Notes: The replacement cycle has been adjusted to skip the planned 2038 event, as replacement of the garbage enclosure is scheduled for 2036 with staining and repairs. The cycle resumes for staining and repairs in 2045 with two events of repairs & stain between each full replacement event.

Component Photos & Details



Garbage Enclosures - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	11 Year(s)	Quantity / Units	55 LF
Date in Service	2014	Unit Price	\$46.90 / LF
Effective Age	9	Current Cost	\$2,580
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$77
Cost Center		Annual Fully Funding Requirement	\$129
Project Number		Fully Funded Reserve Balance	\$1,161
Owner		Annual Reserve Contribution	\$105

Description: Replacement of wood fencing surrounding garbage enclosures



Perimeter Fence - Chain Link - Replacement

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	19 Year(s)	Quantity / Units	525 LF
Date in Service	2004	Unit Price	\$35.18 / LF
Effective Age	21	Current Cost	\$18,469
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$645
Cost Center		Annual Fully Funding Requirement	\$462
Project Number		Fully Funded Reserve Balance	\$9,696
Owner		Annual Reserve Contribution	\$376

Description: Replacement of chain link perimeter fence.

Component Photos & Details



Perimeter Fence - Gates - Allowance			Reserve Component
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	\$3,500.00 / Total
Effective Age	8	Current Cost	\$3,500
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$186
Cost Center		Annual Fully Funding Requirement	\$350
Project Number		Fully Funded Reserve Balance	\$2,800
Owner		Annual Reserve Contribution	\$285

Description: Allowance for replacement of wood perimeter fence gates



Perimeter Fence - Wood - Replace			Reserve Component
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	120 LF
Date in Service	2002	Unit Price	\$82.16 / LF
Effective Age	22	Current Cost	\$9,859
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$481
Cost Center		Annual Fully Funding Requirement	\$329
Project Number		Fully Funded Reserve Balance	\$7,230
Owner		Annual Reserve Contribution	\$268

Description: Replacement of wood perimeter fence.

Notes: 2018: Rick's Custom Fence provided a bid for the replacement at \$8490.

Component Photos & Details



Perimeter Fence - Wood - Stain

Reserve Component

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	125 LF
Date in Service	2013	Unit Price	\$14.07 / LF
Effective Age	0	Current Cost	\$1,759
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$220
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$179

Description: Minor repair and stain application to perimeter wood fence.

Landscaping & Irrigation



Irrigation - Maintenance

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	\$11,726.04 / Total
Effective Age	8	Current Cost	\$11,726
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$416
Cost Center		Annual Fully Funding Requirement	\$782
Project Number		Fully Funded Reserve Balance	\$6,254
Owner		Annual Reserve Contribution	\$637

Description: Allowance for large-scale repair or upgrade to landscape irrigation system.

Component Photos & Details



Irrigation - Timer Clocks - Replacement

Reserve Component

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	\$703.56 / Total
Effective Age	5	Current Cost	\$704
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$19
Cost Center		Annual Fully Funding Requirement	\$59
Project Number		Fully Funded Reserve Balance	\$293
Owner		Annual Reserve Contribution	\$48

Description: Replacement of irrigation timer clocks upon failure.



Landscape - Renovation

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2023	Unit Price	\$5,000.00 / Total
Effective Age	6	Current Cost	\$5,000
Source	User	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$199
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$3,000
Owner		Annual Reserve Contribution	\$408

Description: Landscaping renovation contingency, with a scope to be determined by the board/committee.

Notes: Updated RUL to 5 years as per request by Troy Rudd(Superior)
 \$10,000 for landscape renovation in the next 2-3 years and again every 8-10 years

Component Photos & Details



Landscape Lighting - Replacement

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	2016	Unit Price	\$15,243.86 / Total
Effective Age	9	Current Cost	\$15,244
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$608
Cost Center		Annual Fully Funding Requirement	\$1,016
Project Number		Fully Funded Reserve Balance	\$9,146
Owner		Annual Reserve Contribution	\$828

Description: Replacement of landscape lighting system.
 Notes: 2016: Installation cost of \$12,270 by Oregon Outdoor Lighting

Miscellaneous



Building Envelope Assessment

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 Total
Date in Service	2023	Unit Price	\$7,800.00 / Total
Effective Age	7	Current Cost	\$7,800
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$363
Cost Center		Annual Fully Funding Requirement	\$780
Project Number		Fully Funded Reserve Balance	\$5,460
Owner		Annual Reserve Contribution	\$636

Description: Visual assessment of exterior building envelope components to assess current conditions and determine maintenance needs.

Component Photos & Details



Drywell Maintenance - Allowance			Reserve Component
Useful Life	2 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2023	Unit Price	\$1,383.20 / Total
Effective Age	2	Current Cost	\$1,383
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$92
Cost Center		Annual Fully Funding Requirement	\$692
Project Number		Fully Funded Reserve Balance	\$1,383
Owner		Annual Reserve Contribution	\$564

Description: Maintenance of onsite dry well.
 Notes: 2023: Completed for \$1278.



General Contingency			Reserve Component
Useful Life	99 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2024	Unit Price	\$6,000.00 / Total
Effective Age	99	Current Cost	\$6,000
Source	Inspector	Inflation Rate	0.00%
GL Code		Starting Reserve Balance	\$399
Cost Center		Annual Fully Funding Requirement	\$61
Project Number		Fully Funded Reserve Balance	\$6,000
Owner		Annual Reserve Contribution	\$49

Description: This item serves as a general contingency for unforeseen work or cost of other reserve study in excess of estimated amounts. This component will be in Year 1 of the study, and has a useful life of 99 years so that it does not occur again in 30 yrs.
 Notes: 2024: The board approved additional trim and barge board replacements for \$11,600 and repaired the soffits for \$5,600.

Component Photos & Details



Insurance Deductible

Reserve Component

Useful Life	99 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	1922	Unit Price	\$10,000.00 / Total
Effective Age	99	Current Cost	\$10,000
Source	Inspector	Inflation Rate	0.00%
GL Code		Starting Reserve Balance	\$665
Cost Center		Annual Fully Funding Requirement	\$101
Project Number		Fully Funded Reserve Balance	\$10,000
Owner		Annual Reserve Contribution	\$82

Description: Contingency for insurance deductible to be paid from reserve fund. This item occurs only in Year 1 of the reserve study, and is given a 99 year useful life so it does not occur again in the 30 year funding model.



Mailboxes - Replacement

Reserve Component

Useful Life	32 Year(s)	Replacement %	100.00%
Remaining Life	27 Year(s)	Quantity / Units	2 EA
Date in Service	2020	Unit Price	\$2,825.68 / EA
Effective Age	5	Current Cost	\$5,651
Source	Inspector	Inflation Rate	3.50%
GL Code		Starting Reserve Balance	\$59
Cost Center		Annual Fully Funding Requirement	\$177
Project Number		Fully Funded Reserve Balance	\$883
Owner		Annual Reserve Contribution	\$144

Description: Replacement of cluster-style mailboxes located at end of garage structure.