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Spinnaker Ridge *Gig Harbor, WA*



Report #: 24113-13
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY Update "No-Site-Visit"

May 18, 2026

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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**Spinnaker Ridge**

Gig Harbor, WA

Level of Service: **Update "No-Site-Visit"**Report #: **24113-13**

of Units: 58

January 1, 2027 through December 31, 2027**Findings & Recommendations****as of January 1, 2027**

Starting Reserve Balance		\$285,174
Current Fully Funded Reserve Balance		\$950,047
Percent Funded		30.0 %
Average Reserve (Deficit) or Surplus Per Unit		(\$11,463)
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers		\$11,000
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers		\$10,420
2027 "Baseline Funding" minimum to keep Reserves above \$0		\$9,800
Recommended 2027 Special Assessment		\$149,200
Most Recent Budgeted Reserve Transfer Rate		\$7,083

Reserve Fund Strength: 30.0%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **3.50 %**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 30.0 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$116,280 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range and levy a Special Assessment in the amount of \$149,200 as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

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

***This Special Assessment is preliminary in nature and is considered a placeholder amount until vendor estimates are gathered. This Special Assessment is recommended to cover various expenses outlined for 2027.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Grounds/Site			
102 Concrete/Curb - Repair/Replace	5	3	\$6,300
104 Asphalt - Resurface	50	1	\$328,000
106 Asphalt - Seal/Repair	5	2	\$59,100
111 Drainage, 2017 - Maintain/Refurbish	25	15	\$30,600
112 Drainage, 2022 - Maintain/Refurbish	25	20	\$13,600
120 Landscape - Refurbish	10	6	\$4,300
140 Mailboxes - Replace	25	4	\$19,200
176 Fence: Metal - Replace	50	9	\$26,800
179 Gates - Repair	30	28	\$3,100
180 Emergency Gates Operators - Replace	15	8	\$13,400
190 Arbors - Maintain/Replace	20	5	\$12,500
Pool			
101 Pool Deck: Westcoat - Replace	12	10	\$40,100
300 Pool Deck: Westcoat - Maintenance Recoat	4	2	\$6,200
302 Pool - Resurface	20	18	\$64,600
304 Pool - Retile	30	28	\$9,200
314 Pool Fence - Replace	45	39	\$51,500
920 Pool Heater: Hayward 400 - Replace	15	11	\$9,100
Clubhouse Exterior			
540 Clubhouse Exterior - Paint/Caulk	10	6	\$10,800
542 CH Siding/WRB - Replace	40	36	\$56,000
544 Clubhouse Windows - Replace	50	9	\$24,700
600 Clubhouse Roof - Replace	25	22	\$18,200
Clubhouse Interior			
700 Clubhouse Interior - Repaint	12	8	\$10,700
701 Clubhouse Flooring - Replace	12	8	\$16,200
710 Clubhouse Furniture/Decor - Replace	24	20	\$20,500
714 Clubhouse Kitchen - Refurbish	24	20	\$20,500
716 Clubhouse Bathrooms - Refurbish	24	19	\$17,100
930 Water Heater: GE gas - Replace	10	8	\$2,600
940 Furnace: American Standard - Replace	20	16	\$11,400
Unit Exteriors			
800 Unit Exterior, 2019 - Prep/Paint	8	0	\$135,000
802 Unit Exterior, 2020 - Prep/Paint	8	1	\$38,700
804 Unit Exterior, 2021- Prep/Paint	8	2	\$184,000
806 Unit Exterior, 2022 - Prep/Paint	8	3	\$135,000
807 Unit Exterior, 2023 - Prep/Paint	8	4	\$67,800
Equipment/Systems			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
890 Plumbing - Systems Evaluation	15	0	\$5,700
920 Electrical - System Evaluation	5	0	\$8,500

35 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.

2027

#	Component	Quantity	Unit of Measure	Expenses
Unit Exteriors				
800	Unit Exterior, 2019 - Prep/Paint	14	houses	\$135,000
Chapter Cost				\$135,000
Equipment/Systems				
890	Plumbing - Systems Evaluation	1	Supply, drains, etc.	\$5,700
920	Electrical - System Evaluation	1	Evaluation	\$8,500
Chapter Cost				\$14,200

Annual Total: \$149,200

2028

#	Component	Quantity	Unit of Measure	Expenses
Grounds/Site				
104	Asphalt - Resurface	79600	SF	\$337,840
Chapter Cost				\$337,840
Unit Exteriors				
802	Unit Exterior, 2020 - Prep/Paint	4	houses	\$39,861
Chapter Cost				\$39,861

Annual Total: \$377,701

2029

#	Component	Quantity	Unit of Measure	Expenses
Grounds/Site				
106	Asphalt - Seal/Repair	79600	SF	\$62,699
Chapter Cost				\$62,699
Pool				
300	Pool Deck: Westcoat - Maintenance Recoat	3400	SF	\$6,578
Chapter Cost				\$6,578
Unit Exteriors				
804	Unit Exterior, 2021- Prep/Paint	19	houses	\$195,206
Chapter Cost				\$195,206

Annual Total: \$264,483

2030

#	Component	Quantity	Unit of Measure	Expenses
Grounds/Site				
102	Concrete/Curb - Repair/Replace	1	Allowance	\$6,884
Chapter Cost				\$6,884
Unit Exteriors				
806	Unit Exterior, 2022 - Prep/Paint	14	houses	\$147,518
Chapter Cost				\$147,518

Annual Total:

\$154,402

2031			
#	Component	Quantity Unit of Measure	Expenses
Grounds/Site			
140	Mailboxes - Replace	6 clusters metal	\$21,610
Chapter Cost			\$21,610
Unit Exteriors			
807	Unit Exterior, 2023 - Prep/Paint	7 houses	\$76,309
Chapter Cost			\$76,309

Annual Total:

\$97,919

Grand Total:

\$1,043,705

Introduction



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

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



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

Methodology

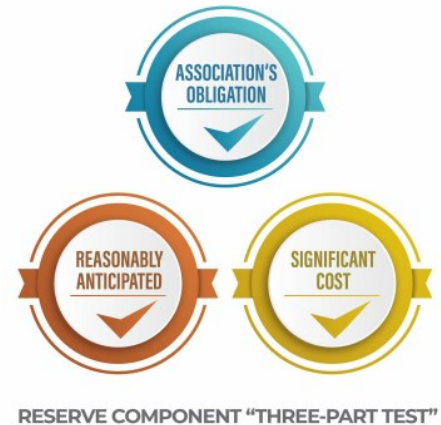


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

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

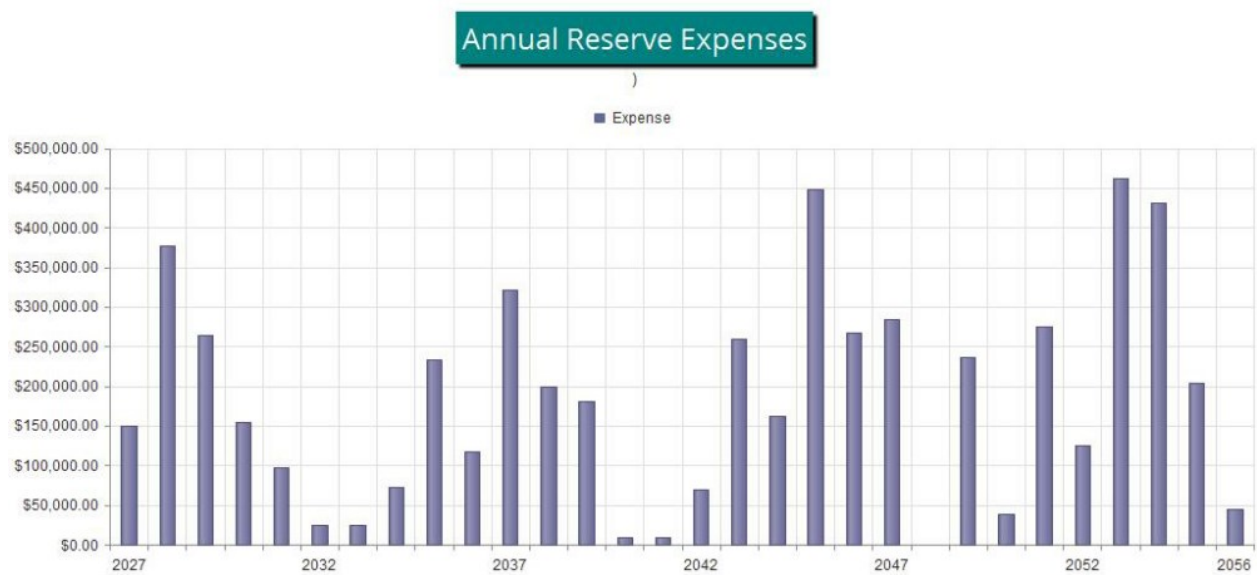


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$285,174 as-of the start of your Fiscal Year on 1/1/2027. Your Starting Reserve Balance was derived from your recent reserve balance as of 2/27/2026, plus budgeted reserve contributions, minus reserve expenses thru the end of your fiscal year. As of 1/1/2027, your Fully Funded Balance is computed to be \$950,047 (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 Monthly budgeted transfers of \$11,000 in addition to a Special Assessment in the amount of \$149,200 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

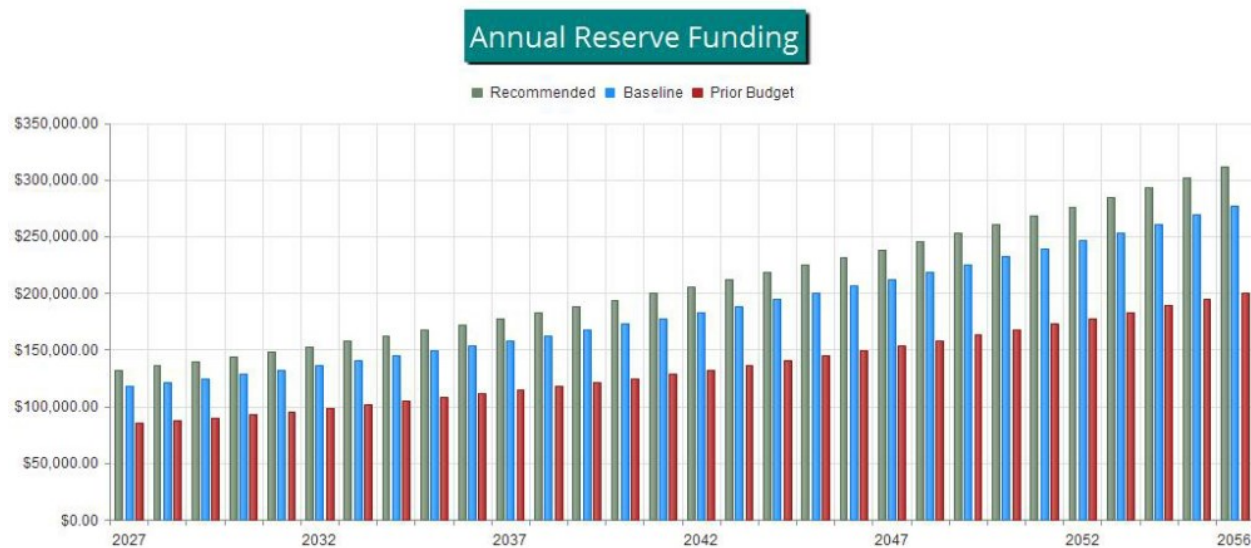


Figure 2

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

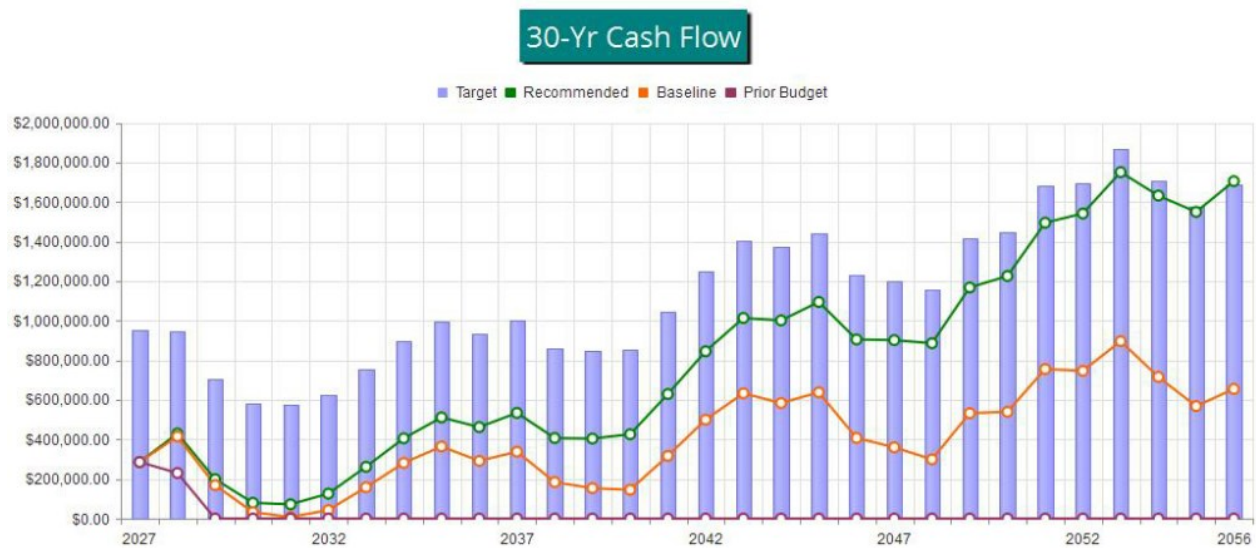


Figure 3

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

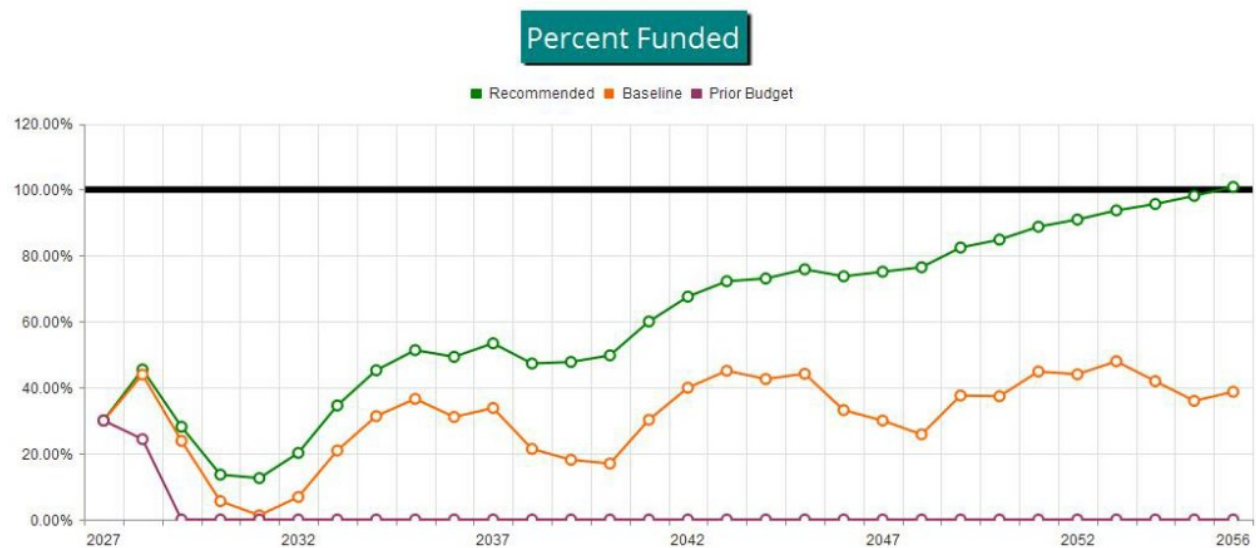


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



Reserve Component List Detail

Report # 24113-13
No-Site-Visit

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Grounds/Site							
102	Concrete/Curb - Repair/Replace	1	Allowance	5	3	\$5,670	\$6,930
104	Asphalt - Resurface	79,600	SF	50	1	\$295,000	\$361,000
106	Asphalt - Seal/Repair	79,600	SF	5	2	\$53,200	\$65,000
111	Drainage, 2017 - Maintain/Refurbish	1	Extensive system	25	15	\$27,500	\$33,700
112	Drainage, 2022 - Maintain/Refurbish	1	Extensive system	25	20	\$12,200	\$15,000
120	Landscape - Refurbish	1	Extensive landscaping	10	6	\$3,870	\$4,730
140	Mailboxes - Replace	6	clusters metal	25	4	\$17,300	\$21,100
176	Fence: Metal - Replace	130	LF	50	9	\$24,100	\$29,500
179	Gates - Repair	1	Allowance	30	28	\$2,790	\$3,410
180	Emergency Gates Operators - Replace	2	each	15	8	\$12,100	\$14,700
190	Arbors - Maintain/Replace	4	assorted sizes	20	5	\$11,200	\$13,800
Pool							
101	Pool Deck: Westcoat - Replace	3,400	SF	12	10	\$36,100	\$44,100
300	Pool Deck: Westcoat - Maintenance Recoat	3,400	SF	4	2	\$5,580	\$6,820
302	Pool - Resurface	780	SF	20	18	\$58,100	\$71,100
304	Pool - Retile	120	LF	30	28	\$8,280	\$10,100
314	Pool Fence - Replace	250	LF	45	39	\$46,400	\$56,600
920	Pool Heater: Hayward 400 - Replace	1	gas heater	15	11	\$8,190	\$10,000
Clubhouse Exterior							
540	Clubhouse Exterior - Paint/Caulk	2,000	GSF	10	6	\$9,720	\$11,900
542	CH Siding/WRB - Replace	2,000	GSF	40	36	\$50,400	\$61,600
544	Clubhouse Windows - Replace	12	windows	50	9	\$22,200	\$27,200
600	Clubhouse Roof - Replace	2,500	SF	25	22	\$16,400	\$20,000
Clubhouse Interior							
700	Clubhouse Interior - Repaint	2,900	SF	12	8	\$9,630	\$11,800
701	Clubhouse Flooring - Replace	175	SY	12	8	\$14,600	\$17,800
710	Clubhouse Furniture/Decor - Replace	1	Allowance	24	20	\$18,400	\$22,600
714	Clubhouse Kitchen - Refurbish	1	Kitchen	24	20	\$18,400	\$22,600
716	Clubhouse Bathrooms - Refurbish	2	bathrooms	24	19	\$15,400	\$18,800
930	Water Heater: GE gas - Replace	1	GE gas	10	8	\$2,340	\$2,860
940	Furnace: American Standard - Replace	1	furnace	20	16	\$10,300	\$12,500
Unit Exteriors							
800	Unit Exterior, 2019 - Prep/Paint	14	houses	8	0	\$122,000	\$148,000
802	Unit Exterior, 2020 - Prep/Paint	4	houses	8	1	\$34,800	\$42,600
804	Unit Exterior, 2021- Prep/Paint	19	houses	8	2	\$166,000	\$202,000
806	Unit Exterior, 2022 - Prep/Paint	14	houses	8	3	\$122,000	\$148,000
807	Unit Exterior, 2023 - Prep/Paint	7	houses	8	4	\$61,000	\$74,600
Equipment/Systems							
890	Plumbing - Systems Evaluation	1	Supply, drains, etc.	15	0	\$5,130	\$6,270
920	Electrical - System Evaluation	1	Evaluation	5	0	\$7,650	\$9,350
35	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Grounds/Site								
102	Concrete/Curb - Repair/Replace	\$6,300	X	2	/	5	=	\$2,520
104	Asphalt - Resurface	\$328,000	X	49	/	50	=	\$321,440
106	Asphalt - Seal/Repair	\$59,100	X	3	/	5	=	\$35,460
111	Drainage, 2017 - Maintain/Refurbish	\$30,600	X	10	/	25	=	\$12,240
112	Drainage, 2022 - Maintain/Refurbish	\$13,600	X	5	/	25	=	\$2,720
120	Landscape - Refurbish	\$4,300	X	4	/	10	=	\$1,720
140	Mailboxes - Replace	\$19,200	X	21	/	25	=	\$16,128
176	Fence: Metal - Replace	\$26,800	X	41	/	50	=	\$21,976
179	Gates - Repair	\$3,100	X	2	/	30	=	\$207
180	Emergency Gates Operators - Replace	\$13,400	X	7	/	15	=	\$6,253
190	Arbors - Maintain/Replace	\$12,500	X	15	/	20	=	\$9,375
Pool								
101	Pool Deck: Westcoat - Replace	\$40,100	X	2	/	12	=	\$6,683
300	Pool Deck: Westcoat - Maintenance Recoat	\$6,200	X	2	/	4	=	\$3,100
302	Pool - Resurface	\$64,600	X	2	/	20	=	\$6,460
304	Pool - Retile	\$9,200	X	2	/	30	=	\$613
314	Pool Fence - Replace	\$51,500	X	6	/	45	=	\$6,867
920	Pool Heater: Hayward 400 - Replace	\$9,100	X	4	/	15	=	\$2,427
Clubhouse Exterior								
540	Clubhouse Exterior - Paint/Caulk	\$10,800	X	4	/	10	=	\$4,320
542	CH Siding/WRB - Replace	\$56,000	X	4	/	40	=	\$5,600
544	Clubhouse Windows - Replace	\$24,700	X	41	/	50	=	\$20,254
600	Clubhouse Roof - Replace	\$18,200	X	3	/	25	=	\$2,184
Clubhouse Interior								
700	Clubhouse Interior - Repaint	\$10,700	X	4	/	12	=	\$3,567
701	Clubhouse Flooring - Replace	\$16,200	X	4	/	12	=	\$5,400
710	Clubhouse Furniture/Decor - Replace	\$20,500	X	4	/	24	=	\$3,417
714	Clubhouse Kitchen - Refurbish	\$20,500	X	4	/	24	=	\$3,417
716	Clubhouse Bathrooms - Refurbish	\$17,100	X	5	/	24	=	\$3,563
930	Water Heater: GE gas - Replace	\$2,600	X	2	/	10	=	\$520
940	Furnace: American Standard - Replace	\$11,400	X	4	/	20	=	\$2,280
Unit Exteriors								
800	Unit Exterior, 2019 - Prep/Paint	\$135,000	X	8	/	8	=	\$135,000
802	Unit Exterior, 2020 - Prep/Paint	\$38,700	X	7	/	8	=	\$33,863
804	Unit Exterior, 2021- Prep/Paint	\$184,000	X	6	/	8	=	\$138,000
806	Unit Exterior, 2022 - Prep/Paint	\$135,000	X	5	/	8	=	\$84,375
807	Unit Exterior, 2023 - Prep/Paint	\$67,800	X	4	/	8	=	\$33,900
Equipment/Systems								
890	Plumbing - Systems Evaluation	\$5,700	X	15	/	15	=	\$5,700
920	Electrical - System Evaluation	\$8,500	X	5	/	5	=	\$8,500
								\$950,047



Component Significance

Report # 24113-13
No-Site-Visit

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Grounds/Site				
102 Concrete/Curb - Repair/Replace	5	\$6,300	\$1,260	1.08 %
104 Asphalt - Resurface	50	\$328,000	\$6,560	5.64 %
106 Asphalt - Seal/Repair	5	\$59,100	\$11,820	10.17 %
111 Drainage, 2017 - Maintain/Refurbish	25	\$30,600	\$1,224	1.05 %
112 Drainage, 2022 - Maintain/Refurbish	25	\$13,600	\$544	0.47 %
120 Landscape - Refurbish	10	\$4,300	\$430	0.37 %
140 Mailboxes - Replace	25	\$19,200	\$768	0.66 %
176 Fence: Metal - Replace	50	\$26,800	\$536	0.46 %
179 Gates - Repair	30	\$3,100	\$103	0.09 %
180 Emergency Gates Operators - Replace	15	\$13,400	\$893	0.77 %
190 Arbors - Maintain/Replace	20	\$12,500	\$625	0.54 %
Pool				
101 Pool Deck: Westcoat - Replace	12	\$40,100	\$3,342	2.87 %
300 Pool Deck: Westcoat - Maintenance Recoat	4	\$6,200	\$1,550	1.33 %
302 Pool - Resurface	20	\$64,600	\$3,230	2.78 %
304 Pool - Retile	30	\$9,200	\$307	0.26 %
314 Pool Fence - Replace	45	\$51,500	\$1,144	0.98 %
920 Pool Heater: Hayward 400 - Replace	15	\$9,100	\$607	0.52 %
Clubhouse Exterior				
540 Clubhouse Exterior - Paint/Caulk	10	\$10,800	\$1,080	0.93 %
542 CH Siding/WRB - Replace	40	\$56,000	\$1,400	1.20 %
544 Clubhouse Windows - Replace	50	\$24,700	\$494	0.42 %
600 Clubhouse Roof - Replace	25	\$18,200	\$728	0.63 %
Clubhouse Interior				
700 Clubhouse Interior - Repaint	12	\$10,700	\$892	0.77 %
701 Clubhouse Flooring - Replace	12	\$16,200	\$1,350	1.16 %
710 Clubhouse Furniture/Decor - Replace	24	\$20,500	\$854	0.73 %
714 Clubhouse Kitchen - Refurbish	24	\$20,500	\$854	0.73 %
716 Clubhouse Bathrooms - Refurbish	24	\$17,100	\$713	0.61 %
930 Water Heater: GE gas - Replace	10	\$2,600	\$260	0.22 %
940 Furnace: American Standard - Replace	20	\$11,400	\$570	0.49 %
Unit Exteriors				
800 Unit Exterior, 2019 - Prep/Paint	8	\$135,000	\$16,875	14.51 %
802 Unit Exterior, 2020 - Prep/Paint	8	\$38,700	\$4,838	4.16 %
804 Unit Exterior, 2021- Prep/Paint	8	\$184,000	\$23,000	19.78 %
806 Unit Exterior, 2022 - Prep/Paint	8	\$135,000	\$16,875	14.51 %
807 Unit Exterior, 2023 - Prep/Paint	8	\$67,800	\$8,475	7.29 %
Equipment/Systems				
890 Plumbing - Systems Evaluation	15	\$5,700	\$380	0.33 %
920 Electrical - System Evaluation	5	\$8,500	\$1,700	1.46 %
35 Total Funded Components			\$116,280	100.00 %



30-Year Reserve Plan Summary

Report # 24113-13
No-Site-Visit

Fiscal Year Start: 2027

Net After Tax Interest:

3.50 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$285,174	\$950,047	30.0 %	Medium	55.29 %	\$132,000	\$149,200	\$12,490	\$149,200
2028	\$429,664	\$944,641	45.5 %	Medium	3.00 %	\$135,960	\$0	\$10,983	\$377,701
2029	\$198,906	\$707,310	28.1 %	High	3.00 %	\$140,039	\$0	\$4,861	\$264,482
2030	\$79,324	\$583,175	13.6 %	High	3.00 %	\$144,240	\$0	\$2,641	\$154,402
2031	\$71,802	\$572,510	12.5 %	High	3.00 %	\$148,567	\$0	\$3,454	\$97,919
2032	\$125,905	\$623,629	20.2 %	High	3.00 %	\$153,024	\$0	\$6,766	\$24,345
2033	\$261,351	\$756,107	34.6 %	Medium	3.00 %	\$157,615	\$0	\$11,646	\$25,433
2034	\$405,178	\$895,604	45.2 %	Medium	3.00 %	\$162,343	\$0	\$16,005	\$72,686
2035	\$510,842	\$994,906	51.3 %	Medium	3.00 %	\$167,214	\$0	\$16,993	\$233,339
2036	\$461,709	\$936,133	49.3 %	Medium	3.00 %	\$172,230	\$0	\$17,391	\$117,691
2037	\$533,640	\$999,266	53.4 %	Medium	3.00 %	\$177,397	\$0	\$16,427	\$320,927
2038	\$406,538	\$859,648	47.3 %	Medium	3.00 %	\$182,719	\$0	\$14,161	\$199,468
2039	\$403,950	\$845,773	47.8 %	Medium	3.00 %	\$188,200	\$0	\$14,497	\$180,929
2040	\$425,718	\$855,551	49.8 %	Medium	3.00 %	\$193,846	\$0	\$18,424	\$9,252
2041	\$628,737	\$1,047,572	60.0 %	Medium	3.00 %	\$199,662	\$0	\$25,746	\$9,378
2042	\$844,767	\$1,250,500	67.6 %	Medium	3.00 %	\$205,652	\$0	\$32,462	\$69,797
2043	\$1,013,083	\$1,402,720	72.2 %	Low	3.00 %	\$211,821	\$0	\$35,190	\$259,160
2044	\$1,000,935	\$1,370,060	73.1 %	Low	3.00 %	\$218,176	\$0	\$36,605	\$161,648
2045	\$1,094,068	\$1,442,623	75.8 %	Low	3.00 %	\$224,721	\$0	\$34,925	\$448,932
2046	\$904,782	\$1,227,400	73.7 %	Low	3.00 %	\$231,463	\$0	\$31,554	\$266,708
2047	\$901,091	\$1,199,527	75.1 %	Low	3.00 %	\$238,407	\$0	\$31,220	\$285,004
2048	\$885,713	\$1,158,274	76.5 %	Low	3.00 %	\$245,559	\$0	\$35,869	\$0
2049	\$1,167,141	\$1,415,827	82.4 %	Low	3.00 %	\$252,926	\$0	\$41,798	\$236,830
2050	\$1,225,034	\$1,443,855	84.8 %	Low	3.00 %	\$260,513	\$0	\$47,512	\$38,880
2051	\$1,494,180	\$1,683,498	88.8 %	Low	3.00 %	\$268,329	\$0	\$53,035	\$274,427
2052	\$1,541,117	\$1,694,808	90.9 %	Low	3.00 %	\$276,379	\$0	\$57,505	\$124,999
2053	\$1,750,002	\$1,867,673	93.7 %	Low	3.00 %	\$284,670	\$0	\$59,082	\$462,373
2054	\$1,631,381	\$1,705,750	95.6 %	Low	3.00 %	\$293,210	\$0	\$55,570	\$431,152
2055	\$1,549,009	\$1,578,876	98.1 %	Low	3.00 %	\$302,006	\$0	\$56,843	\$203,626
2056	\$1,704,233	\$1,690,530	100.8 %	Low	3.00 %	\$311,067	\$0	\$65,342	\$45,246



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 24113-13
No-Site-Visit

Fiscal Year Start: 2027

Net After Tax Interest:

3.50 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$285,174	\$950,047	30.0 %		Medium	38.35 %	\$117,600	\$149,200	\$12,234	\$149,200
2028	\$415,008	\$944,641	43.9 %		Medium	3.00 %	\$121,128	\$0	\$10,198	\$377,701
2029	\$168,633	\$707,310	23.8 %		High	3.00 %	\$124,762	\$0	\$3,513	\$264,482
2030	\$32,426	\$583,175	5.6 %		High	3.00 %	\$128,505	\$0	\$693	\$154,402
2031	\$7,221	\$572,510	1.3 %		High	3.00 %	\$132,360	\$0	\$869	\$97,919
2032	\$42,531	\$623,629	6.8 %		High	3.00 %	\$136,331	\$0	\$3,504	\$24,345
2033	\$158,021	\$756,107	20.9 %		High	3.00 %	\$140,421	\$0	\$7,665	\$25,433
2034	\$280,673	\$895,604	31.3 %		Medium	3.00 %	\$144,633	\$0	\$11,262	\$72,686
2035	\$363,883	\$994,906	36.6 %		Medium	3.00 %	\$148,972	\$0	\$11,442	\$233,339
2036	\$290,958	\$936,133	31.1 %		Medium	3.00 %	\$153,441	\$0	\$10,984	\$117,691
2037	\$337,693	\$999,266	33.8 %		Medium	3.00 %	\$158,045	\$0	\$9,114	\$320,927
2038	\$183,924	\$859,648	21.4 %		High	3.00 %	\$162,786	\$0	\$5,889	\$199,468
2039	\$153,132	\$845,773	18.1 %		High	3.00 %	\$167,669	\$0	\$5,211	\$180,929
2040	\$145,083	\$855,551	17.0 %		High	3.00 %	\$172,700	\$0	\$8,067	\$9,252
2041	\$316,597	\$1,047,572	30.2 %		Medium	3.00 %	\$177,881	\$0	\$14,257	\$9,378
2042	\$499,357	\$1,250,500	39.9 %		Medium	3.00 %	\$183,217	\$0	\$19,778	\$69,797
2043	\$632,554	\$1,402,720	45.1 %		Medium	3.00 %	\$188,713	\$0	\$21,245	\$259,160
2044	\$583,353	\$1,370,060	42.6 %		Medium	3.00 %	\$194,375	\$0	\$21,330	\$161,648
2045	\$637,409	\$1,442,623	44.2 %		Medium	3.00 %	\$200,206	\$0	\$18,248	\$448,932
2046	\$406,931	\$1,227,400	33.2 %		Medium	3.00 %	\$206,212	\$0	\$13,397	\$266,708
2047	\$359,833	\$1,199,527	30.0 %		High	3.00 %	\$212,399	\$0	\$11,507	\$285,004
2048	\$298,734	\$1,158,274	25.8 %		High	3.00 %	\$218,771	\$0	\$14,516	\$0
2049	\$532,021	\$1,415,827	37.6 %		Medium	3.00 %	\$225,334	\$0	\$18,718	\$236,830
2050	\$539,242	\$1,443,855	37.3 %		Medium	3.00 %	\$232,094	\$0	\$22,615	\$38,880
2051	\$755,071	\$1,683,498	44.9 %		Medium	3.00 %	\$239,057	\$0	\$26,227	\$274,427
2052	\$745,927	\$1,694,808	44.0 %		Medium	3.00 %	\$246,228	\$0	\$28,686	\$124,999
2053	\$895,843	\$1,867,673	48.0 %		Medium	3.00 %	\$253,615	\$0	\$28,150	\$462,373
2054	\$715,235	\$1,705,750	41.9 %		Medium	3.00 %	\$261,224	\$0	\$22,417	\$431,152
2055	\$567,723	\$1,578,876	36.0 %		Medium	3.00 %	\$269,060	\$0	\$21,356	\$203,626
2056	\$654,514	\$1,690,530	38.7 %		Medium	3.00 %	\$277,132	\$0	\$27,403	\$45,246



30-Year Income/Expense Detail

Report # 24113-13
No-Site-Visit

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$285,174	\$429,664	\$198,906	\$79,324	\$71,802
Annual Reserve Funding	\$132,000	\$135,960	\$140,039	\$144,240	\$148,567
Recommended Special Assessments	\$149,200	\$0	\$0	\$0	\$0
Interest Earnings	\$12,490	\$10,983	\$4,861	\$2,641	\$3,454
Total Income	\$578,864	\$576,607	\$343,807	\$226,205	\$223,824
# Component					
Grounds/Site					
102 Concrete/Curb - Repair/Replace	\$0	\$0	\$0	\$6,884	\$0
104 Asphalt - Resurface	\$0	\$337,840	\$0	\$0	\$0
106 Asphalt - Seal/Repair	\$0	\$0	\$62,699	\$0	\$0
111 Drainage, 2017 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
112 Drainage, 2022 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
120 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
140 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$21,610
176 Fence: Metal - Replace	\$0	\$0	\$0	\$0	\$0
179 Gates - Repair	\$0	\$0	\$0	\$0	\$0
180 Emergency Gates Operators - Replace	\$0	\$0	\$0	\$0	\$0
190 Arbors - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
Pool					
101 Pool Deck: Westcoat - Replace	\$0	\$0	\$0	\$0	\$0
300 Pool Deck: Westcoat - Maintenance Recoat	\$0	\$0	\$6,578	\$0	\$0
302 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
304 Pool - Retile	\$0	\$0	\$0	\$0	\$0
314 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
920 Pool Heater: Hayward 400 - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Exterior					
540 Clubhouse Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 CH Siding/WRB - Replace	\$0	\$0	\$0	\$0	\$0
544 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
600 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interior					
700 Clubhouse Interior - Repaint	\$0	\$0	\$0	\$0	\$0
701 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Clubhouse Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
714 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
930 Water Heater: GE gas - Replace	\$0	\$0	\$0	\$0	\$0
940 Furnace: American Standard - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
800 Unit Exterior, 2019 - Prep/Paint	\$135,000	\$0	\$0	\$0	\$0
802 Unit Exterior, 2020 - Prep/Paint	\$0	\$39,861	\$0	\$0	\$0
804 Unit Exterior, 2021- Prep/Paint	\$0	\$0	\$195,206	\$0	\$0
806 Unit Exterior, 2022 - Prep/Paint	\$0	\$0	\$0	\$147,518	\$0
807 Unit Exterior, 2023 - Prep/Paint	\$0	\$0	\$0	\$0	\$76,309
Equipment/Systems					
890 Plumbing - Systems Evaluation	\$5,700	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$8,500	\$0	\$0	\$0	\$0
Total Expenses	\$149,200	\$377,701	\$264,482	\$154,402	\$97,919
Ending Reserve Balance	\$429,664	\$198,906	\$79,324	\$71,802	\$125,905

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$125,905	\$261,351	\$405,178	\$510,842	\$461,709
Annual Reserve Funding	\$153,024	\$157,615	\$162,343	\$167,214	\$172,230
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,766	\$11,646	\$16,005	\$16,993	\$17,391
Total Income	\$285,695	\$430,612	\$583,527	\$695,048	\$651,331
# Component					
Grounds/Site					
102 Concrete/Curb - Repair/Replace	\$0	\$0	\$0	\$7,981	\$0
104 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
106 Asphalt - Seal/Repair	\$0	\$0	\$72,686	\$0	\$0
111 Drainage, 2017 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
112 Drainage, 2022 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
120 Landscape - Refurbish	\$0	\$5,134	\$0	\$0	\$0
140 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
176 Fence: Metal - Replace	\$0	\$0	\$0	\$0	\$34,968
179 Gates - Repair	\$0	\$0	\$0	\$0	\$0
180 Emergency Gates Operators - Replace	\$0	\$0	\$0	\$16,975	\$0
190 Arbors - Maintain/Replace	\$14,491	\$0	\$0	\$0	\$0
Pool					
101 Pool Deck: Westcoat - Replace	\$0	\$0	\$0	\$0	\$0
300 Pool Deck: Westcoat - Maintenance Recoat	\$0	\$7,403	\$0	\$0	\$0
302 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
304 Pool - Retile	\$0	\$0	\$0	\$0	\$0
314 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
920 Pool Heater: Hayward 400 - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Exterior					
540 Clubhouse Exterior - Paint/Caulk	\$0	\$12,896	\$0	\$0	\$0
542 CH Siding/WRB - Replace	\$0	\$0	\$0	\$0	\$0
544 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$32,228
600 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interior					
700 Clubhouse Interior - Repaint	\$0	\$0	\$0	\$13,554	\$0
701 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$20,522	\$0
710 Clubhouse Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
714 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
930 Water Heater: GE gas - Replace	\$0	\$0	\$0	\$3,294	\$0
940 Furnace: American Standard - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
800 Unit Exterior, 2019 - Prep/Paint	\$0	\$0	\$0	\$171,014	\$0
802 Unit Exterior, 2020 - Prep/Paint	\$0	\$0	\$0	\$0	\$50,495
804 Unit Exterior, 2021- Prep/Paint	\$0	\$0	\$0	\$0	\$0
806 Unit Exterior, 2022 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
807 Unit Exterior, 2023 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
Equipment/Systems					
890 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$9,854	\$0	\$0	\$0	\$0
Total Expenses	\$24,345	\$25,433	\$72,686	\$233,339	\$117,691
Ending Reserve Balance	\$261,351	\$405,178	\$510,842	\$461,709	\$533,640

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$533,640	\$406,538	\$403,950	\$425,718	\$628,737
Annual Reserve Funding	\$177,397	\$182,719	\$188,200	\$193,846	\$199,662
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,427	\$14,161	\$14,497	\$18,424	\$25,746
Total Income	\$727,465	\$603,418	\$606,647	\$637,988	\$854,145
# Component					
Grounds/Site					
102 Concrete/Curb - Repair/Replace	\$0	\$0	\$0	\$9,252	\$0
104 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
106 Asphalt - Seal/Repair	\$0	\$0	\$84,262	\$0	\$0
111 Drainage, 2017 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
112 Drainage, 2022 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
120 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
140 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
176 Fence: Metal - Replace	\$0	\$0	\$0	\$0	\$0
179 Gates - Repair	\$0	\$0	\$0	\$0	\$0
180 Emergency Gates Operators - Replace	\$0	\$0	\$0	\$0	\$0
190 Arbors - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
Pool					
101 Pool Deck: Westcoat - Replace	\$53,891	\$0	\$0	\$0	\$0
300 Pool Deck: Westcoat - Maintenance Recoat	\$8,332	\$0	\$0	\$0	\$9,378
302 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
304 Pool - Retile	\$0	\$0	\$0	\$0	\$0
314 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
920 Pool Heater: Hayward 400 - Replace	\$0	\$12,597	\$0	\$0	\$0
Clubhouse Exterior					
540 Clubhouse Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 CH Siding/WRB - Replace	\$0	\$0	\$0	\$0	\$0
544 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
600 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interior					
700 Clubhouse Interior - Repaint	\$0	\$0	\$0	\$0	\$0
701 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Clubhouse Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
714 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
930 Water Heater: GE gas - Replace	\$0	\$0	\$0	\$0	\$0
940 Furnace: American Standard - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
800 Unit Exterior, 2019 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
802 Unit Exterior, 2020 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
804 Unit Exterior, 2021- Prep/Paint	\$247,281	\$0	\$0	\$0	\$0
806 Unit Exterior, 2022 - Prep/Paint	\$0	\$186,872	\$0	\$0	\$0
807 Unit Exterior, 2023 - Prep/Paint	\$0	\$0	\$96,667	\$0	\$0
Equipment/Systems					
890 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$11,423	\$0	\$0	\$0	\$0
Total Expenses	\$320,927	\$199,468	\$180,929	\$9,252	\$9,378
Ending Reserve Balance	\$406,538	\$403,950	\$425,718	\$628,737	\$844,767

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$844,767	\$1,013,083	\$1,000,935	\$1,094,068	\$904,782
Annual Reserve Funding	\$205,652	\$211,821	\$218,176	\$224,721	\$231,463
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,462	\$35,190	\$36,605	\$34,925	\$31,554
Total Income	\$1,082,880	\$1,260,095	\$1,255,716	\$1,353,714	\$1,167,799
# Component					
Grounds/Site					
102 Concrete/Curb - Repair/Replace	\$0	\$0	\$0	\$10,725	\$0
104 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
106 Asphalt - Seal/Repair	\$0	\$0	\$97,683	\$0	\$0
111 Drainage, 2017 - Maintain/Refurbish	\$47,674	\$0	\$0	\$0	\$0
112 Drainage, 2022 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
120 Landscape - Refurbish	\$0	\$6,900	\$0	\$0	\$0
140 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
176 Fence: Metal - Replace	\$0	\$0	\$0	\$0	\$0
179 Gates - Repair	\$0	\$0	\$0	\$0	\$0
180 Emergency Gates Operators - Replace	\$0	\$0	\$0	\$0	\$0
190 Arbors - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
Pool					
101 Pool Deck: Westcoat - Replace	\$0	\$0	\$0	\$0	\$0
300 Pool Deck: Westcoat - Maintenance Recoat	\$0	\$0	\$0	\$10,555	\$0
302 Pool - Resurface	\$0	\$0	\$0	\$109,977	\$0
304 Pool - Retile	\$0	\$0	\$0	\$0	\$0
314 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
920 Pool Heater: Hayward 400 - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Exterior					
540 Clubhouse Exterior - Paint/Caulk	\$0	\$17,331	\$0	\$0	\$0
542 CH Siding/WRB - Replace	\$0	\$0	\$0	\$0	\$0
544 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
600 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interior					
700 Clubhouse Interior - Repaint	\$0	\$0	\$0	\$0	\$0
701 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Clubhouse Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
714 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$29,985
930 Water Heater: GE gas - Replace	\$0	\$0	\$0	\$4,426	\$0
940 Furnace: American Standard - Replace	\$0	\$18,294	\$0	\$0	\$0
Unit Exteriors					
800 Unit Exterior, 2019 - Prep/Paint	\$0	\$216,635	\$0	\$0	\$0
802 Unit Exterior, 2020 - Prep/Paint	\$0	\$0	\$63,965	\$0	\$0
804 Unit Exterior, 2021- Prep/Paint	\$0	\$0	\$0	\$313,248	\$0
806 Unit Exterior, 2022 - Prep/Paint	\$0	\$0	\$0	\$0	\$236,723
807 Unit Exterior, 2023 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
Equipment/Systems					
890 Plumbing - Systems Evaluation	\$8,880	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$13,243	\$0	\$0	\$0	\$0
Total Expenses	\$69,797	\$259,160	\$161,648	\$448,932	\$266,708
Ending Reserve Balance	\$1,013,083	\$1,000,935	\$1,094,068	\$904,782	\$901,091

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$901,091	\$885,713	\$1,167,141	\$1,225,034	\$1,494,180
Annual Reserve Funding	\$238,407	\$245,559	\$252,926	\$260,513	\$268,329
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,220	\$35,869	\$41,798	\$47,512	\$53,035
Total Income	\$1,170,718	\$1,167,141	\$1,461,865	\$1,533,060	\$1,815,544
# Component					
Grounds/Site					
102 Concrete/Curb - Repair/Replace	\$0	\$0	\$0	\$12,434	\$0
104 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
106 Asphalt - Seal/Repair	\$0	\$0	\$113,242	\$0	\$0
111 Drainage, 2017 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
112 Drainage, 2022 - Maintain/Refurbish	\$24,563	\$0	\$0	\$0	\$0
120 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
140 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
176 Fence: Metal - Replace	\$0	\$0	\$0	\$0	\$0
179 Gates - Repair	\$0	\$0	\$0	\$0	\$0
180 Emergency Gates Operators - Replace	\$0	\$0	\$0	\$26,446	\$0
190 Arbors - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
Pool					
101 Pool Deck: Westcoat - Replace	\$0	\$0	\$76,836	\$0	\$0
300 Pool Deck: Westcoat - Maintenance Recoat	\$0	\$0	\$11,880	\$0	\$0
302 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
304 Pool - Retile	\$0	\$0	\$0	\$0	\$0
314 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
920 Pool Heater: Hayward 400 - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Exterior					
540 Clubhouse Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 CH Siding/WRB - Replace	\$0	\$0	\$0	\$0	\$0
544 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
600 Clubhouse Roof - Replace	\$0	\$0	\$34,873	\$0	\$0
Clubhouse Interior					
700 Clubhouse Interior - Repaint	\$19,325	\$0	\$0	\$0	\$0
701 Clubhouse Flooring - Replace	\$29,259	\$0	\$0	\$0	\$0
710 Clubhouse Furniture/Decor - Replace	\$37,025	\$0	\$0	\$0	\$0
714 Clubhouse Kitchen - Refurbish	\$37,025	\$0	\$0	\$0	\$0
716 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
930 Water Heater: GE gas - Replace	\$0	\$0	\$0	\$0	\$0
940 Furnace: American Standard - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
800 Unit Exterior, 2019 - Prep/Paint	\$0	\$0	\$0	\$0	\$274,427
802 Unit Exterior, 2020 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
804 Unit Exterior, 2021- Prep/Paint	\$0	\$0	\$0	\$0	\$0
806 Unit Exterior, 2022 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
807 Unit Exterior, 2023 - Prep/Paint	\$122,454	\$0	\$0	\$0	\$0
Equipment/Systems					
890 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$15,352	\$0	\$0	\$0	\$0
Total Expenses	\$285,004	\$0	\$236,830	\$38,880	\$274,427
Ending Reserve Balance	\$885,713	\$1,167,141	\$1,225,034	\$1,494,180	\$1,541,117

Fiscal Year	2052	2053	2054	2055	2056
Starting Reserve Balance	\$1,541,117	\$1,750,002	\$1,631,381	\$1,549,009	\$1,704,233
Annual Reserve Funding	\$276,379	\$284,670	\$293,210	\$302,006	\$311,067
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$57,505	\$59,082	\$55,570	\$56,843	\$65,342
Total Income	\$1,875,000	\$2,093,754	\$1,980,161	\$1,907,859	\$2,080,641
# Component					
Grounds/Site					
102 Concrete/Curb - Repair/Replace	\$0	\$0	\$0	\$14,414	\$0
104 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
106 Asphalt - Seal/Repair	\$0	\$0	\$131,278	\$0	\$0
111 Drainage, 2017 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
112 Drainage, 2022 - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
120 Landscape - Refurbish	\$0	\$9,273	\$0	\$0	\$0
140 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$45,246
176 Fence: Metal - Replace	\$0	\$0	\$0	\$0	\$0
179 Gates - Repair	\$0	\$0	\$0	\$7,093	\$0
180 Emergency Gates Operators - Replace	\$0	\$0	\$0	\$0	\$0
190 Arbors - Maintain/Replace	\$26,172	\$0	\$0	\$0	\$0
Pool					
101 Pool Deck: Westcoat - Replace	\$0	\$0	\$0	\$0	\$0
300 Pool Deck: Westcoat - Maintenance Recoat	\$0	\$13,371	\$0	\$0	\$0
302 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
304 Pool - Retile	\$0	\$0	\$0	\$21,049	\$0
314 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
920 Pool Heater: Hayward 400 - Replace	\$0	\$19,625	\$0	\$0	\$0
Clubhouse Exterior					
540 Clubhouse Exterior - Paint/Caulk	\$0	\$23,291	\$0	\$0	\$0
542 CH Siding/WRB - Replace	\$0	\$0	\$0	\$0	\$0
544 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
600 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interior					
700 Clubhouse Interior - Repaint	\$0	\$0	\$0	\$0	\$0
701 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Clubhouse Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
714 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
930 Water Heater: GE gas - Replace	\$0	\$0	\$0	\$5,949	\$0
940 Furnace: American Standard - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
800 Unit Exterior, 2019 - Prep/Paint	\$0	\$0	\$0	\$0	\$0
802 Unit Exterior, 2020 - Prep/Paint	\$81,029	\$0	\$0	\$0	\$0
804 Unit Exterior, 2021- Prep/Paint	\$0	\$396,813	\$0	\$0	\$0
806 Unit Exterior, 2022 - Prep/Paint	\$0	\$0	\$299,874	\$0	\$0
807 Unit Exterior, 2023 - Prep/Paint	\$0	\$0	\$0	\$155,121	\$0
Equipment/Systems					
890 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$17,797	\$0	\$0	\$0	\$0
Total Expenses	\$124,999	\$462,373	\$431,152	\$203,626	\$45,246
Ending Reserve Balance	\$1,750,002	\$1,631,381	\$1,549,009	\$1,704,233	\$2,035,395



Accuracy, Limitations, and Disclosures

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



Terms and Definitions

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



Component Details

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

Grounds/Site

Comp #: 100 Homes/Lots - Maintain/Replace

Approx Quantity: 58 homes/improvements

Location: Private Lots within community

Funded?: No. Declarations suggest owner responsibility, not association

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 102 Concrete/Curb - Repair/Replace

Approx Quantity: 1 Allowance

Location: Common area patios, walkways, curbing, etc...

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

History: 2025: Sidewalk repair ~\$5,900; Spa fill and sidewalk/curb repair 2024 ~\$22,000

Comments: Sidewalk was repaired by Spadoni Asphalt in 2025.

Remaining useful life reset, and cost adjusted based on actual project.

Useful Life: 5 years

Remaining Life:

3 years

Lower Estimate: \$ 5,670

Higher Estimate:

\$6,930

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 103 Brick paver- repair

Approx Quantity: 350 SF

Location: Adjacent to site stair at Clubhouse

Funded?: No. No predictable repairs expected, best handled in operational budget.

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 104 Asphalt - Resurface

Approx Quantity: 79,600 SF

Location: Roadways, parking areas and asphalt path

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

History: 2018 some targeted repairs

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

Useful Life: 50 years

Remaining Life:

1 years

Lower Estimate: \$ 295,000

Higher Estimate:

\$361,000

Cost Source:

Comp #: 106 Asphalt - Seal/Repair

Approx Quantity: 79,600 SF

Location: Roadways, parking areas and asphalt path

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

History: 2019: \$24,600 seal coating. 2018: \$11,900 Targeted repairs, 2010: \$12,000 repairs

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

Useful Life: 5 years

Remaining Life:

2 years

Lower Estimate: \$ 53,200

Higher Estimate:

\$65,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 111 Drainage, 2017 - Maintain/Refurbish

Approx Quantity: 1 Extensive system

Location: Throughout community

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

History: Historical events included at least \$7,600 in 2015, \$12,900 in 2017 and \$6,000 in 2019 along Erickson.

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

Useful Life: 25 years

Remaining Life:

15 years

Lower Estimate: \$ 27,500

Higher Estimate:

\$33,700

Cost Source: Inflated Client Cost History

Comp #: 112 Drainage, 2022 - Maintain/Refurbish**Approx Quantity: 1 Extensive system****Location:** Throughout community**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** \$11,000 in 2022 for local refurbishment along Erickson**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

20 years

Lower Estimate: \$ 12,200**Higher Estimate:**

\$15,000

Cost Source: Inflated Client Cost History

Comp #: 118 Detention Ponds - Maintain/Repair**Approx Quantity: 1 pond (dry)****Location:** Adjacent to main entrance, Tracts A and B and one other track**Funded?:** No. Annual costs, best handled in operational budget**History:** None known**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 120 Landscape - Refurbish**Approx Quantity: 1 Extensive landscaping****Location:** Common areas and upon private Lots**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2023 one-time \$25,000 landscape improvement project (replace mature plantings, redesign, etc...) to be completed during 2023-2024**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:**

6 years

Lower Estimate: \$ 3,870**Higher Estimate:**

\$4,730

Cost Source: Associ request funding

Comp #: 126 Irrigation Systems - Repair/Replace**Approx Quantity: 1 Extensive system****Location:** Throughout common area landscaping**Funded?:** No. Annual costs, best handled in operational budget**History:** None known**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 132 Entry Monument - Repair/Replace**Approx Quantity: 1 Monument****Location:** Entry location**Funded?:** No. Annual costs, best handled in operational budget**History:** 2012: no cost provided, improvement added stone tile background along with minor repair and painting**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 136 Required Signs - Repair/Replace**Approx Quantity: 16 assorted****Location:** Common area**Funded?:** No. Annual costs, best handled in operational budget**History:** None known**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 140 Mailboxes - Replace**Approx Quantity: 6 clusters metal****Location:** Adjacent to asphalt drive**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2006: no cost provided**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

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

4 years

Lower Estimate: \$ 17,300**Higher Estimate:**

\$21,100

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 150 Landscape Lights - Replace**Approx Quantity: 13 assorted lights****Location:** Common areas**Funded?:** No. Annual costs, best handled in operational budget**History:** None known**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 160 Site Furniture- Replace**Approx Quantity: 3 assorted furniture****Location:** Common areas**Funded?:** No. Cost projected to be too small for reserve funding**History:** None known**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 170 Fence: Chain Link Perimeter - Replace**Approx Quantity: 3,180 LF****Location:** Perimeter of community**Funded?:** No. Client indicates fence will not be replaced when fails**History:** None known**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 176 Fence: Metal - Replace**Approx Quantity: 130 LF****Location:** Adjacent to entry monuments**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2012 project for cleaning, rust treatment, painting and minor repair; segregated expense was not provided**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:**

9 years

Lower Estimate: \$ 24,100**Higher Estimate:**

\$29,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 179 Gates - Repair**Approx Quantity: 1 Allowance****Location:** The community entrance.**Funded?:** Yes.**History:** 2025 ~\$2,910**Comments:** Added this component to reflect the gate repairs completed in 2025.**Useful Life:** 30 years**Remaining Life:**

28 years

Lower Estimate: \$ 2,790**Higher Estimate:**

\$3,410

Cost Source: Inflated Client Cost History

Comp #: 180 Emergency Gates Operators - Replace**Approx Quantity: 2 each****Location:** West perimeter of community**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** Gate operators were reportedly added in 2004, replaced in 2020 at expense of \$6,800**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:**

8 years

Lower Estimate: \$ 12,100**Higher Estimate:**

\$14,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 190 Arbors - Maintain/Replace**Approx Quantity: 4 assorted sizes****Location:** Adjacent to entry monuments and at Pool/Clubhouse**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2011 and 2012: no cost provided, repairs completed**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:**

5 years

Lower Estimate: \$ 11,300**Higher Estimate:**

\$13,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Pool

Comp #: 101 Pool Deck: Westcoat - Replace**Approx Quantity: 3,400 SF****Location:** The community walkways, patios, driveways, and curbs.**Funded?:** Yes.**History:** 2025: \$38,000**Comments:** Application of Westcoat Texture-Crete Standard System over existing pool deck was completed by JC Surface Coatings in 2025. A custom flagstone pattern was included for crack control.

Remaining useful life adjusted down one year, and cost inflated from prior reserve study.

Useful Life: 12 years**Remaining Life:**

10 years

Lower Estimate: \$ 36,100**Higher Estimate:**

\$44,100

Cost Source: Inflated Client Cost History: JC Surface Coatings**Comp #: 300 Pool Deck: Westcoat - Maintenance Recoat****Approx Quantity: 3,400 SF****Location:** Perimeter of pool**Funded?:** Yes.**History:** Replaced 2025 (previous component)**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 4 years**Remaining Life:**

2 years

Lower Estimate: \$ 5,580**Higher Estimate:**

\$6,820

Cost Source: Cost and life by Contractor JC Surface Coatings**Comp #: 302 Pool - Resurface****Approx Quantity: 780 SF****Location:** Pool surface**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2025: Replaster, caulk, replaced coping and post-care chemicals ~\$60,800; 2024: \$48,000 part of large \$100,000 pool project (drain and deck coating) 2002: no cost provided pool resurface**Comments:** In 2025, the swimming pool was replastered by Western Pool and Spa LLC. The pool coping was also replaced and caulk expansion joints were installed between coping and the concrete decking.

Remaining useful life adjusted down, and cost adjusted based on actual project.

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

18 years

Lower Estimate: \$ 58,100**Higher Estimate:**

\$71,100

Cost Source: Inflated Client Cost History: Western Pool and Spa LLC**Comp #: 304 Pool - Retile****Approx Quantity: 120 LF****Location:** The pool waterline.**Funded?:** Yes.**History:** 2025 Retiled ~\$8,700**Comments:** Pool was retiled in 2025 by Western Pool and Spa LLC.

Remaining useful life adjusted down, and cost adjusted based on actual project.

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

28 years

Lower Estimate: \$ 8,280**Higher Estimate:**

\$10,100

Cost Source: Inflated Client Cost History: Western Pool and Spa LLC**Comp #: 314 Pool Fence - Replace****Approx Quantity: 250 LF****Location:** Perimeter of pool deck**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2021: \$36,000 new fence. 2023: \$2,900 Reconfiguration of ~50 LF. 2002: \$13,000 installed vinyl fence**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 45 years**Remaining Life:**

39 years

Lower Estimate: \$ 46,400**Higher Estimate:**

\$56,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 318 Pool Furniture - Replace**Approx Quantity: 1 moderate quantity****Location:** Storage or pool area**Funded?:** No. Annual costs, reported to be handled in operational budget**History:** Replaced 2023 ~\$7,200**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 320 Spa - decommissioned**Approx Quantity: 1 standard/equipment****Location:** Spa room**Funded?:** No. No desire or plans to restore this amenity (or demolish and remodel)**History:** Filled in 2022; Decommissioned sometime in the 1990's**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 920 Pool Heater: Hayward 400 - Replace**Approx Quantity: 1 gas heater****Location:** Pool/spa equipment room**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2023 \$ 7,200 installed Hayward heater. 2007: \$3,840 Pool heater replaced**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:**

11 years

Lower Estimate: \$ 8,190**Higher Estimate:**

\$10,000

Cost Source: Estimate Provided by Client - Aqua

Care Pool & Spa

Comp #: 924 Pool Filter - Replace**Approx Quantity: 1 Sand Filter****Location:** Pool/spa equipment room**Funded?:** No. Costs are best handled with operating funds.**History:** 2025: Filter replaced ~\$3,500; Reported 2023, Replaced in 2006**Comments:** Pentair 420 Cartridge Pool Filter was replaced in 2025 by Aqua Care Inc.

Not funded – no changes from previous reserve study.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 928 Pool Pump/Valves - Replace**Approx Quantity: 1 Assorted equipment****Location:** Pool/spa equipment room**Funded?:** No. Costs are best handled with operating funds.**History:** 2024: \$3,500. 2018; cost was not provided, Pool pump was replaced with energy efficient variable speed drive**Comments:** Pool pump was replaced in 2024 with a Pentair WhisperFlo VST Pool Pump.

Not funded – no changes from previous reserve study

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Clubhouse Exterior

Comp #: 540 Clubhouse Exterior - Paint/Caulk**Approx Quantity: 2,000 GSF****Location:** Clubhouse exterior building surfaces**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2023 ~\$8,900. 2011: \$3,000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:**

6 years

Lower Estimate: \$ 9,720**Higher Estimate:**

\$11,900

Cost Source: Inflated Estimate Provided by Client

Comp #: 542 CH Siding/WRB - Replace**Approx Quantity: 2,000 GSF****Location:** Clubhouse exterior building surfaces**Funded?:** Yes.**History:** 2023: \$50,000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 40 years**Remaining Life:**

36 years

Lower Estimate: \$ 50,400**Higher Estimate:**

\$61,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 544 Clubhouse Windows - Replace**Approx Quantity: 12 windows****Location:** Clubhouse exterior elevations**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:****Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:**

9 years

Lower Estimate: \$ 22,200**Higher Estimate:**

\$27,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 600 Clubhouse Roof - Replace**Approx Quantity: 2,500 SF****Location:** Rooftop of Clubhouse**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2024 ~\$16,500; 2001 removed old wood shake roof**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

22 years

Lower Estimate: \$ 16,400**Higher Estimate:**

\$20,000

Cost Source: Estimate Provided by Client - CRS

Roofing

Comp #: 610 Clubhouse Gutter/Downspout-Replace**Approx Quantity: 150 LF****Location:** Perimeter of Clubhouse**Funded?:** No. Costs are best handled with operating funds.**History:** 2023/24: no separate cost reported, assumed as part of roof or siding project**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 614 Clubhouse Chimney - Repair**Approx Quantity: 1 Unfunded****Location:** Clubhouse exterior**Funded?:** No. Annual costs, best handled in operational budget**History:** 2011:\$13,000 Some repairs**Comments:** Not funded - no changes from prior reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 618 Clubhouse Doors - Replace

Approx Quantity: 6 Doors

Location: Clubhouse exterior and interior

Funded?: No. Useful life not predictable

History: Reported 2023 ~\$6,400

Comments: Not funded – no changes from previous reserve study

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Clubhouse Interior

Comp #: 700 Clubhouse Interior - Repaint**Approx Quantity: 2,900 SF****Location:** Clubhouse interior finished surfaces, ceilings and walls**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2023: no cost provided. . Last painted in 2011**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 12 years**Remaining Life:**

8 years

Lower Estimate: \$ 9,630**Higher Estimate:**

\$11,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 701 Clubhouse Flooring - Replace**Approx Quantity: 175 SY****Location:** Local interior flooring, Clubhouse**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2023**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 12 years**Remaining Life:**

8 years

Lower Estimate: \$ 14,600**Higher Estimate:**

\$17,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 710 Clubhouse Furniture/Decor - Replace**Approx Quantity: 1 Allowance****Location:** Clubhouse interior**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 24 years**Remaining Life:**

20 years

Lower Estimate: \$ 18,500**Higher Estimate:**

\$22,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 714 Clubhouse Kitchen - Refurbish**Approx Quantity: 1 Kitchen****Location:** Clubhouse interior**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2023**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 24 years**Remaining Life:**

20 years

Lower Estimate: \$ 18,500**Higher Estimate:**

\$22,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 716 Clubhouse Bathrooms - Refurbish**Approx Quantity: 2 bathrooms****Location:** Clubhouse interior**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2022: no separate cost provided**Comments:** It was reported that bathroom repairs were completed in 2025.

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

Useful Life: 24 years**Remaining Life:**

19 years

Lower Estimate: \$ 15,400**Higher Estimate:**

\$18,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 720 Clubhouse Lights - Replace**Approx Quantity: 52 fixtures****Location:** Clubhouse exterior and interior**Funded?:** No. Useful life not predictable**History:** None known.**Comments:** Not funded – no changes from previous reserve study**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 930 Water Heater: GE gas - Replace**Approx Quantity: 1 GE gas****Location:** Clubhouse interior**Funded?:** Yes.**History:** 2025: Replaced ~\$2,500; 2004; typical life expectancy of 10-12 years has long been exceeded**Comments:** Reportedly replaced in 2025. Remaining useful life reset, and cost adjusted based on actual project.**Useful Life:** 10 years**Remaining Life:**

8 years

Lower Estimate: \$ 2,340**Higher Estimate:**

\$2,860

Cost Source: Client Cost History

Comp #: 940 Furnace: American Standard - Replace**Approx Quantity: 1 furnace****Location:** Clubhouse interior**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** Reported 2023; Replaced in 2003**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:**

16 years

Lower Estimate: \$ 10,300**Higher Estimate:**

\$12,500

Cost Source: ARI Cost Database: Similar ProjectCost History

Unit Exteriors

Comp #: 800 Unit Exterior, 2019 - Prep/Paint**Approx Quantity: 14 houses****Location:** Select Unit exterior building surfaces (primarily adjacent to Main Sail and Spinnaker)**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** (14) units painted in 2019 at reported expense of \$98,000. (15) units painted in 2012 at expense of \$49,000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 8 years**Remaining Life:**

0 years

Lower Estimate: \$ 122,000**Higher Estimate:**

\$149,000

Cost Source: Extrapolated, Inflated 2022 ClientCost History

Comp #: 802 Unit Exterior, 2020 - Prep/Paint**Approx Quantity: 4 houses****Location:** Select Unit exterior building surfaces**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** Only (2) buildings were painted last in 2020 at reported expense of \$12,200. (22) buildings painted in 2013 project at expense of \$91,100**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 8 years**Remaining Life:**

1 years

Lower Estimate: \$ 34,800**Higher Estimate:**

\$42,600

Cost Source: Extrapolated, Inflated 2022 ClientCost History

Comp #: 804 Unit Exterior, 2021 - Prep/Paint**Approx Quantity: 19 houses****Location:** Select Unit exterior building surfaces (primarily adjacent to Windlass and Weatherglass)**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** (19) buildings refinished last in 2021 at reported expense of \$140,700. (22) buildings in 2013 at expense of \$91,100.**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 8 years**Remaining Life:**

2 years

Lower Estimate: \$ 166,000**Higher Estimate:**

\$202,000

Cost Source: Extrapolated, Inflated 2022 ClientCost History

Comp #: 806 Unit Exterior, 2022 - Prep/Paint**Approx Quantity: 14 houses****Location:** Select Unit exterior building surfaces (primarily adjacent to Port and Starboard)**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** (14) units being paint in 2022 at reported expense of \$114,500. (20) units painted in 2014/\$116,000.**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 8 years**Remaining Life:**

3 years

Lower Estimate: \$ 122,000**Higher Estimate:**

\$149,000

Cost Source: Extrapolated, Inflated 2022 ClientCost History

Comp #: 807 Unit Exterior, 2023 - Prep/Paint**Approx Quantity: 7 houses****Location:** Select Unit exterior building surfaces (primarily adjacent to Port and Starboard)**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2023 ~\$61,500. (20) units were painted last in 2014 at expense of \$116,000.**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 8 years**Remaining Life:**

4 years

Lower Estimate: \$ 61,000**Higher Estimate:**

\$74,600

Cost Source: Extrapolated, Inflated 2022 ClientCost History

Equipment/Systems

Comp #: 890 Plumbing - Systems Evaluation

Approx Quantity: 1 Supply, drains, etc.

Location: Common plumbing at Clubhouse, Pool

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

History: None known

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 15 years

Remaining Life:

0 years

Lower Estimate: \$ 5,130

Higher Estimate:

\$6,270

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

Comp #: 900 Plumbing - Repair/Replace

Approx Quantity: 1 Extensive system

Location: Common plumbing at Clubhouse, Pool

Funded?: No. Useful life not predictable, prior to systems evaluation

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 902 Electrical - Repair/Replace

Approx Quantity: 1 Extensive system

Location: Clubhouse

Funded?: No. Useful life not predictable or extended

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 920 Electrical - System Evaluation

Approx Quantity: 1 Evaluation

Location: Electrical system throughout the property

Funded?: Yes.

History: None known

Comments: A comprehensive evaluation of electrical systems is outside the scope of a reserve study.

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

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

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

Useful Life: 5 years

Remaining Life:

0 years

Lower Estimate: \$ 7,650

Higher Estimate:

\$9,350

Cost Source: Valley Electric, Budget Allowance

Professional/Special Projects

Comp #: 990 Ancillary Evaluations

Approx Quantity: 1 Specialty evaluations

Location: To augment reserve planning.

Funded?: No. Operating expense in year of occurrence

History: None known

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

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company to assess efficiency, and cost benefit to retrofit existing equipment

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:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 995 Building Envelope/Structure

Approx Quantity: 1 Periodic Inspections

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

Funded?: No. limited building (clubhouse) that is the association's responsibility.

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 999 Reserve Study - Update

Approx Quantity: 1 Every year

Location: Common elements throughout association

Funded?: No. Annual costs, best handled in operational budget

History: 2027 NSV; 2026 WSV; 2025 NSV; 2024 NSV

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

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:
