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Sunland Division 7 Condo

Sequim, WA



Report #: 23127-11

Beginning: January 1, 2027

Expires: December 31, 2027

RESERVE STUDY
Update "No-Site-Visit"

April 22, 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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Sunland Division 7 Condo

Sequim, WA

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

Report #: 23127-11

of Units: 63

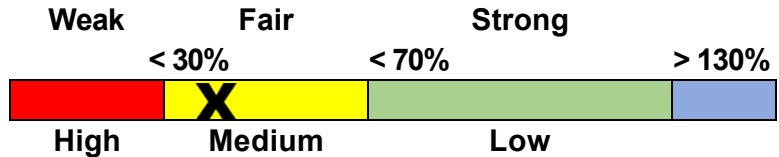
January 1, 2027 through December 31, 2027

Findings & Recommendations

as of January 1, 2027

Starting Reserve Balance	\$365,118
Current Fully Funded Reserve Balance	\$922,574
Percent Funded	39.6 %
Average Reserve (Deficit) or Surplus Per Unit	(\$8,849)
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	\$8,270
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	\$7,470
2027 "Baseline Funding" minimum to keep Reserves above \$0	\$6,600
Most Recent Budgeted Reserve Transfer Rate	\$7,078

Reserve Fund Strength: 39.6%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 39.6 % 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 \$68,722 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

Regulatory Compliance: Rehabilitative construction projects exceeding 5% of the assessed value of the building must meet RCW 64.55 requirements, including building enclosure design & waterproofing details by a licensed architect/engineer and independent construction oversight. The RCW does not preclude Reserve Study contents including components with > 30 years Useful Life that otherwise meet CAI's National Reserve Study Standards.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site & Grounds			
110 Asphalt - Partial Replace	10	7	\$46,900
112 Asphalt - Repair/Sealcoat	5	2	\$19,000
Building Exteriors			
500 Steep Slope Roofs (156) - Replace	25	0	\$85,000
501 Steep Slope Roofs (125/133) - Replace	25	2	\$160,000
502 Steep Slope Roofs (137/138/140)- Replace	25	4	\$120,000
503 Steep Slope Roofs (142) - Replace	25	5	\$82,400
504 Steep Slope Roofs (148) - Replace	25	6	\$82,400
505 Steep Slope Roofs (143/145) - Replace	25	7	\$40,000
508 Tile Roofs - Replace	50	15	\$400,000
510 Steep Slope Roofs (2018-2025) - Replace	25	21	\$698,500
Systems & Evaluations			
995 Building Envelope & Structure	10	0	\$15,000

11 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
Building Exteriors			
500 Steep Slope Roofs (156) - Replace	9200	SF / Comp Shingle	\$85,000
Chapter Cost			\$85,000

Systems & Evaluations			
995 Building Envelope & Structure	1	Periodic Inspections	\$15,000
Chapter Cost			\$15,000

Annual Total: **\$100,000**

2028

(No Projected Reserve Expenses)

2029

# Component	Quantity	Unit of Measure	Expenses
Site & Grounds			
112 Asphalt - Repair/Sealcoat	45600	square feet	\$20,157
Chapter Cost			\$20,157

Building Exteriors			
501 Steep Slope Roofs (125/133) - Replace	17000	SF / Comp Shingle	\$169,744
Chapter Cost			\$169,744

Annual Total: **\$189,901**

2030

(No Projected Reserve Expenses)

2031

# Component	Quantity	Unit of Measure	Expenses
Building Exteriors			
502 Steep Slope Roofs (137/138/140)- Replace	15200	SF	\$135,061
Chapter Cost			\$135,061

Annual Total: **\$135,061**

Grand Total: **\$424,962**

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

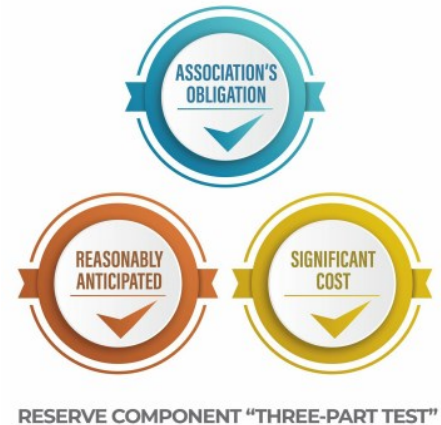


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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.

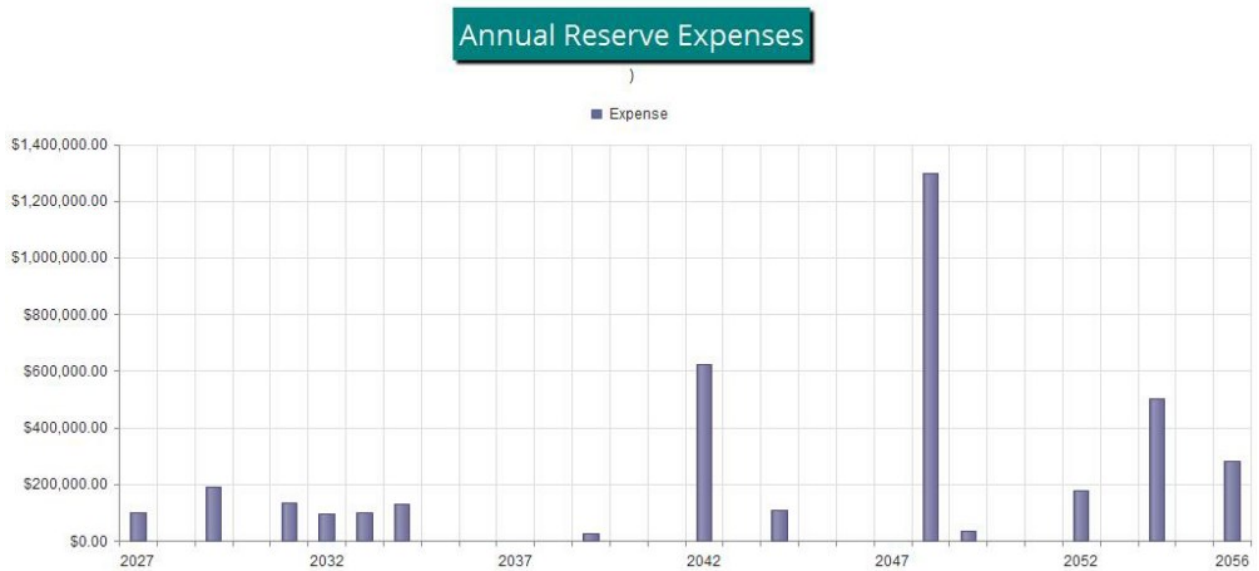


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$365,118 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 2/28/2026, 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 \$922,574 (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 \$8,270 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.

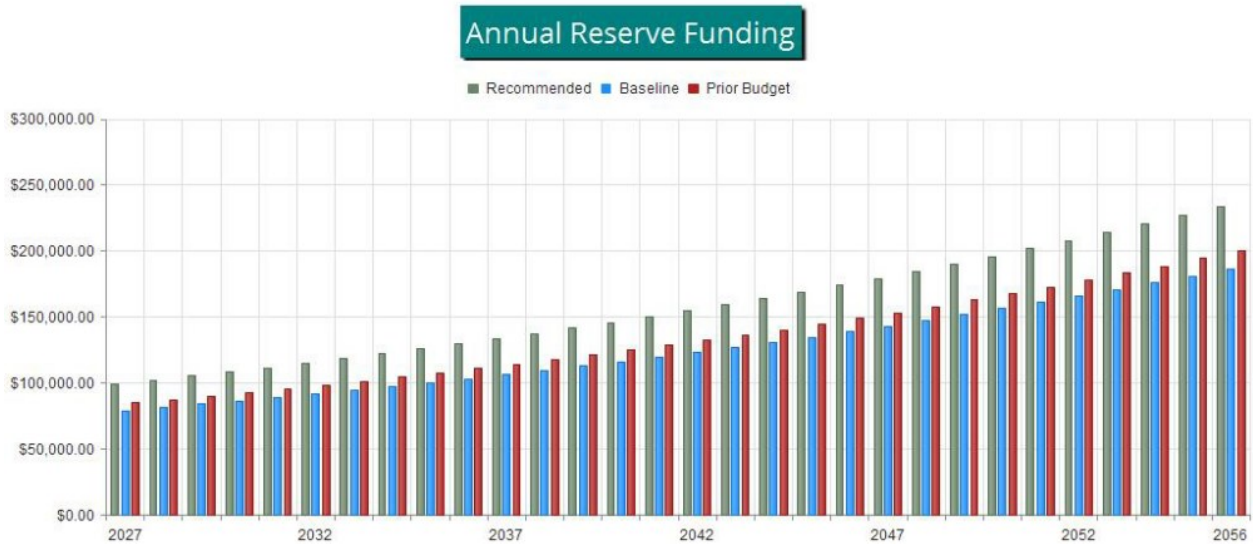


Figure 2

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.

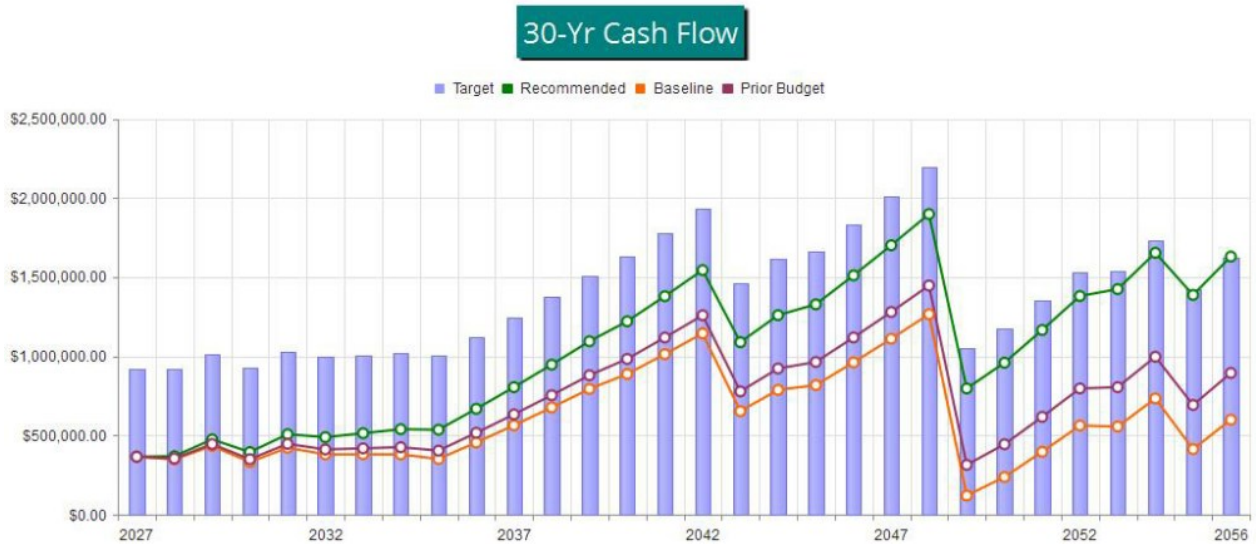


Figure 3

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.

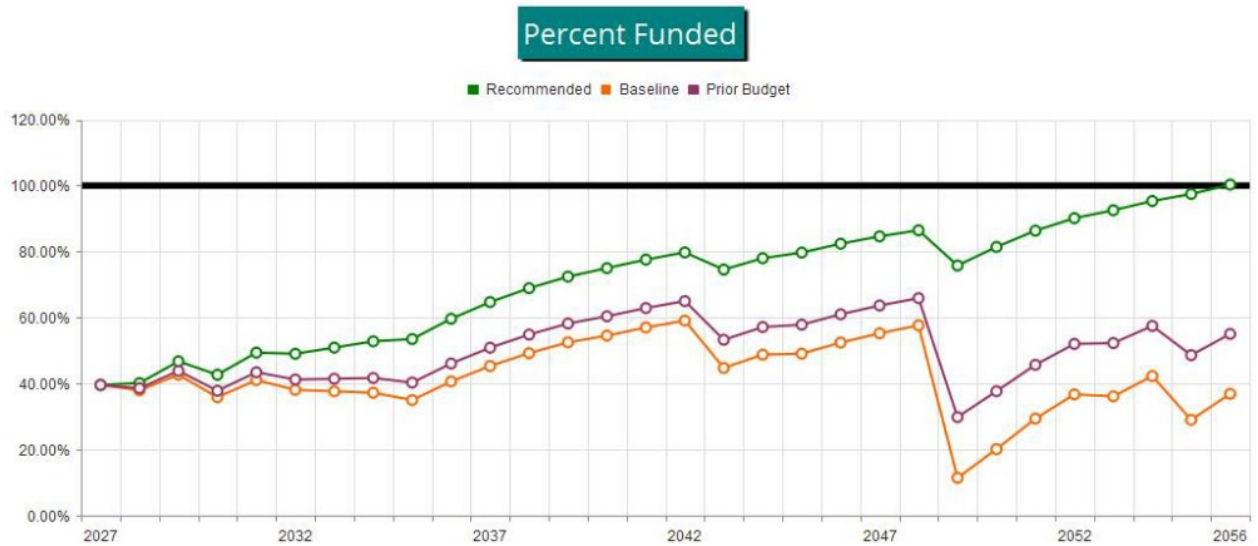


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

# Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Lower Estimate	Higher Estimate	
Site & Grounds						
110	Asphalt - Partial Replace	45,600 square feet	10	7	\$42,200	\$51,600
112	Asphalt - Repair/Sealcoat	45,600 square feet	5	2	\$17,100	\$20,900
Building Exteriors						
500	Steep Slope Roofs (156) - Replace	9,200 SF / Comp Shingle	25	0	\$76,500	\$93,500
501	Steep Slope Roofs (125/133) - Replace	17,000 SF / Comp Shingle	25	2	\$144,000	\$176,000
502	Steep Slope Roofs (137/138/140)- Replace	15,200 SF	25	4	\$108,000	\$132,000
503	Steep Slope Roofs (142) - Replace	9,200 SF	25	5	\$74,200	\$90,600
504	Steep Slope Roofs (148) - Replace	9,400 SF / Comp Shingle	25	6	\$74,200	\$90,600
505	Steep Slope Roofs (143/145) - Replace	9,600 SF	25	7	\$36,000	\$44,000
508	Tile Roofs - Replace	21,500 SF	50	15	\$360,000	\$440,000
510	Steep Slope Roofs (2018-2025) - Replace	63,500 SF / Comp Shingle	25	21	\$629,000	\$768,000
Systems & Evaluations						
995	Building Envelope & Structure	1 Periodic Inspections	10	0	\$13,500	\$16,500
11	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site & Grounds								
110	Asphalt - Partial Replace	\$46,900	X	3	/	10	=	\$14,070
112	Asphalt - Repair/Sealcoat	\$19,000	X	3	/	5	=	\$11,400
Building Exteriors								
500	Steep Slope Roofs (156) - Replace	\$85,000	X	25	/	25	=	\$85,000
501	Steep Slope Roofs (125/133) - Replace	\$160,000	X	23	/	25	=	\$147,200
502	Steep Slope Roofs (137/138/140)- Replace	\$120,000	X	21	/	25	=	\$100,800
503	Steep Slope Roofs (142) - Replace	\$82,400	X	20	/	25	=	\$65,920
504	Steep Slope Roofs (148) - Replace	\$82,400	X	19	/	25	=	\$62,624
505	Steep Slope Roofs (143/145) - Replace	\$40,000	X	18	/	25	=	\$28,800
508	Tile Roofs - Replace	\$400,000	X	35	/	50	=	\$280,000
510	Steep Slope Roofs (2018-2025) - Replace	\$698,500	X	4	/	25	=	\$111,760
Systems & Evaluations								
995	Building Envelope & Structure	\$15,000	X	10	/	10	=	\$15,000
								\$922,574

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site & Grounds				
110 Asphalt - Partial Replace	10	\$46,900	\$4,690	6.82 %
112 Asphalt - Repair/Sealcoat	5	\$19,000	\$3,800	5.53 %
Building Exteriors				
500 Steep Slope Roofs (156) - Replace	25	\$85,000	\$3,400	4.95 %
501 Steep Slope Roofs (125/133) - Replace	25	\$160,000	\$6,400	9.31 %
502 Steep Slope Roofs (137/138/140)- Replace	25	\$120,000	\$4,800	6.98 %
503 Steep Slope Roofs (142) - Replace	25	\$82,400	\$3,296	4.80 %
504 Steep Slope Roofs (148) - Replace	25	\$82,400	\$3,296	4.80 %
505 Steep Slope Roofs (143/145) - Replace	25	\$40,000	\$1,600	2.33 %
508 Tile Roofs - Replace	50	\$400,000	\$8,000	11.64 %
510 Steep Slope Roofs (2018-2025) - Replace	25	\$698,500	\$27,940	40.66 %
Systems & Evaluations				
995 Building Envelope & Structure	10	\$15,000	\$1,500	2.18 %
11 Total Funded Components			\$68,722	100.00 %

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$365,118	\$922,574	39.6 %	Medium	16.84 %	\$99,240	\$0	\$3,664	\$100,000
2028	\$368,022	\$916,490	40.2 %	Medium	3.00 %	\$102,217	\$0	\$4,211	\$0
2029	\$474,450	\$1,015,300	46.7 %	Medium	3.00 %	\$105,284	\$0	\$4,341	\$189,901
2030	\$394,174	\$923,617	42.7 %	Medium	3.00 %	\$108,442	\$0	\$4,505	\$0
2031	\$507,121	\$1,026,984	49.4 %	Medium	3.00 %	\$111,695	\$0	\$4,977	\$135,061
2032	\$488,733	\$996,609	49.0 %	Medium	3.00 %	\$115,046	\$0	\$5,008	\$95,524
2033	\$513,263	\$1,008,384	50.9 %	Medium	3.00 %	\$118,498	\$0	\$5,257	\$98,390
2034	\$538,628	\$1,019,969	52.8 %	Medium	3.00 %	\$122,053	\$0	\$5,370	\$130,244
2035	\$535,807	\$1,001,572	53.5 %	Medium	3.00 %	\$125,714	\$0	\$6,014	\$0
2036	\$667,535	\$1,119,328	59.6 %	Medium	3.00 %	\$129,486	\$0	\$7,356	\$0
2037	\$804,377	\$1,243,249	64.7 %	Medium	3.00 %	\$133,370	\$0	\$8,751	\$0
2038	\$946,498	\$1,373,597	68.9 %	Medium	3.00 %	\$137,371	\$0	\$10,198	\$0
2039	\$1,094,068	\$1,510,648	72.4 %	Low	3.00 %	\$141,493	\$0	\$11,566	\$27,089
2040	\$1,220,037	\$1,626,783	75.0 %	Low	3.00 %	\$145,737	\$0	\$12,988	\$0
2041	\$1,378,762	\$1,777,266	77.6 %	Low	3.00 %	\$150,109	\$0	\$14,605	\$0
2042	\$1,543,477	\$1,935,313	79.8 %	Low	3.00 %	\$154,613	\$0	\$13,152	\$623,187
2043	\$1,088,054	\$1,459,362	74.6 %	Low	3.00 %	\$159,251	\$0	\$11,730	\$0
2044	\$1,259,036	\$1,614,250	78.0 %	Low	3.00 %	\$164,029	\$0	\$12,925	\$108,923
2045	\$1,327,067	\$1,664,928	79.7 %	Low	3.00 %	\$168,949	\$0	\$14,180	\$0
2046	\$1,510,197	\$1,832,751	82.4 %	Low	3.00 %	\$174,018	\$0	\$16,045	\$0
2047	\$1,700,260	\$2,009,143	84.6 %	Low	3.00 %	\$179,238	\$0	\$17,981	\$0
2048	\$1,897,480	\$2,194,470	86.5 %	Low	3.00 %	\$184,616	\$0	\$13,462	\$1,299,416
2049	\$796,142	\$1,050,711	75.8 %	Low	3.00 %	\$190,154	\$0	\$8,770	\$36,406
2050	\$958,660	\$1,177,402	81.4 %	Low	3.00 %	\$195,859	\$0	\$10,614	\$0
2051	\$1,165,134	\$1,349,373	86.3 %	Low	3.00 %	\$201,734	\$0	\$12,718	\$0
2052	\$1,379,586	\$1,530,602	90.1 %	Low	3.00 %	\$207,787	\$0	\$14,009	\$177,971
2053	\$1,423,411	\$1,538,180	92.5 %	Low	3.00 %	\$214,020	\$0	\$15,375	\$0
2054	\$1,652,805	\$1,733,645	95.3 %	Low	3.00 %	\$220,441	\$0	\$15,191	\$501,789
2055	\$1,386,648	\$1,422,611	97.5 %	Low	3.00 %	\$227,054	\$0	\$15,071	\$0
2056	\$1,628,772	\$1,623,702	100.3 %	Low	3.00 %	\$233,866	\$0	\$16,117	\$282,788

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$365,118	\$922,574	39.6 %	Medium	-6.76 %	\$79,200	\$0	\$3,563	\$100,000
2028	\$347,882	\$916,490	38.0 %	Medium	3.00 %	\$81,576	\$0	\$3,905	\$0
2029	\$433,362	\$1,015,300	42.7 %	Medium	3.00 %	\$84,023	\$0	\$3,822	\$189,901
2030	\$331,306	\$923,617	35.9 %	Medium	3.00 %	\$86,544	\$0	\$3,763	\$0
2031	\$421,613	\$1,026,984	41.1 %	Medium	3.00 %	\$89,140	\$0	\$4,005	\$135,061
2032	\$379,697	\$996,609	38.1 %	Medium	3.00 %	\$91,815	\$0	\$3,796	\$95,524
2033	\$379,783	\$1,008,384	37.7 %	Medium	3.00 %	\$94,569	\$0	\$3,796	\$98,390
2034	\$379,759	\$1,019,969	37.2 %	Medium	3.00 %	\$97,406	\$0	\$3,650	\$130,244
2035	\$350,571	\$1,001,572	35.0 %	Medium	3.00 %	\$100,328	\$0	\$4,026	\$0
2036	\$454,925	\$1,119,328	40.6 %	Medium	3.00 %	\$103,338	\$0	\$5,089	\$0
2037	\$563,352	\$1,243,249	45.3 %	Medium	3.00 %	\$106,438	\$0	\$6,194	\$0
2038	\$675,985	\$1,373,597	49.2 %	Medium	3.00 %	\$109,631	\$0	\$7,342	\$0
2039	\$792,957	\$1,510,648	52.5 %	Medium	3.00 %	\$112,920	\$0	\$8,397	\$27,089
2040	\$887,185	\$1,626,783	54.5 %	Medium	3.00 %	\$116,308	\$0	\$9,497	\$0
2041	\$1,012,990	\$1,777,266	57.0 %	Medium	3.00 %	\$119,797	\$0	\$10,778	\$0
2042	\$1,143,565	\$1,935,313	59.1 %	Medium	3.00 %	\$123,391	\$0	\$8,978	\$623,187
2043	\$652,747	\$1,459,362	44.7 %	Medium	3.00 %	\$127,093	\$0	\$7,196	\$0
2044	\$787,036	\$1,614,250	48.8 %	Medium	3.00 %	\$130,906	\$0	\$8,017	\$108,923
2045	\$817,036	\$1,664,928	49.1 %	Medium	3.00 %	\$134,833	\$0	\$8,885	\$0
2046	\$960,754	\$1,832,751	52.4 %	Medium	3.00 %	\$138,878	\$0	\$10,349	\$0
2047	\$1,109,980	\$2,009,143	55.2 %	Medium	3.00 %	\$143,044	\$0	\$11,869	\$0
2048	\$1,264,894	\$2,194,470	57.6 %	Medium	3.00 %	\$147,335	\$0	\$6,920	\$1,299,416
2049	\$119,734	\$1,050,711	11.4 %	High	3.00 %	\$151,755	\$0	\$1,782	\$36,406
2050	\$236,865	\$1,177,402	20.1 %	High	3.00 %	\$156,308	\$0	\$3,165	\$0
2051	\$396,338	\$1,349,373	29.4 %	High	3.00 %	\$160,997	\$0	\$4,790	\$0
2052	\$562,126	\$1,530,602	36.7 %	Medium	3.00 %	\$165,827	\$0	\$5,586	\$177,971
2053	\$555,568	\$1,538,180	36.1 %	Medium	3.00 %	\$170,802	\$0	\$6,439	\$0
2054	\$732,809	\$1,733,645	42.3 %	Medium	3.00 %	\$175,926	\$0	\$5,725	\$501,789
2055	\$412,671	\$1,422,611	29.0 %	High	3.00 %	\$181,204	\$0	\$5,056	\$0
2056	\$598,930	\$1,623,702	36.9 %	Medium	3.00 %	\$186,640	\$0	\$5,534	\$282,788

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$365,118	\$368,022	\$474,450	\$394,174	\$507,121
Annual Reserve Funding	\$99,240	\$102,217	\$105,284	\$108,442	\$111,695
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,664	\$4,211	\$4,341	\$4,505	\$4,977
Total Income	\$468,022	\$474,450	\$584,075	\$507,121	\$623,794
# Component					
Site & Grounds					
110 Asphalt - Partial Replace	\$0	\$0	\$0	\$0	\$0
112 Asphalt - Repair/Sealcoat	\$0	\$0	\$20,157	\$0	\$0
Building Exteriors					
500 Steep Slope Roofs (156) - Replace	\$85,000	\$0	\$0	\$0	\$0
501 Steep Slope Roofs (125/133) - Replace	\$0	\$0	\$169,744	\$0	\$0
502 Steep Slope Roofs (137/138/140)- Replace	\$0	\$0	\$0	\$0	\$135,061
503 Steep Slope Roofs (142) - Replace	\$0	\$0	\$0	\$0	\$0
504 Steep Slope Roofs (148) - Replace	\$0	\$0	\$0	\$0	\$0
505 Steep Slope Roofs (143/145) - Replace	\$0	\$0	\$0	\$0	\$0
508 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
510 Steep Slope Roofs (2018-2025) - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
995 Building Envelope & Structure	\$15,000	\$0	\$0	\$0	\$0
Total Expenses	\$100,000	\$0	\$189,901	\$0	\$135,061
Ending Reserve Balance	\$368,022	\$474,450	\$394,174	\$507,121	\$488,733

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$488,733	\$513,263	\$538,628	\$535,807	\$667,535
Annual Reserve Funding	\$115,046	\$118,498	\$122,053	\$125,714	\$129,486
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,008	\$5,257	\$5,370	\$6,014	\$7,356
Total Income	\$608,787	\$637,018	\$666,050	\$667,535	\$804,377
# Component					
Site & Grounds					
110 Asphalt - Partial Replace	\$0	\$0	\$57,681	\$0	\$0
112 Asphalt - Repair/Sealcoat	\$0	\$0	\$23,368	\$0	\$0
Building Exteriors					
500 Steep Slope Roofs (156) - Replace	\$0	\$0	\$0	\$0	\$0
501 Steep Slope Roofs (125/133) - Replace	\$0	\$0	\$0	\$0	\$0
502 Steep Slope Roofs (137/138/140)- Replace	\$0	\$0	\$0	\$0	\$0
503 Steep Slope Roofs (142) - Replace	\$95,524	\$0	\$0	\$0	\$0
504 Steep Slope Roofs (148) - Replace	\$0	\$98,390	\$0	\$0	\$0
505 Steep Slope Roofs (143/145) - Replace	\$0	\$0	\$49,195	\$0	\$0
508 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
510 Steep Slope Roofs (2018-2025) - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$95,524	\$98,390	\$130,244	\$0	\$0
Ending Reserve Balance	\$513,263	\$538,628	\$535,807	\$667,535	\$804,377

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$804,377	\$946,498	\$1,094,068	\$1,220,037	\$1,378,762
Annual Reserve Funding	\$133,370	\$137,371	\$141,493	\$145,737	\$150,109
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,751	\$10,198	\$11,566	\$12,988	\$14,605
Total Income	\$946,498	\$1,094,068	\$1,247,126	\$1,378,762	\$1,543,477
# Component					
Site & Grounds					
110 Asphalt - Partial Replace	\$0	\$0	\$0	\$0	\$0
112 Asphalt - Repair/Sealcoat	\$0	\$0	\$27,089	\$0	\$0
Building Exteriors					
500 Steep Slope Roofs (156) - Replace	\$0	\$0	\$0	\$0	\$0
501 Steep Slope Roofs (125/133) - Replace	\$0	\$0	\$0	\$0	\$0
502 Steep Slope Roofs (137/138/140)- Replace	\$0	\$0	\$0	\$0	\$0
503 Steep Slope Roofs (142) - Replace	\$0	\$0	\$0	\$0	\$0
504 Steep Slope Roofs (148) - Replace	\$0	\$0	\$0	\$0	\$0
505 Steep Slope Roofs (143/145) - Replace	\$0	\$0	\$0	\$0	\$0
508 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
510 Steep Slope Roofs (2018-2025) - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$27,089	\$0	\$0
Ending Reserve Balance	\$946,498	\$1,094,068	\$1,220,037	\$1,378,762	\$1,543,477

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$1,543,477	\$1,088,054	\$1,259,036	\$1,327,067	\$1,510,197
Annual Reserve Funding	\$154,613	\$159,251	\$164,029	\$168,949	\$174,018
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,152	\$11,730	\$12,925	\$14,180	\$16,045
Total Income	\$1,711,241	\$1,259,036	\$1,435,990	\$1,510,197	\$1,700,260
# Component					
Site & Grounds					
110 Asphalt - Partial Replace	\$0	\$0	\$77,519	\$0	\$0
112 Asphalt - Repair/Sealcoat	\$0	\$0	\$31,404	\$0	\$0
Building Exteriors					
500 Steep Slope Roofs (156) - Replace	\$0	\$0	\$0	\$0	\$0
501 Steep Slope Roofs (125/133) - Replace	\$0	\$0	\$0	\$0	\$0
502 Steep Slope Roofs (137/138/140)- Replace	\$0	\$0	\$0	\$0	\$0
503 Steep Slope Roofs (142) - Replace	\$0	\$0	\$0	\$0	\$0
504 Steep Slope Roofs (148) - Replace	\$0	\$0	\$0	\$0	\$0
505 Steep Slope Roofs (143/145) - Replace	\$0	\$0	\$0	\$0	\$0
508 Tile Roofs - Replace	\$623,187	\$0	\$0	\$0	\$0
510 Steep Slope Roofs (2018-2025) - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$623,187	\$0	\$108,923	\$0	\$0
Ending Reserve Balance	\$1,088,054	\$1,259,036	\$1,327,067	\$1,510,197	\$1,700,260

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$1,700,260	\$1,897,480	\$796,142	\$958,660	\$1,165,134
Annual Reserve Funding	\$179,238	\$184,616	\$190,154	\$195,859	\$201,734
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,981	\$13,462	\$8,770	\$10,614	\$12,718
Total Income	\$1,897,480	\$2,095,558	\$995,066	\$1,165,134	\$1,379,586
# Component					
Site & Grounds					
110 Asphalt - Partial Replace	\$0	\$0	\$0	\$0	\$0
112 Asphalt - Repair/Sealcoat	\$0	\$0	\$36,406	\$0	\$0
Building Exteriors					
500 Steep Slope Roofs (156) - Replace	\$0	\$0	\$0	\$0	\$0
501 Steep Slope Roofs (125/133) - Replace	\$0	\$0	\$0	\$0	\$0
502 Steep Slope Roofs (137/138/140)- Replace	\$0	\$0	\$0	\$0	\$0
503 Steep Slope Roofs (142) - Replace	\$0	\$0	\$0	\$0	\$0
504 Steep Slope Roofs (148) - Replace	\$0	\$0	\$0	\$0	\$0
505 Steep Slope Roofs (143/145) - Replace	\$0	\$0	\$0	\$0	\$0
508 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
510 Steep Slope Roofs (2018-2025) - Replace	\$0	\$1,299,416	\$0	\$0	\$0
Systems & Evaluations					
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$1,299,416	\$36,406	\$0	\$0
Ending Reserve Balance	\$1,897,480	\$796,142	\$958,660	\$1,165,134	\$1,379,586

Fiscal Year	2052	2053	2054	2055	2056
Starting Reserve Balance	\$1,379,586	\$1,423,411	\$1,652,805	\$1,386,648	\$1,628,772
Annual Reserve Funding	\$207,787	\$214,020	\$220,441	\$227,054	\$233,866
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,009	\$15,375	\$15,191	\$15,071	\$16,117
Total Income	\$1,601,382	\$1,652,805	\$1,888,437	\$1,628,772	\$1,878,755
# Component					
Site & Grounds					
110 Asphalt - Partial Replace	\$0	\$0	\$104,178	\$0	\$0
112 Asphalt - Repair/Sealcoat	\$0	\$0	\$42,204	\$0	\$0
Building Exteriors					
500 Steep Slope Roofs (156) - Replace	\$177,971	\$0	\$0	\$0	\$0
501 Steep Slope Roofs (125/133) - Replace	\$0	\$0	\$355,406	\$0	\$0
502 Steep Slope Roofs (137/138/140)- Replace	\$0	\$0	\$0	\$0	\$282,788
503 Steep Slope Roofs (142) - Replace	\$0	\$0	\$0	\$0	\$0
504 Steep Slope Roofs (148) - Replace	\$0	\$0	\$0	\$0	\$0
505 Steep Slope Roofs (143/145) - Replace	\$0	\$0	\$0	\$0	\$0
508 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
510 Steep Slope Roofs (2018-2025) - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
995 Building Envelope & Structure	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$177,971	\$0	\$501,789	\$0	\$282,788
Ending Reserve Balance	\$1,423,411	\$1,652,805	\$1,386,648	\$1,628,772	\$1,595,967

"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.

Site & Grounds

Comp #: 103 Concrete - Repair/Replace**Approx Quantity: 1 Extensive square feet****Location:** Adjacent to buildings**Funded?:** No. Historically handled through the operating budget**History:** 2024 \$2,755; 2021 ~\$11,400, driveway repairs; 2016-2018 ~\$27,000, mostly driveways; 2005-2015 ~\$50,000, driveways**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 110 Asphalt - Partial Replace****Approx Quantity: 45,600 square feet****Location:** Asphalt driveways, parking within community**Funded?:** Yes.**History:** 1998, resurfaced**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:**

7 years

Lower Estimate: \$ 42,200**Higher Estimate:**

\$51,600

Cost Source: Budget Allowance**Comp #: 112 Asphalt - Repair/Sealcoat****Approx Quantity: 45,600 square feet****Location:** Asphalt driveways, parking within community**Funded?:** Yes.**History:** 2024 ~\$17,321; 2023 ~\$3,300, crack fill; 2022 ~\$5,900 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: \$ 17,100**Higher Estimate:**

\$20,900

Cost Source: Inflated Client Cost History**Comp #: 132 Guard Rail - Replace****Approx Quantity: 30 Linear Feet****Location:** Adjacent to West perimeter, terminus asphalt drive**Funded?:** No. Cost projected to be too small for reserve funding**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 150 Wood Fence/Screen - Replace****Approx Quantity: 1 Extensive linear feet****Location:** Select locations, within common and limited common areas**Funded?:** No. Historically handled through the operating budget**History:** 2024 ~\$6,133; 2022 ~\$26,400; 2021 ~\$14,300; 2016-2018 ~\$52,600**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 160 Pole Lights - Replace****Approx Quantity: 4 Assemblies****Location:** Along the community roadways.**Funded?:** No. No predictable large scale replacement projected**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 170 Landscape - Refurbish****Approx Quantity: 1 Turf, shrubs, etc.****Location:** Throughout the community.**Funded?:** No. Historically handled through the operating budget**History:** 2025 ~\$40,000**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 171 Trees - Trim/Remove & Replace

Approx Quantity: 1 Assorted / Mature

Location: Throughout the community.

Funded?: No. Historically handled through the operating budget

History: 2022 ~\$3,000; 2016-2018 ~\$17,900

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 173 Irrigation System - Replace

Approx Quantity: 1 Heads, lines, timers, etc

Location: Throughout the community.

Funded?: No. Historically handled through the operating budget

History: 2016 ~\$13,400

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 180 Drainage & Stormwater - Maintain

Approx Quantity: 1 Catchbasins, drains, etc.

Location: Throughout the community.

Funded?: No. Historically handled through the operating budget

History: 2024 ~\$7,573; 2021 ~\$6,000, drainage improvements

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 191 Common Signage – Replace

Approx Quantity: 1 Moderate quantity

Location: Adjacent to community street

Funded?: No. Cost projected to be too small for reserve funding

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 196 Mailboxes/Kiosks - Replace

Approx Quantity: 1 (67) boxes & (21) kiosks

Location: Along the community roadways.

Funded?: No. Reportedly the responsibility of Unit Owner(s), not the Association

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Building Exteriors

Comp #: 500 Steep Slope Roofs (156) - Replace

Approx Quantity: 9,200 SF / Comp Shingle

Location: Rooftop of Units #156

Funded?: Yes.

History: 2001

Comments: Remaining useful life remains at zero, as work is planned for 2027; costs adjusted based on an estimate provided by the client.

Useful Life: 25 years

Remaining Life:

0 years

Lower Estimate: \$ 76,500

Higher Estimate:

\$93,500

Cost Source: Estimate Provided by Client

Comp #: 501 Steep Slope Roofs (125/133) - Replace

Approx Quantity: 17,000 SF / Comp Shingle

Location: Rooftop of Units #125 & #133

Funded?: Yes.

History: 2002

Comments: Remaining useful life was extended per client schedule to complete work in 2029/2030; costs adjusted based on an estimate provided by the client.

Useful Life: 25 years

Remaining Life:

2 years

Lower Estimate: \$ 144,000

Higher Estimate:

\$176,000

Cost Source: Estimate Provided by Client

Comp #: 502 Steep Slope Roofs (137/138/140)- Replace

Approx Quantity: 15,200 SF

Location: Rooftop of Units #137, #138 & #140

Funded?: Yes.

History: 2002

Comments: Remaining useful life was extended per client schedule to complete work in 2031; costs adjusted based on an estimate provided by the client.

Useful Life: 25 years

Remaining Life:

4 years

Lower Estimate: \$ 108,000

Higher Estimate:

\$132,000

Cost Source: Estimate Provided by Client

Comp #: 503 Steep Slope Roofs (142) - Replace

Approx Quantity: 9,200 SF

Location: Rooftop of Units #142

Funded?: Yes.

History: 2003

Comments: Remaining useful life was extended per client schedule to complete work in 2032; costs adjusted based on an estimate provided by the client.

Useful Life: 25 years

Remaining Life:

5 years

Lower Estimate: \$ 74,200

Higher Estimate:

\$90,600

Cost Source: Estimate Provided by Client

Comp #: 504 Steep Slope Roofs (148) - Replace

Approx Quantity: 9,400 SF / Comp Shingle

Location: Rooftop of Units #148

Funded?: Yes.

History: 2005

Comments: Remaining useful life was extended per client schedule to complete work in 2033; costs adjusted based on an estimate provided by the client.

Useful Life: 25 years

Remaining Life:

6 years

Lower Estimate: \$ 74,200

Higher Estimate:

\$90,600

Cost Source: Estimate Provided by Client

Comp #: 505 Steep Slope Roofs (143/145) - Replace

Approx Quantity: 9,600 SF

Location: Rooftop of Units #143 & #145

Funded?: Yes.

History: 2006

Comments: Remaining useful life was extended per client schedule to complete work in 2034; costs adjusted based on an estimate provided by the client.

Useful Life: 25 years

Remaining Life:

7 years

Lower Estimate: \$ 36,000

Higher Estimate:

\$44,000

Cost Source: Estimate Provided by Client

Comp #: 508 Tile Roofs - Replace**Approx Quantity: 21,500 SF****Location:** Rooftop of Units 151/153/155 & 157/159/161/163 (2 buildings)**Funded?:** Yes. Anticipated transition from tile roofs to composition shingle material**History:** Assumed original to Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 15 years**Lower Estimate:** \$ 360,000**Higher Estimate:** \$440,000**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 510 Steep Slope Roofs (2018-2025) - Replace**Approx Quantity: 63,500 SF / Comp Shingle****Location:** Rooftop of Units #108, #116, #117, #119, #121, #126 & #134, #147, & #149**Funded?:** Yes.**History:** 2025 ~\$105,000, included gutters; 2024 ~\$32,037, Units #147 & #149; 2023 ~\$88,303, Units #116; 2022 ~\$83,032, Units #108; 2020 ~\$98,300, Units #119, #121 & #134; 2018 ~\$27,500, Units #117**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 21 years**Lower Estimate:** \$ 629,000**Higher Estimate:** \$768,000**Cost Source:** Inflated Client Cost History, extrapolated**Comp #: 512 Skylights - Replace****Approx Quantity: 1 Extensive quantity****Location:** Rooftop of select units**Funded?:** No. Historically handled through the operating budget or Owner responsibility.**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 514 Chimney Caps/Covers - Replace****Approx Quantity: 1 Extensive quantity****Location:** Select chimneys and rooftop chimney chases at individual units**Funded?:** No. Historically handled through the operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 516 Gutters & Downspouts - Replace****Approx Quantity: 6,300 Linear Feet****Location:** Perimeter of buildings**Funded?:** No. Funding included within similar components; no separate funding necessary**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 523 Wood Siding - Exterior Renovation****Approx Quantity: 1 Extensive SF****Location:** The exterior walls, underlying waterproofing components, and structural components.**Funded?:** No. Historically handled through the operating budget**History:** 2021 ~\$16,700**Comments:** Not funded – no changes from previous reserve study.

Historically projects related to repair and/or partial replacements have been handled through the operating budget. As the costs related to larger replacements (such as exterior renovations) are significant, it is likely these projects cannot be comfortably absorbed into the operating budget. We strongly recommend planning for these projects well in advance. Specific timing should be determined by an expert vendor. We strongly recommend engaging with a building envelope expert to assist with planning these projects based on the actual condition of the exterior and underlying elements. Reserve funding will be revisited during the next study update.

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

Comp #: 529 Brick - Repoint**Approx Quantity: 1 Extensive square feet****Location:** The exterior building walls at chimneys and exterior walls at select units**Funded?:** No. Large-scale repairs or replacements are 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 #: 533 Exterior Surfaces - Caulk & Paint****Approx Quantity: 1 Extensive SF****Location:** The exterior building walls.**Funded?:** No. Historically handled through the operating budget**History:** 2026 ~\$16,000, #116; 2025 ~\$9,557, #138/140; 2024 ~\$2,363**Comments:** Not funded – no changes from previous reserve study.

Historically these costs have been handled through the operating budget. We assume this practice to continue; therefore, reserve funding is not warranted.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 535 Windows & Sliders - Replace****Approx Quantity: 1 Extensive / Assorted****Location:** The exterior building walls.**Funded?:** No. Historically handled through the operating budget**History:** 2024 ~\$5,308; 2019 ~\$5,000; 2016-2018 ~\$9,400**Comments:** Not funded – no changes from previous reserve study.

The Declaration notes the window mechanism(s) are Unit Owner(s) responsibility; whereas, the glass is Association responsibility. As window frames are not specifically mentioned, we assume "the glass" refers to the entire window assembly which is integrated into the cladding system. Historically, costs related to these installations have been handled through the operating budget. We assume this practice will continue; therefore, reserve funding is not included at this time. However, we strongly recommend planning for large scale replacements with similar exterior renovation projects. Specific timing should be determined by an expert vendor. We strongly recommend engaging with a building envelope expert to assist with planning these projects based on the actual condition of the exterior and underlying elements. Reserve funding will be revisited during the next study update.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 540 Exterior Doors - Replace****Approx Quantity: 63 Assemblies****Location:** The exterior building walls.**Funded?:** No. Large-scale repairs or replacements are 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 #: 560 Decks/Porches/Rails/Benches - Replace****Approx Quantity: 13,890 SF****Location:** Adjacent to units**Funded?:** No. Historically handled through the operating budget**History:** 2024 ~\$12,497; 2022 ~\$26,400; 2021 ~\$14,300; 2016-2018 ~\$52,600; 2015 ~\$32,500 to repair (4) elevated decks at Building #148**Comments:** Not funded – no changes from previous reserve study**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 570 Exterior Lights - Replace****Approx Quantity: 250 fixtures****Location:** Mounted to the building exteriors.**Funded?:** No. Reportedly the responsibility of Individual Unit Owner(s), not the Association.**History:** None known**Comments:** Not funded – no changes from previous reserve study**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 595 Garage Doors - Replace

Approx Quantity: 63 assorted

Location: The garage entrance.

Funded?: No. Large-scale repairs or replacements are not predictable.

History: 2023 ~\$2,757 (1) replaced; 1999 (1) Replaced

Comments: Not funded – no changes from previous reserve study

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Systems & Evaluations

Comp #: 899 Plumbing - Systems Evaluation**Approx Quantity: 1 Supply & drain lines****Location:** Common plumbing**Funded?:** No. Operating expense in year of occurrence**History:** None known**Comments:** Plumbing systems are generally considered life limited by the engineering community. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. No major issues were reported at the time of this study.

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

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

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

Comp #: 900 Plumbing - Repair/Replace**Approx Quantity: 1 Extensive systems****Location:** Throughout common and limited common areas of community**Funded?:** No. Useful life not predictable, prior to systems evaluation**History:** None known**Comments:** Plumbing systems are generally considered by the engineering community to be life limited to the 50-year range.

The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. We highly recommend the association engage a qualified firm to assess the plumbing systems, including forensic wall openings, and test sections of piping. We have factored a budget allowance for a one-time plumbing evaluation.

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

Comp #: 916 AC Units - Replace**Approx Quantity: 1 Extensive quantity****Location:** Adjacent to buildings**Funded?:** No. Reportedly the responsibility of Individual Unit Owner(s), not the Association.**History:** None known**Comments:** Not funded – no changes from previous reserve study**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 920 Electrical System - Maintain/Repair**Approx Quantity: 1 Extensive systems****Location:** Throughout the community.**Funded?:** No. Large-scale repairs or replacements are 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 #: 921 Propane Tanks - Replace**Approx Quantity: 1 Extensive quantity****Location:** Adjacent to individual units.**Funded?:** No. Reportedly the responsibility of Individual Unit Owner(s), not the Association.**History:** None known**Comments:** Not funded – no changes from previous reserve study**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

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

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

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company 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 exterior walls, underlying waterproofing components, windows, decks, roofs and other structural components**Funded?:** Yes.**History:** None known

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

Many associations are required by their Declaration to have annual inspections by a qualified architect or engineer to assess the physical condition of the building envelope enclosure. The building envelope inspection typically covers at minimum the roofs, decks, siding, windows, doors, sealants/caulking, and flashings. As the building ages, and the waterproofing typically deteriorates, provide more frequent inspections.

Building envelope inspections can be either visual or intrusive. An intrusive investigation (where finished materials are removed to view and better understand the underlying systems, conditions and performance) should be of greater benefit, since a visual review provides only a limited amount of information derived from surface observations.

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

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

0 years

Lower Estimate: \$ 13,500**Higher Estimate:**

\$16,500

Cost Source: Budget Allowance**Comp #: 999 Reserve Study - Update****Approx Quantity: 1 Annual update****Location:** The community common and limited common elements.**Funded?:** No. Costs are best handled with operating funds.**History:** 2027 NSV, 2026 WSV; 2025-2018; 2017 Full**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**