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Grandview on the Lake

Chelan, WA

SUSAN OORD
CAI-RS
00191
DESIGNATION
RESERVE SPECIALIST

Report #: 31716-8
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY

Update "No-Site-Visit"

March 21, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Reserve Study Executive Summary — No-Site-Visit

Grandview on the Lake
Chelan, WA
Level of Service: **Update "No-Site-Visit"**

Report #: **31716-8**
# of Units: 93
January 1, 2025 through **December 31, 2025**

Findings & Recommendations — as of January 1, 2025

Starting Reserve Balance	**$361,572**
Current Fully Funded Reserve Balance	**$3,216,544**
Percent Funded	**11.2 %**
Average Reserve (Deficit) or Surplus Per Unit	**($30,699)**
Recommended 2025 100% Monthly "Full Funding" Contributions	**$25,600**
Recommended 2025 70% Monthly "Threshold Funding" Contributions	**$22,630**
2025 "Baseline Funding" minimum to keep Reserves above $0	**$18,850**
Preliminary 2025 Special Assessment	**$1,500,000**
Most Recent Budgeted Contribution Rate	**$21,413**

Reserve Fund Strength: 11.2%

Weak	Fair	Strong
	< 30%	< 70% > 130%
X		

Risk of Special Assessment: High | Medium | Low

Economic Assumptions:

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

• This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 11.2 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. 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 $227,732 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above and levy Special Assessment of $1,500,000 for projects recommended in the first year of the study. This Special Assessment amount is preliminary pending actual scope of work, competitive bidding, contractor selection, etc. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

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

Executive Summary Table

Report # 31716-8
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site / Grounds			
100	Concrete - Repair/Replace	7	2	$22,000
111	Concrete Parking Deck - Rpr/Coat	10	7	$165,000
112	Site Rail - Repair/Replace (a)	50	12	$120,750
112	Site Rail - Repair/Replace (b)	50	41	$18,150
114	Metal Site Rail - Paint	10	4	$21,000
200	Signage - Refurbish/Rpr/Replace	15	12	$10,615
	Pool / Spa / Recreation			
299	Pool/Spa Deck - Resurface	30	12	$72,050
301	Pool Fence - Repair/Replace	50	12	$41,150
303	Pool - Resurface	15	5	$32,650
304	Spa - Resurface	10	4	$13,850
306	Pool Heat Pump - Replace	7	2	$7,625
306	Spa Heat Pump - Replace	7	2	$4,845
307	Pool Heater - Replace	6	3	$4,500
307	Spa Heater - Replace	6	3	$4,500
308	Pool/Spa Filter/Pumps - Replace	8	0	$7,880
309	Chemical System Controls - Replace	10	1	$7,055
312	ADA Lifts - Replace	15	10	$6,500
314	Pool Cover - Replace	15	14	$5,500
348	Gas BBQ's/Countertops - Replace	20	17	$10,315
350	Exercise Equipment - Replace	4	0	$3,865
400	Dock Walking Surface - Rpr/Replace	20	10	$96,500
401	Dock Pilings - Rpr/Replace	40	10	$125,000
405	Swim Platforms - Replace	20	1	$21,950
407	Buoys - Replace	7	0	$9,975
	Snack Bar			
428	Snack Bar Room - Remodel	15	2	$8,185
	Building Interior			
700	Carpet - Replace	15	0	$28,350
710	Interior Walls & Ceilings - Paint	15	0	$68,150
715	B Building Restrooms - Remodel	15	0	$6,900
718	Lobby - Remodel	15	0	$9,265
720	Lobby Furniture - Replace	15	0	$5,820
	Building Exterior			
505	Low Slope Roof, Bldg A - Replace	20	16	$111,750
505	Low Slope Roof, Bldg C & D - Rplc	15	13	$260,000
505	Low Slope Roof, Bldg E - Replace	20	0	$36,950

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
505	Low Slp Roof, Bldg B/Lobby -Replace	20	0	$64,400
508	Skylights - Repair/Replace	20	2	$8,140
528	Stucco - Clean/Repair/Recoat	16	0	$361,500
533	Exterior Wood - Repr/Clk/Paint	8	4	$14,200
534	Exterior Lights - Replace	20	8	$10,625
535	Windows, Sliders B-E - Rpr/Replc	32	12	$495,500
535	Windows, Sliders Bldg A - Rpr/Replc	32	0	$428,500
540	Electronic Locks - Replace	15	10	$11,200
541	Tile Decks/Patios-Repair/Replace	50	9	$174,500
542	Gaco Patios, C Bldg. - Recoat	5	0	$14,350
550	Deck Rail, Bldg. C, D, E - Rplc	50	19	$118,400
550	Deck/Walkway Rail - Replace	50	12	$207,500
551	Deck/Walkway Rail - Paint	10	4	$15,700
565	Indoor/Outdoor Carpet - Replace	15	0	$133,000
566	Carpet, Bldg. D Lower Flr - Replace	15	11	$10,335
590	Exposed Stair/Landing - Repair/Rpl	30	0	$8,295
	Systems / Equipment			
900	Plumbing - Systems Evaluation	20	0	$18,050
928	Hot Water Heaters - Replace HWH:10	10	0	$11,500
928	Hot Water Heaters - Replace HWH:11	10	0	$11,500
928	Hot Water Heaters - Replace HWH:12	10	0	$11,500
928	Hot Water Heaters - Replace HWH-1	10	0	$11,500
928	Hot Water Heaters - Replace HWH-2	10	3	$11,500
928	Hot Water Heaters - Replace HWH-3	10	2	$11,500
928	Hot Water Heaters - Replace HWH-4	10	0	$11,500
928	Hot Water Heaters - Replace HWH-5	10	0	$11,500
928	Hot Water Heaters - Replace HWH-6	10	0	$11,500
928	Hot Water Heaters - Replace HWH-7	10	4	$11,500
928	Hot Water Heaters - Replace HWH-8	10	0	$11,500
928	Hot Water Heaters - Replace HWH-9	10	2	$11,500
929	Water Storage Tank - Replace HWS-1	15	0	$6,750
929	Water Storage Tank - Replace HWS-2	15	13	$6,750
929	Water Storage Tank - Replace HWS-3	15	0	$6,750
929	Water Storage Tank - Replace HWS-4	15	0	$6,750
930	Ice Machines - Replace	5	3	$14,000
935	Dryer, Commercial - Replace 1 of 3	10	6	$10,590
935	Dryers, Commercial - Replace 2 of 3	10	3	$21,200
935	Washer - Replace 1 of 2	10	3	$17,500
935	Washer - Replace 2 of 2	10	8	$17,500
955	Security/Surveillance Sys - Replace	7	1	$11,435
960	Elevator, Bldg. A - Eqp. Modernize	30	0	$245,000
960	Elevator, Bldg. C - Eqp. Modernize	30	20	$245,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
960	Elevator, Bldg. D - Eqp. Modernize	30	13	$245,000
961	Elevator Cab, Bldg A - Remodel	15	0	$25,000
961	Elevator Cab, Bldg C - Remodel	15	5	$25,000
961	Elevator Cab, Bldg D - Remodel	15	0	$25,000
965	Fire Alarm Panels - Repair/Replace	20	2	$9,320
973	Wifi System - Repair/Replace	5	3	$10,315
975	Central Phone System - Replace	10	3	$27,050
81	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction

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

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



RESERVE STUDY RESULTS

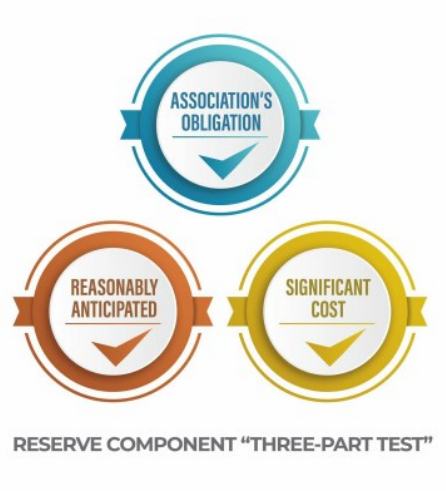
Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association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

Methodology



For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?



There is a national-standard 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 contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?



FUNDING OBJECTIVES

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, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

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

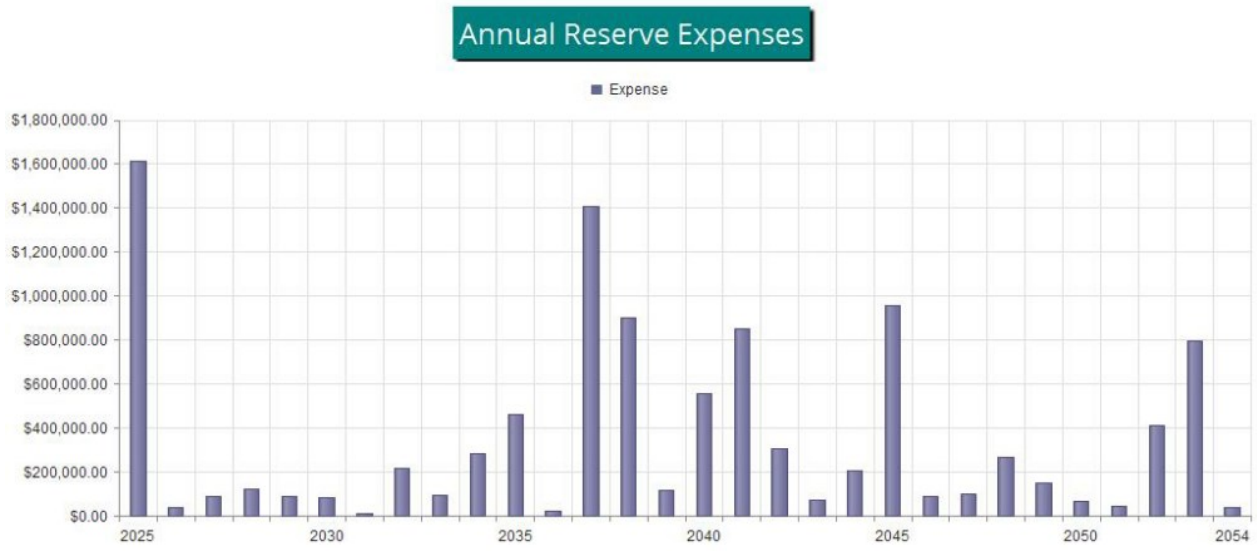


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $361,572 as-of the start of your Fiscal Year on 1/1/2025. As of that date, your Fully Funded Balance is computed to be $3,216,544 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $25,600 per month and Special Assessment of $1,500,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

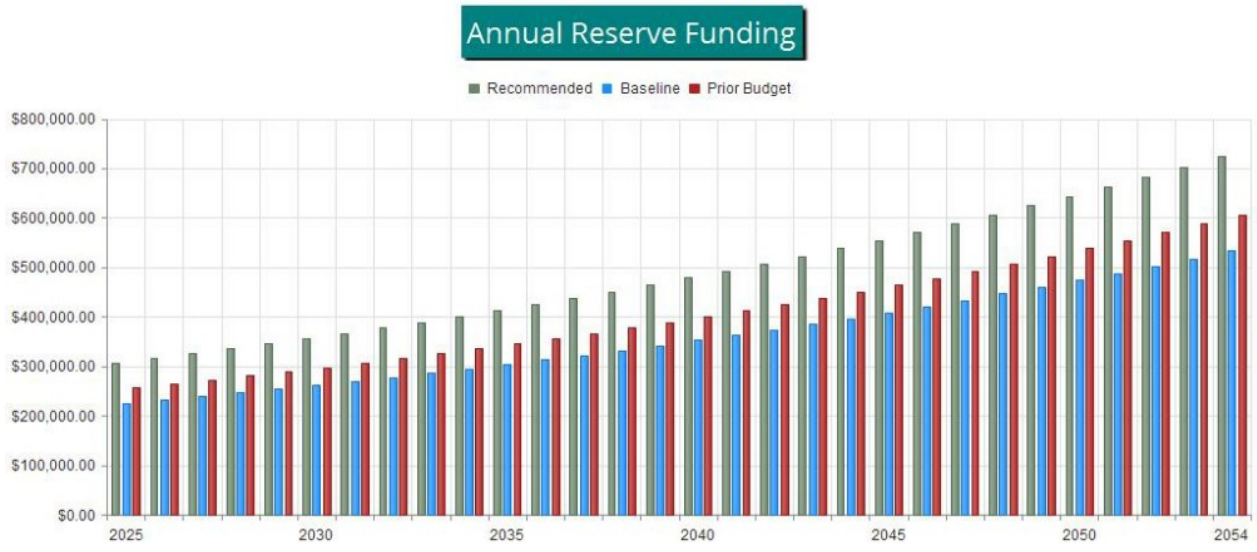


Figure 2

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

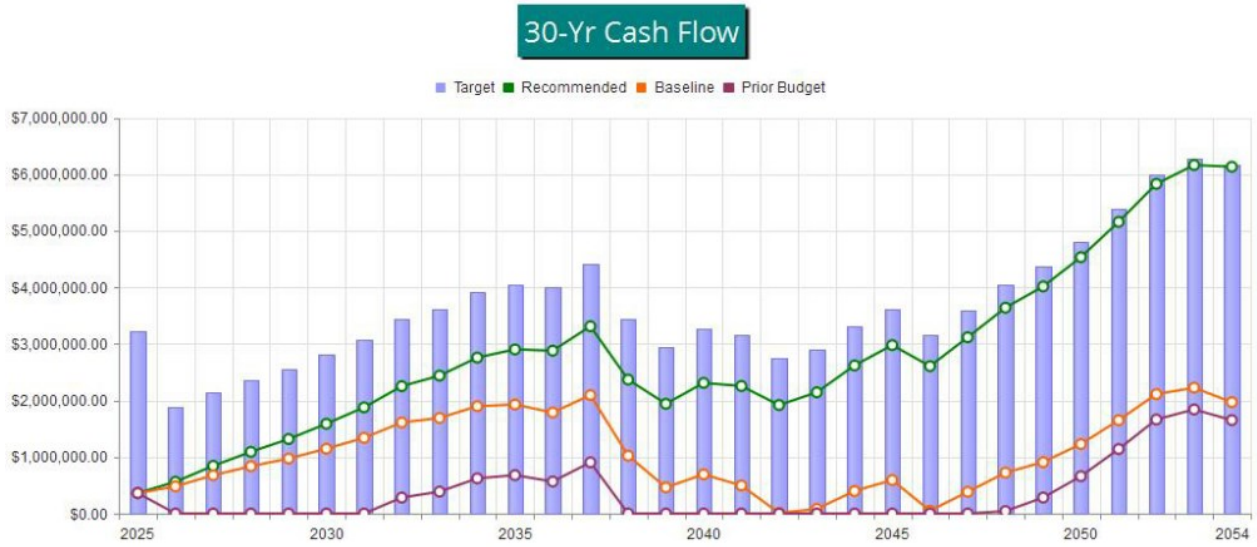


Figure 3

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

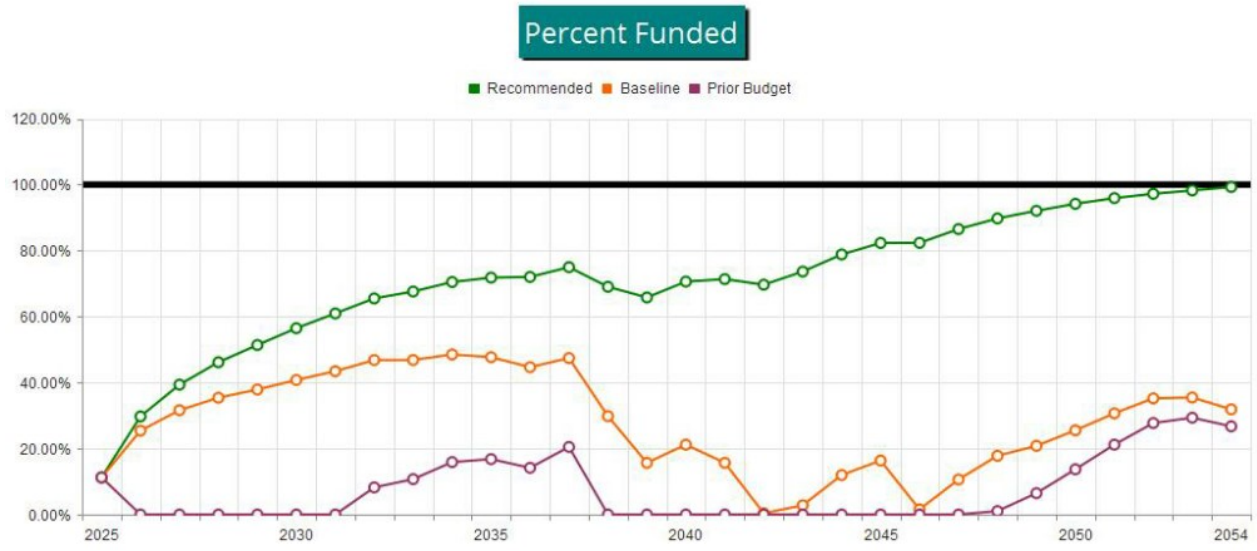


Figure 4

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 contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Site / Grounds					
100	Concrete - Repair/Replace	Walkways, garage, etc.	7	2	$17,000	$27,000
111	Concrete Parking Deck - Rpr/Coat	~20,000 GSF, concrete	10	7	$133,000	$197,000
112	Site Rail - Repair/Replace (a)	~ 965 LF metal	50	12	$96,500	$145,000
112	Site Rail - Repair/Replace (b)	~ 145 LF metal	50	41	$14,500	$21,800
114	Metal Site Rail - Paint	~ 1,200 LF metal	10	4	$18,000	$24,000
200	Signage - Refurbish/Rpr/Replace	~ (2) metal wall mount	15	12	$7,930	$13,300
	Pool / Spa / Recreation					
299	Pool/Spa Deck - Resurface	~2,745 GSF Stamped Concr	30	12	$64,200	$79,900
301	Pool Fence - Repair/Replace	~ 235 LF metal, welded	50	12	$35,300	$47,000
303	Pool - Resurface	~ 1,145 GSF	15	5	$30,100	$35,200
304	Spa - Resurface	Moderate GSF	10	4	$12,500	$15,200
306	Pool Heat Pump - Replace	(1) Pentair Ultratemp	7	2	$6,490	$8,760
306	Spa Heat Pump - Replace	(1) Pentair ThermalFlo	7	2	$4,330	$5,360
307	Pool Heater - Replace	(1) Coates electric	6	3	$4,000	$5,000
307	Spa Heater - Replace	(1) Coates electric	6	3	$4,000	$5,000
308	Pool/Spa Filter/Pumps - Replace	Sand filters, pumps, etc.	8	0	$6,800	$8,960
309	Chemical System Controls - Replace	(2) Polaris Watermatic	10	1	$6,490	$7,620
312	ADA Lifts - Replace	~ (2) ADA lifts	15	10	$5,000	$8,000
314	Pool Cover - Replace	(1) ~1,145 GSF winter cvr	15	14	$4,500	$6,500
348	Gas BBQ's/Countertops - Replace	~ (12) BBQ's	20	17	$7,730	$12,900
350	Exercise Equipment - Replace	~ (4) large pieces	4	0	$3,300	$4,430
400	Dock Walking Surface - Rpr/Replace	~ 1,925 GSF, composite	20	10	$77,000	$116,000
401	Dock Pilings - Rpr/Replace	~ 1,925 GSF, wood	40	10	$100,000	$150,000
405	Swim Platforms - Replace	~ (3) floating plastic	20	1	$17,800	$26,100
407	Buoys - Replace	~ (13) buoys	7	0	$8,550	$11,400
	Snack Bar					
428	Snack Bar Room - Remodel	(1) snack bar room	15	2	$5,870	$10,500
	Building Interior					
700	Carpet - Replace	~ 250 SY carpet	15	0	$23,200	$33,500
710	Interior Walls & Ceilings - Paint	~ 15,580 GSF	15	0	$56,100	$80,200
715	B Building Restrooms - Remodel	(3) restrooms	15	0	$5,150	$8,650
718	Lobby - Remodel	(1) lobby	15	0	$7,930	$10,600
720	Lobby Furniture - Replace	~ (7) assorted pieces	15	0	$4,740	$6,900
	Building Exterior					
505	Low Slope Roof, Bldg A - Replace	~ 9,410 GSF 60 mil TPO	20	16	$95,500	$128,000
505	Low Slope Roof, Bldg C & D - Rplc	~ 15,250 GSF mod-bit	15	13	$218,000	$302,000
505	Low Slope Roof, Bldg E - Replace	~ 2,250 GSF mod-bit	20	0	$29,300	$44,600
505	Low Slp Roof, Bldg B/Lobby -Replace	~ 2,855 GSF single ply	20	0	$53,400	$75,400
508	Skylights - Repair/Replace	~ (14) assorted	20	2	$6,490	$9,790
528	Stucco - Clean/Repair/Recoat	~ 48,925 GSF stucco	16	0	$334,000	$389,000
533	Exterior Wood - Repr/Clk/Paint	Trim, fascia, etc.	8	4	$10,900	$17,500
534	Exterior Lights - Replace	Extensive asstd. fixtures	20	8	$8,450	$12,800
535	Windows, Sliders B-E - Rpr/Replc	~ (236) vinyl frame	32	12	$425,000	$566,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
535	Windows, Sliders Bldg A - Rpr/Replc	~ (156) aluminum frame	32	0	$373,000	$484,000
540	Electronic Locks - Replace	~ (125) electronic locks	15	10	$10,100	$12,300
541	Tile Decks/Patios-Repair/Replace	~ 8,635 GSF tile	50	9	$146,000	$203,000
542	Gaco Patios, C Bldg. - Recoat	~ (9) patios, 695 GSF	5	0	$12,200	$16,500
550	Deck Rail, Bldg. C, D, E - Rplc	~ 790 LF metal/glass	50	19	$98,800	$138,000
550	Deck/Walkway Rail - Replace	~ 1,380 LF metal	50	12	$173,000	$242,000
551	Deck/Walkway Rail - Paint	~ 1,380 LF metal	10	4	$12,300	$19,100
565	Indoor/Outdoor Carpet - Replace	~ 1,707 SY	15	0	$106,000	$160,000
566	Carpet, Bldg. D Lower Flr - Replace	~ 133 SY	15	11	$9,270	$11,400
590	Exposed Stair/Landing - Repair/Rpl	(1) metal/concrete	30	0	$6,490	$10,100
	Systems / Equipment					
900	Plumbing - Systems Evaluation	Supply, drains, etc.	20	0	$15,500	$20,600
928	Hot Water Heaters - Replace HWH:10	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH:11	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH:12	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-1	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-2	~ (1) hot water heater	10	3	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-3	~ (1) hot water heater	10	2	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-4	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-5	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-6	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-7	~ (1) hot water heater	10	4	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-8	~ (1) hot water heater	10	0	$10,100	$12,900
928	Hot Water Heaters - Replace HWH-9	~ (1) hot water heater	10	2	$10,100	$12,900
929	Water Storage Tank - Replace HWS-1	~ (1) storage tank	15	0	$5,360	$8,140
929	Water Storage Tank - Replace HWS-2	~ (1) storage tank	15	13	$5,360	$8,140
929	Water Storage Tank - Replace HWS-3	~ (1) storage tank	15	0	$5,360	$8,140
929	Water Storage Tank - Replace HWS-4	~ (1) storage tank	15	0	$5,360	$8,140
930	Ice Machines - Replace	~ (5) ice machines	5	3	$11,000	$17,000
935	Dryer, Commercial - Replace 1 of 3	(1) Uni-Mac	10	6	$9,580	$11,600
935	Dryers, Commercial - Replace 2 of 3	(2) Speed Queen 75LB	10	3	$18,500	$23,900
935	Washer - Replace 1 of 2	(1) Speed Queen 60 LB	10	3	$15,000	$20,000
935	Washer - Replace 2 of 2	(1) unknown replacement	10	8	$15,000	$20,000
955	Security/Surveillance Sys - Replace	Cameras, DVR, etc.	7	1	$9,270	$13,600
960	Elevator, Bldg. A - Eqp. Modernize	4-stop Sound Elv hydro	30	0	$220,000	$270,000
960	Elevator, Bldg. C - Eqp. Modernize	4-stop TAC-20 hydro	30	20	$220,000	$270,000
960	Elevator, Bldg. D - Eqp. Modernize	4-stop TAC-20 hydro	30	13	$220,000	$270,000
961	Elevator Cab, Bldg A - Remodel	~ (1) elevator cab	15	0	$20,000	$30,000
961	Elevator Cab, Bldg C - Remodel	~ (1) elevator cab	15	5	$20,000	$30,000
961	Elevator Cab, Bldg D - Remodel	~ (1) elevator cab	15	0	$20,000	$30,000
965	Fire Alarm Panels - Repair/Replace	~ (2) Honeywell Notifier	20	2	$8,140	$10,500
973	Wifi System - Repair/Replace	Extensive system	5	3	$7,730	$12,900
975	Central Phone System - Replace	Central phone system	10	3	$24,800	$29,300
81	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Site / Grounds							
100	Concrete - Repair/Replace	$22,000	X	5	/	7	=	$15,714
111	Concrete Parking Deck - Rpr/Coat	$165,000	X	3	/	10	=	$49,500
112	Site Rail - Repair/Replace (a)	$120,750	X	38	/	50	=	$91,770
112	Site Rail - Repair/Replace (b)	$18,150	X	9	/	50	=	$3,267
114	Metal Site Rail - Paint	$21,000	X	6	/	10	=	$12,600
200	Signage - Refurbish/Rpr/Replace	$10,615	X	3	/	15	=	$2,123
	Pool / Spa / Recreation							
299	Pool/Spa Deck - Resurface	$72,050	X	18	/	30	=	$43,230
301	Pool Fence - Repair/Replace	$41,150	X	38	/	50	=	$31,274
303	Pool - Resurface	$32,650	X	10	/	15	=	$21,767
304	Spa - Resurface	$13,850	X	6	/	10	=	$8,310
306	Pool Heat Pump - Replace	$7,625	X	5	/	7	=	$5,446
306	Spa Heat Pump - Replace	$4,845	X	5	/	7	=	$3,461
307	Pool Heater - Replace	$4,500	X	3	/	6	=	$2,250
307	Spa Heater - Replace	$4,500	X	3	/	6	=	$2,250
308	Pool/Spa Filter/Pumps - Replace	$7,880	X	8	/	8	=	$7,880
309	Chemical System Controls - Replace	$7,055	X	9	/	10	=	$6,350
312	ADA Lifts - Replace	$6,500	X	5	/	15	=	$2,167
314	Pool Cover - Replace	$5,500	X	1	/	15	=	$367
348	Gas BBQ's/Countertops - Replace	$10,315	X	3	/	20	=	$1,547
350	Exercise Equipment - Replace	$3,865	X	4	/	4	=	$3,865
400	Dock Walking Surface - Rpr/Replace	$96,500	X	10	/	20	=	$48,250
401	Dock Pilings - Rpr/Replace	$125,000	X	30	/	40	=	$93,750
405	Swim Platforms - Replace	$21,950	X	19	/	20	=	$20,853
407	Buoys - Replace	$9,975	X	7	/	7	=	$9,975
	Snack Bar							
428	Snack Bar Room - Remodel	$8,185	X	13	/	15	=	$7,094
	Building Interior							
700	Carpet - Replace	$28,350	X	15	/	15	=	$28,350
710	Interior Walls & Ceilings - Paint	$68,150	X	15	/	15	=	$68,150
715	B Building Restrooms - Remodel	$6,900	X	15	/	15	=	$6,900
718	Lobby - Remodel	$9,265	X	15	/	15	=	$9,265
720	Lobby Furniture - Replace	$5,820	X	15	/	15	=	$5,820
	Building Exterior							
505	Low Slope Roof, Bldg A - Replace	$111,750	X	4	/	20	=	$22,350
505	Low Slope Roof, Bldg C & D - Rplc	$260,000	X	2	/	15	=	$34,667
505	Low Slope Roof, Bldg E - Replace	$36,950	X	20	/	20	=	$36,950
505	Low Slp Roof, Bldg B/Lobby -Replace	$64,400	X	20	/	20	=	$64,400
508	Skylights - Repair/Replace	$8,140	X	18	/	20	=	$7,326
528	Stucco - Clean/Repair/Recoat	$361,500	X	16	/	16	=	$361,500
533	Exterior Wood - Repr/Clk/Paint	$14,200	X	4	/	8	=	$7,100
534	Exterior Lights - Replace	$10,625	X	12	/	20	=	$6,375
535	Windows, Sliders B-E - Rpr/Replc	$495,500	X	20	/	32	=	$309,688
535	Windows, Sliders Bldg A - Rpr/Replc	$428,500	X	32	/	32	=	$428,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
540	Electronic Locks - Replace	$11,200	X	5	/	15	=	$3,733
541	Tile Decks/Patios-Repair/Replace	$174,500	X	41	/	50	=	$143,090
542	Gaco Patios, C Bldg. - Recoat	$14,350	X	5	/	5	=	$14,350
550	Deck Rail, Bldg. C, D, E - Rplc	$118,400	X	31	/	50	=	$73,408
550	Deck/Walkway Rail - Replace	$207,500	X	38	/	50	=	$157,700
551	Deck/Walkway Rail - Paint	$15,700	X	6	/	10	=	$9,420
565	Indoor/Outdoor Carpet - Replace	$133,000	X	15	/	15	=	$133,000
566	Carpet, Bldg. D Lower Flr - Replace	$10,335	X	4	/	15	=	$2,756
590	Exposed Stair/Landing - Repair/Rpl	$8,295	X	30	/	30	=	$8,295
	Systems / Equipment							
900	Plumbing - Systems Evaluation	$18,050	X	20	/	20	=	$18,050
928	Hot Water Heaters - Replace HWH:10	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH:11	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH:12	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH-1	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH-2	$11,500	X	7	/	10	=	$8,050
928	Hot Water Heaters - Replace HWH-3	$11,500	X	8	/	10	=	$9,200
928	Hot Water Heaters - Replace HWH-4	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH-5	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH-6	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH-7	$11,500	X	6	/	10	=	$6,900
928	Hot Water Heaters - Replace HWH-8	$11,500	X	10	/	10	=	$11,500
928	Hot Water Heaters - Replace HWH-9	$11,500	X	8	/	10	=	$9,200
929	Water Storage Tank - Replace HWS-1	$6,750	X	15	/	15	=	$6,750
929	Water Storage Tank - Replace HWS-2	$6,750	X	2	/	15	=	$900
929	Water Storage Tank - Replace HWS-3	$6,750	X	15	/	15	=	$6,750
929	Water Storage Tank - Replace HWS-4	$6,750	X	15	/	15	=	$6,750
930	Ice Machines - Replace	$14,000	X	2	/	5	=	$5,600
935	Dryer, Commercial - Replace 1 of 3	$10,590	X	4	/	10	=	$4,236
935	Dryers, Commercial - Replace 2 of 3	$21,200	X	7	/	10	=	$14,840
935	Washer - Replace 1 of 2	$17,500	X	7	/	10	=	$12,250
935	Washer - Replace 2 of 2	$17,500	X	2	/	10	=	$3,500
955	Security/Surveillance Sys - Replace	$11,435	X	6	/	7	=	$9,801
960	Elevator, Bldg. A - Eqp. Modernize	$245,000	X	30	/	30	=	$245,000
960	Elevator, Bldg. C - Eqp. Modernize	$245,000	X	10	/	30	=	$81,667
960	Elevator, Bldg. D - Eqp. Modernize	$245,000	X	17	/	30	=	$138,833
961	Elevator Cab, Bldg A - Remodel	$25,000	X	15	/	15	=	$25,000
961	Elevator Cab, Bldg C - Remodel	$25,000	X	10	/	15	=	$16,667
961	Elevator Cab, Bldg D - Remodel	$25,000	X	15	/	15	=	$25,000
965	Fire Alarm Panels - Repair/Replace	$9,320	X	18	/	20	=	$8,388
973	Wifi System - Repair/Replace	$10,315	X	2	/	5	=	$4,126
975	Central Phone System - Replace	$27,050	X	7	/	10	=	$18,935
								$3,216,544

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Site / Grounds				
100	Concrete - Repair/Replace	7	$22,000	$3,143	1.38 %
111	Concrete Parking Deck - Rpr/Coat	10	$165,000	$16,500	7.25 %
112	Site Rail - Repair/Replace (a)	50	$120,750	$2,415	1.06 %
112	Site Rail - Repair/Replace (b)	50	$18,150	$363	0.16 %
114	Metal Site Rail - Paint	10	$21,000	$2,100	0.92 %
200	Signage - Refurbish/Rpr/Replace	15	$10,615	$708	0.31 %
	Pool / Spa / Recreation				
299	Pool/Spa Deck - Resurface	30	$72,050	$2,402	1.05 %
301	Pool Fence - Repair/Replace	50	$41,150	$823	0.36 %
303	Pool - Resurface	15	$32,650	$2,177	0.96 %
304	Spa - Resurface	10	$13,850	$1,385	0.61 %
306	Pool Heat Pump - Replace	7	$7,625	$1,089	0.48 %
306	Spa Heat Pump - Replace	7	$4,845	$692	0.30 %
307	Pool Heater - Replace	6	$4,500	$750	0.33 %
307	Spa Heater - Replace	6	$4,500	$750	0.33 %
308	Pool/Spa Filter/Pumps - Replace	8	$7,880	$985	0.43 %
309	Chemical System Controls - Replace	10	$7,055	$706	0.31 %
312	ADA Lifts - Replace	15	$6,500	$433	0.19 %
314	Pool Cover - Replace	15	$5,500	$367	0.16 %
348	Gas BBQ's/Countertops - Replace	20	$10,315	$516	0.23 %
350	Exercise Equipment - Replace	4	$3,865	$966	0.42 %
400	Dock Walking Surface - Rpr/Replace	20	$96,500	$4,825	2.12 %
401	Dock Pilings - Rpr/Replace	40	$125,000	$3,125	1.37 %
405	Swim Platforms - Replace	20	$21,950	$1,098	0.48 %
407	Buoys - Replace	7	$9,975	$1,425	0.63 %
	Snack Bar				
428	Snack Bar Room - Remodel	15	$8,185	$546	0.24 %
	Building Interior				
700	Carpet - Replace	15	$28,350	$1,890	0.83 %
710	Interior Walls & Ceilings - Paint	15	$68,150	$4,543	2.00 %
715	B Building Restrooms - Remodel	15	$6,900	$460	0.20 %
718	Lobby - Remodel	15	$9,265	$618	0.27 %
720	Lobby Furniture - Replace	15	$5,820	$388	0.17 %
	Building Exterior				
505	Low Slope Roof, Bldg A - Replace	20	$111,750	$5,588	2.45 %
505	Low Slope Roof, Bldg C & D - Rplc	15	$260,000	$17,333	7.61 %
505	Low Slope Roof, Bldg E - Replace	20	$36,950	$1,848	0.81 %
505	Low Slp Roof, Bldg B/Lobby -Replace	20	$64,400	$3,220	1.41 %
508	Skylights - Repair/Replace	20	$8,140	$407	0.18 %
528	Stucco - Clean/Repair/Recoat	16	$361,500	$22,594	9.92 %
533	Exterior Wood - Repr/Clk/Paint	8	$14,200	$1,775	0.78 %
534	Exterior Lights - Replace	20	$10,625	$531	0.23 %
535	Windows, Sliders B-E - Rpr/Replc	32	$495,500	$15,484	6.80 %
535	Windows, Sliders Bldg A - Rpr/Replc	32	$428,500	$13,391	5.88 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
540	Electronic Locks - Replace	15	$11,200	$747	0.33 %
541	Tile Decks/Patios-Repair/Replace	50	$174,500	$3,490	1.53 %
542	Gaco Patios, C Bldg. - Recoat	5	$14,350	$2,870	1.26 %
550	Deck Rail, Bldg. C, D, E - Rplc	50	$118,400	$2,368	1.04 %
550	Deck/Walkway Rail - Replace	50	$207,500	$4,150	1.82 %
551	Deck/Walkway Rail - Paint	10	$15,700	$1,570	0.69 %
565	Indoor/Outdoor Carpet - Replace	15	$133,000	$8,867	3.89 %
566	Carpet, Bldg. D Lower Flr - Replace	15	$10,335	$689	0.30 %
590	Exposed Stair/Landing - Repair/Rpl	30	$8,295	$277	0.12 %
	Systems / Equipment				
900	Plumbing - Systems Evaluation	20	$18,050	$903	0.40 %
928	Hot Water Heaters - Replace HWH:10	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH:11	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH:12	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-1	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-2	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-3	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-4	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-5	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-6	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-7	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-8	10	$11,500	$1,150	0.50 %
928	Hot Water Heaters - Replace HWH-9	10	$11,500	$1,150	0.50 %
929	Water Storage Tank - Replace HWS-1	15	$6,750	$450	0.20 %
929	Water Storage Tank - Replace HWS-2	15	$6,750	$450	0.20 %
929	Water Storage Tank - Replace HWS-3	15	$6,750	$450	0.20 %
929	Water Storage Tank - Replace HWS-4	15	$6,750	$450	0.20 %
930	Ice Machines - Replace	5	$14,000	$2,800	1.23 %
935	Dryer, Commercial - Replace 1 of 3	10	$10,590	$1,059	0.47 %
935	Dryers, Commercial - Replace 2 of 3	10	$21,200	$2,120	0.93 %
935	Washer - Replace 1 of 2	10	$17,500	$1,750	0.77 %
935	Washer - Replace 2 of 2	10	$17,500	$1,750	0.77 %
955	Security/Surveillance Sys - Replace	7	$11,435	$1,634	0.72 %
960	Elevator, Bldg. A - Eqp. Modernize	30	$245,000	$8,167	3.59 %
960	Elevator, Bldg. C - Eqp. Modernize	30	$245,000	$8,167	3.59 %
960	Elevator, Bldg. D - Eqp. Modernize	30	$245,000	$8,167	3.59 %
961	Elevator Cab, Bldg A - Remodel	15	$25,000	$1,667	0.73 %
961	Elevator Cab, Bldg C - Remodel	15	$25,000	$1,667	0.73 %
961	Elevator Cab, Bldg D - Remodel	15	$25,000	$1,667	0.73 %
965	Fire Alarm Panels - Repair/Replace	20	$9,320	$466	0.20 %
973	Wifi System - Repair/Replace	5	$10,315	$2,063	0.91 %
975	Central Phone System - Replace	10	$27,050	$2,705	1.19 %
81	Total Funded Components			$227,732	100.00 %

30-Year Reserve Plan Summary

Report # 31716-8
No-Site-Visit

Fiscal Year Start: 2025	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	$361,572	$3,216,544	11.2 %	High	19.55 %	$307,200	$1,500,000	$4,610	$1,612,500
2026	$560,882	$1,885,800	29.7 %	High	3.00 %	$316,416	$0	$7,015	$41,653
2027	$842,660	$2,140,115	39.4 %	Medium	3.00 %	$325,908	$0	$9,659	$88,177
2028	$1,090,051	$2,361,359	46.2 %	Medium	3.00 %	$335,686	$0	$12,030	$120,817
2029	$1,316,949	$2,563,057	51.4 %	Medium	3.00 %	$345,756	$0	$14,514	$90,170
2030	$1,587,049	$2,810,031	56.5 %	Medium	3.00 %	$356,129	$0	$17,313	$83,468
2031	$1,877,024	$3,079,207	61.0 %	Medium	3.00 %	$366,813	$0	$20,635	$12,645
2032	$2,251,827	$3,437,530	65.5 %	Medium	3.00 %	$377,817	$0	$23,439	$215,197
2033	$2,437,886	$3,606,344	67.6 %	Medium	3.00 %	$389,152	$0	$25,964	$95,793
2034	$2,757,209	$3,911,829	70.5 %	Low	3.00 %	$400,826	$0	$28,284	$284,401
2035	$2,901,917	$4,041,090	71.8 %	Low	3.00 %	$412,851	$0	$28,894	$464,390
2036	$2,879,272	$3,997,987	72.0 %	Low	3.00 %	$425,237	$0	$30,940	$24,072
2037	$3,311,377	$4,416,537	75.0 %	Low	3.00 %	$437,994	$0	$28,386	$1,409,550
2038	$2,368,206	$3,430,304	69.0 %	Medium	3.00 %	$451,134	$0	$21,533	$900,674
2039	$1,940,199	$2,948,619	65.8 %	Medium	3.00 %	$464,668	$0	$21,236	$117,264
2040	$2,308,839	$3,269,690	70.6 %	Low	3.00 %	$478,608	$0	$22,809	$555,447
2041	$2,254,809	$3,159,665	71.4 %	Low	3.00 %	$492,966	$0	$20,855	$850,583
2042	$1,918,047	$2,753,270	69.7 %	Medium	3.00 %	$507,755	$0	$20,296	$303,298
2043	$2,142,800	$2,909,634	73.6 %	Low	3.00 %	$522,987	$0	$23,796	$71,187
2044	$2,618,396	$3,321,347	78.8 %	Low	3.00 %	$538,677	$0	$27,967	$207,615
2045	$2,977,425	$3,616,824	82.3 %	Low	3.00 %	$554,837	$0	$27,904	$954,376
2046	$2,605,791	$3,164,291	82.3 %	Low	3.00 %	$571,482	$0	$28,600	$89,257
2047	$3,116,616	$3,601,914	86.5 %	Low	3.00 %	$588,627	$0	$33,767	$99,436
2048	$3,639,574	$4,055,221	89.8 %	Low	3.00 %	$606,286	$0	$38,260	$268,477
2049	$4,015,642	$4,361,444	92.1 %	Low	3.00 %	$624,474	$0	$42,724	$150,010
2050	$4,532,831	$4,812,708	94.2 %	Low	3.00 %	$643,209	$0	$48,430	$67,106
2051	$5,157,364	$5,377,150	95.9 %	Low	3.00 %	$662,505	$0	$54,912	$45,127
2052	$5,829,654	$5,995,838	97.2 %	Low	3.00 %	$682,380	$0	$59,932	$410,083
2053	$6,161,883	$6,272,297	98.2 %	Low	3.00 %	$702,851	$0	$61,442	$794,437
2054	$6,131,739	$6,176,735	99.3 %	Low	3.00 %	$723,937	$0	$65,035	$39,908

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 31716-8
No-Site-Visit

Fiscal Year Start: 2025	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	$361,572	$3,216,544	11.2 %	High	-11.97 %	$226,200	$1,500,000	$4,203	$1,612,500
2026	$479,476	$1,885,800	25.4 %	High	3.00 %	$232,986	$0	$5,778	$41,653
2027	$676,586	$2,140,115	31.6 %	Medium	3.00 %	$239,976	$0	$7,559	$88,177
2028	$835,944	$2,361,359	35.4 %	Medium	3.00 %	$247,175	$0	$9,033	$120,817
2029	$971,335	$2,563,057	37.9 %	Medium	3.00 %	$254,590	$0	$10,584	$90,170
2030	$1,146,338	$2,810,031	40.8 %	Medium	3.00 %	$262,228	$0	$12,414	$83,468
2031	$1,337,512	$3,079,207	43.4 %	Medium	3.00 %	$270,095	$0	$14,730	$12,645
2032	$1,609,692	$3,437,530	46.8 %	Medium	3.00 %	$278,197	$0	$16,487	$215,197
2033	$1,689,179	$3,606,344	46.8 %	Medium	3.00 %	$286,543	$0	$17,928	$95,793
2034	$1,897,857	$3,911,829	48.5 %	Medium	3.00 %	$295,140	$0	$19,120	$284,401
2035	$1,927,715	$4,041,090	47.7 %	Medium	3.00 %	$303,994	$0	$18,560	$464,390
2036	$1,785,879	$3,997,987	44.7 %	Medium	3.00 %	$313,114	$0	$19,393	$24,072
2037	$2,094,313	$4,416,537	47.4 %	Medium	3.00 %	$322,507	$0	$15,579	$1,409,550
2038	$1,022,850	$3,430,304	29.8 %	High	3.00 %	$332,182	$0	$7,420	$900,674
2039	$461,778	$2,948,619	15.7 %	High	3.00 %	$342,148	$0	$5,769	$117,264
2040	$692,431	$3,269,690	21.2 %	High	3.00 %	$352,412	$0	$5,936	$555,447
2041	$495,333	$3,159,665	15.7 %	High	3.00 %	$362,985	$0	$2,527	$850,583
2042	$10,262	$2,753,270	0.4 %	High	3.00 %	$373,874	$0	$458	$303,298
2043	$81,296	$2,909,634	2.8 %	High	3.00 %	$385,090	$0	$2,393	$71,187
2044	$397,593	$3,321,347	12.0 %	High	3.00 %	$396,643	$0	$4,944	$207,615
2045	$591,564	$3,616,824	16.4 %	High	3.00 %	$408,542	$0	$3,201	$954,376
2046	$48,932	$3,164,291	1.5 %	High	3.00 %	$420,799	$0	$2,157	$89,257
2047	$382,630	$3,601,914	10.6 %	High	3.00 %	$433,423	$0	$5,521	$99,436
2048	$722,138	$4,055,221	17.8 %	High	3.00 %	$446,425	$0	$8,148	$268,477
2049	$908,235	$4,361,444	20.8 %	High	3.00 %	$459,818	$0	$10,680	$150,010
2050	$1,228,723	$4,812,708	25.5 %	High	3.00 %	$473,613	$0	$14,386	$67,106
2051	$1,649,616	$5,377,150	30.7 %	Medium	3.00 %	$487,821	$0	$18,796	$45,127
2052	$2,111,106	$5,995,838	35.2 %	Medium	3.00 %	$502,456	$0	$21,672	$410,083
2053	$2,225,150	$6,272,297	35.5 %	Medium	3.00 %	$517,529	$0	$20,963	$794,437
2054	$1,969,205	$6,176,735	31.9 %	Medium	3.00 %	$533,055	$0	$22,260	$39,908

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$361,572	$560,882	$842,660	$1,090,051	$1,316,949
	Annual Reserve Funding	$307,200	$316,416	$325,908	$335,686	$345,756
	Recommended Special Assessments	$1,500,000	$0	$0	$0	$0
	Interest Earnings	$4,610	$7,015	$9,659	$12,030	$14,514
	Total Income	$2,173,382	$884,313	$1,178,228	$1,437,767	$1,677,220
#	Component					
	Site / Grounds					
100	Concrete - Repair/Replace	$0	$0	$23,340	$0	$0
111	Concrete Parking Deck - Rpr/Coat	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (a)	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (b)	$0	$0	$0	$0	$0
114	Metal Site Rail - Paint	$0	$0	$0	$0	$23,636
200	Signage - Refurbish/Rpr/Replace	$0	$0	$0	$0	$0
	Pool / Spa / Recreation					
299	Pool/Spa Deck - Resurface	$0	$0	$0	$0	$0
301	Pool Fence - Repair/Replace	$0	$0	$0	$0	$0
303	Pool - Resurface	$0	$0	$0	$0	$0
304	Spa - Resurface	$0	$0	$0	$0	$15,588
306	Pool Heat Pump - Replace	$0	$0	$8,089	$0	$0
306	Spa Heat Pump - Replace	$0	$0	$5,140	$0	$0
307	Pool Heater - Replace	$0	$0	$0	$4,917	$0
307	Spa Heater - Replace	$0	$0	$0	$4,917	$0
308	Pool/Spa Filter/Pumps - Replace	$7,880	$0	$0	$0	$0
309	Chemical System Controls - Replace	$0	$7,267	$0	$0	$0
312	ADA Lifts - Replace	$0	$0	$0	$0	$0
314	Pool Cover - Replace	$0	$0	$0	$0	$0
348	Gas BBQ's/Countertops - Replace	$0	$0	$0	$0	$0
350	Exercise Equipment - Replace	$3,865	$0	$0	$0	$4,350
400	Dock Walking Surface - Rpr/Replace	$0	$0	$0	$0	$0
401	Dock Pilings - Rpr/Replace	$0	$0	$0	$0	$0
405	Swim Platforms - Replace	$0	$22,609	$0	$0	$0
407	Buoys - Replace	$9,975	$0	$0	$0	$0
	Snack Bar					
428	Snack Bar Room - Remodel	$0	$0	$8,683	$0	$0
	Building Interior					
700	Carpet - Replace	$28,350	$0	$0	$0	$0
710	Interior Walls & Ceilings - Paint	$68,150	$0	$0	$0	$0
715	B Building Restrooms - Remodel	$6,900	$0	$0	$0	$0
718	Lobby - Remodel	$9,265	$0	$0	$0	$0
720	Lobby Furniture - Replace	$5,820	$0	$0	$0	$0
	Building Exterior					
505	Low Slope Roof, Bldg A - Replace	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg C & D - Rplc	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg E - Replace	$36,950	$0	$0	$0	$0
505	Low Slp Roof, Bldg B/Lobby -Replace	$64,400	$0	$0	$0	$0
508	Skylights - Repair/Replace	$0	$0	$8,636	$0	$0
528	Stucco - Clean/Repair/Recoat	$361,500	$0	$0	$0	$0
533	Exterior Wood - Repr/Clk/Paint	$0	$0	$0	$0	$15,982
534	Exterior Lights - Replace	$0	$0	$0	$0	$0
535	Windows, Sliders B-E - Rpr/Replc	$0	$0	$0	$0	$0
535	Windows, Sliders Bldg A - Rpr/Replc	$428,500	$0	$0	$0	$0
540	Electronic Locks - Replace	$0	$0	$0	$0	$0
541	Tile Decks/Patios-Repair/Replace	$0	$0	$0	$0	$0
542	Gaco Patios, C Bldg. - Recoat	$14,350	$0	$0	$0	$0
550	Deck Rail, Bldg. C, D, E - Rplc	$0	$0	$0	$0	$0
550	Deck/Walkway Rail - Replace	$0	$0	$0	$0	$0
551	Deck/Walkway Rail - Paint	$0	$0	$0	$0	$17,670
565	Indoor/Outdoor Carpet - Replace	$133,000	$0	$0	$0	$0
566	Carpet, Bldg. D Lower Flr - Replace	$0	$0	$0	$0	$0
590	Exposed Stair/Landing - Repair/Rpl	$8,295	$0	$0	$0	$0
	Systems / Equipment					

	Fiscal Year	2025	2026	2027	2028	2029
900	Plumbing - Systems Evaluation	$18,050	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:10	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:11	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:12	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-1	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-2	$0	$0	$0	$12,566	$0
928	Hot Water Heaters - Replace HWH-3	$0	$0	$12,200	$0	$0
928	Hot Water Heaters - Replace HWH-4	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-5	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-6	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-7	$0	$0	$0	$0	$12,943
928	Hot Water Heaters - Replace HWH-8	$11,500	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-9	$0	$0	$12,200	$0	$0
929	Water Storage Tank - Replace HWS-1	$6,750	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-2	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-3	$6,750	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-4	$6,750	$0	$0	$0	$0
930	Ice Machines - Replace	$0	$0	$0	$15,298	$0
935	Dryer, Commercial - Replace 1 of 3	$0	$0	$0	$0	$0
935	Dryers, Commercial - Replace 2 of 3	$0	$0	$0	$23,166	$0
935	Washer - Replace 1 of 2	$0	$0	$0	$19,123	$0
935	Washer - Replace 2 of 2	$0	$0	$0	$0	$0
955	Security/Surveillance Sys - Replace	$0	$11,778	$0	$0	$0
960	Elevator, Bldg. A - Eqp. Modernize	$245,000	$0	$0	$0	$0
960	Elevator, Bldg. C - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. D - Eqp. Modernize	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg A - Remodel	$25,000	$0	$0	$0	$0
961	Elevator Cab, Bldg C - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg D - Remodel	$25,000	$0	$0	$0	$0
965	Fire Alarm Panels - Repair/Replace	$0	$0	$9,888	$0	$0
973	Wifi System - Repair/Replace	$0	$0	$0	$11,271	$0
975	Central Phone System - Replace	$0	$0	$0	$29,558	$0
	Total Expenses	$1,612,500	$41,653	$88,177	$120,817	$90,170
	Ending Reserve Balance	$560,882	$842,660	$1,090,051	$1,316,949	$1,587,049

	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$1,587,049	$1,877,024	$2,251,827	$2,437,886	$2,757,209
	Annual Reserve Funding	$356,129	$366,813	$377,817	$389,152	$400,826
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$17,313	$20,635	$23,439	$25,964	$28,284
	Total Income	$1,960,491	$2,264,472	$2,653,083	$2,853,002	$3,186,319
#	Component					
	Site / Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$28,705
111	Concrete Parking Deck - Rpr/Coat	$0	$0	$202,929	$0	$0
112	Site Rail - Repair/Replace (a)	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (b)	$0	$0	$0	$0	$0
114	Metal Site Rail - Paint	$0	$0	$0	$0	$0
200	Signage - Refurbish/Rpr/Replace	$0	$0	$0	$0	$0
	Pool / Spa / Recreation					
299	Pool/Spa Deck - Resurface	$0	$0	$0	$0	$0
301	Pool Fence - Repair/Replace	$0	$0	$0	$0	$0
303	Pool - Resurface	$37,850	$0	$0	$0	$0
304	Spa - Resurface	$0	$0	$0	$0	$0
306	Pool Heat Pump - Replace	$0	$0	$0	$0	$9,949
306	Spa Heat Pump - Replace	$0	$0	$0	$0	$6,322
307	Pool Heater - Replace	$0	$0	$0	$0	$5,871
307	Spa Heater - Replace	$0	$0	$0	$0	$5,871
308	Pool/Spa Filter/Pumps - Replace	$0	$0	$0	$9,982	$0
309	Chemical System Controls - Replace	$0	$0	$0	$0	$0
312	ADA Lifts - Replace	$0	$0	$0	$0	$0
314	Pool Cover - Replace	$0	$0	$0	$0	$0
348	Gas BBQ's/Countertops - Replace	$0	$0	$0	$0	$0
350	Exercise Equipment - Replace	$0	$0	$0	$4,896	$0
400	Dock Walking Surface - Rpr/Replace	$0	$0	$0	$0	$0
401	Dock Pilings - Rpr/Replace	$0	$0	$0	$0	$0
405	Swim Platforms - Replace	$0	$0	$0	$0	$0
407	Buoys - Replace	$0	$0	$12,268	$0	$0
	Snack Bar					
428	Snack Bar Room - Remodel	$0	$0	$0	$0	$0
	Building Interior					
700	Carpet - Replace	$0	$0	$0	$0	$0
710	Interior Walls & Ceilings - Paint	$0	$0	$0	$0	$0
715	B Building Restrooms - Remodel	$0	$0	$0	$0	$0
718	Lobby - Remodel	$0	$0	$0	$0	$0
720	Lobby Furniture - Replace	$0	$0	$0	$0	$0
	Building Exterior					
505	Low Slope Roof, Bldg A - Replace	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg C & D - Rplc	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg E - Replace	$0	$0	$0	$0	$0
505	Low Slp Roof, Bldg B/Lobby -Replace	$0	$0	$0	$0	$0
508	Skylights - Repair/Replace	$0	$0	$0	$0	$0
528	Stucco - Clean/Repair/Recoat	$0	$0	$0	$0	$0
533	Exterior Wood - Repr/Clk/Paint	$0	$0	$0	$0	$0
534	Exterior Lights - Replace	$0	$0	$0	$13,459	$0
535	Windows, Sliders B-E - Rpr/Replc	$0	$0	$0	$0	$0
535	Windows, Sliders Bldg A - Rpr/Replc	$0	$0	$0	$0	$0
540	Electronic Locks - Replace	$0	$0	$0	$0	$0
541	Tile Decks/Patios-Repair/Replace	$0	$0	$0	$0	$227,683
542	Gaco Patios, C Bldg. - Recoat	$16,636	$0	$0	$0	$0
550	Deck Rail, Bldg. C, D, E - Rplc	$0	$0	$0	$0	$0
550	Deck/Walkway Rail - Replace	$0	$0	$0	$0	$0
551	Deck/Walkway Rail - Paint	$0	$0	$0	$0	$0
565	Indoor/Outdoor Carpet - Replace	$0	$0	$0	$0	$0
566	Carpet, Bldg. D Lower Flr - Replace	$0	$0	$0	$0	$0
590	Exposed Stair/Landing - Repair/Rpl	$0	$0	$0	$0	$0
	Systems / Equipment					
900	Plumbing - Systems Evaluation	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:10	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:11	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:12	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-1	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-2	$0	$0	$0	$0	$0

	Fiscal Year	2030	2031	2032	2033	2034
928	Hot Water Heaters - Replace HWH-3	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-4	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-5	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-6	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-7	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-8	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-9	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-1	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-2	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-3	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-4	$0	$0	$0	$0	$0
930	Ice Machines - Replace	$0	$0	$0	$17,735	$0
935	Dryer, Commercial - Replace 1 of 3	$0	$12,645	$0	$0	$0
935	Dryers, Commercial - Replace 2 of 3	$0	$0	$0	$0	$0
935	Washer - Replace 1 of 2	$0	$0	$0	$0	$0
935	Washer - Replace 2 of 2	$0	$0	$0	$22,168	$0
955	Security/Surveillance Sys - Replace	$0	$0	$0	$14,486	$0
960	Elevator, Bldg. A - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. C - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. D - Eqp. Modernize	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg A - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg C - Remodel	$28,982	$0	$0	$0	$0
961	Elevator Cab, Bldg D - Remodel	$0	$0	$0	$0	$0
965	Fire Alarm Panels - Repair/Replace	$0	$0	$0	$0	$0
973	Wifi System - Repair/Replace	$0	$0	$0	$13,067	$0
975	Central Phone System - Replace	$0	$0	$0	$0	$0
	Total Expenses	$83,468	$12,645	$215,197	$95,793	$284,401
	Ending Reserve Balance	$1,877,024	$2,251,827	$2,437,886	$2,757,209	$2,901,917

	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$2,901,917	$2,879,272	$3,311,377	$2,368,206	$1,940,199
	Annual Reserve Funding	$412,851	$425,237	$437,994	$451,134	$464,668
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$28,894	$30,940	$28,386	$21,533	$21,236
	Total Income	$3,343,662	$3,335,448	$3,777,756	$2,840,873	$2,426,103
#	Component					
	Site / Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$0
111	Concrete Parking Deck - Rpr/Coat	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (a)	$0	$0	$172,161	$0	$0
112	Site Rail - Repair/Replace (b)	$0	$0	$0	$0	$0
114	Metal Site Rail - Paint	$0	$0	$0	$0	$31,764
200	Signage - Refurbish/Rpr/Replace	$0	$0	$15,134	$0	$0
	Pool / Spa / Recreation					
299	Pool/Spa Deck - Resurface	$0	$0	$102,726	$0	$0
301	Pool Fence - Repair/Replace	$0	$0	$58,670	$0	$0
303	Pool - Resurface	$0	$0	$0	$0	$0
304	Spa - Resurface	$0	$0	$0	$0	$20,949
306	Pool Heat Pump - Replace	$0	$0	$0	$0	$0
306	Spa Heat Pump - Replace	$0	$0	$0	$0	$0
307	Pool Heater - Replace	$0	$0	$0	$0	$0
307	Spa Heater - Replace	$0	$0	$0	$0	$0
308	Pool/Spa Filter/Pumps - Replace	$0	$0	$0	$0	$0
309	Chemical System Controls - Replace	$0	$9,766	$0	$0	$0
312	ADA Lifts - Replace	$8,735	$0	$0	$0	$0
314	Pool Cover - Replace	$0	$0	$0	$0	$8,319
348	Gas BBQ's/Countertops - Replace	$0	$0	$0	$0	$0
350	Exercise Equipment - Replace	$0	$0	$5,511	$0	$0
400	Dock Walking Surface - Rpr/Replace	$129,688	$0	$0	$0	$0
401	Dock Pilings - Rpr/Replace	$167,990	$0	$0	$0	$0
405	Swim Platforms - Replace	$0	$0	$0	$0	$0
407	Buoys - Replace	$0	$0	$0	$0	$15,088
	Snack Bar					
428	Snack Bar Room - Remodel	$0	$0	$0	$0	$0
	Building Interior					
700	Carpet - Replace	$0	$0	$0	$0	$0
710	Interior Walls & Ceilings - Paint	$0	$0	$0	$0	$0
715	B Building Restrooms - Remodel	$0	$0	$0	$0	$0
718	Lobby - Remodel	$0	$0	$0	$0	$0
720	Lobby Furniture - Replace	$0	$0	$0	$0	$0
	Building Exterior					
505	Low Slope Roof, Bldg A - Replace	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg C & D - Rplc	$0	$0	$0	$381,819	$0
505	Low Slope Roof, Bldg E - Replace	$0	$0	$0	$0	$0
505	Low Slp Roof, Bldg B/Lobby -Replace	$0	$0	$0	$0	$0
508	Skylights - Repair/Replace	$0	$0	$0	$0	$0
528	Stucco - Clean/Repair/Recoat	$0	$0	$0	$0	$0
533	Exterior Wood - Repr/Clk/Paint	$0	$0	$20,246	$0	$0
534	Exterior Lights - Replace	$0	$0	$0	$0	$0
535	Windows, Sliders B-E - Rpr/Replc	$0	$0	$706,465	$0	$0
535	Windows, Sliders Bldg A - Rpr/Replc	$0	$0	$0	$0	$0
540	Electronic Locks - Replace	$15,052	$0	$0	$0	$0
541	Tile Decks/Patios-Repair/Replace	$0	$0	$0	$0	$0
542	Gaco Patios, C Bldg. - Recoat	$19,285	$0	$0	$0	$0
550	Deck Rail, Bldg. C, D, E - Rplc	$0	$0	$0	$0	$0
550	Deck/Walkway Rail - Replace	$0	$0	$295,845	$0	$0
551	Deck/Walkway Rail - Paint	$0	$0	$0	$0	$23,748
565	Indoor/Outdoor Carpet - Replace	$0	$0	$0	$0	$0
566	Carpet, Bldg. D Lower Flr - Replace	$0	$14,306	$0	$0	$0
590	Exposed Stair/Landing - Repair/Rpl	$0	$0	$0	$0	$0
	Systems / Equipment					
900	Plumbing - Systems Evaluation	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:10	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:11	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:12	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-1	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-2	$0	$0	$0	$16,888	$0

	Fiscal Year	2035	2036	2037	2038	2039
928	Hot Water Heaters - Replace HWH-3	$0	$0	$16,396	$0	$0
928	Hot Water Heaters - Replace HWH-4	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-5	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-6	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-7	$0	$0	$0	$0	$17,395
928	Hot Water Heaters - Replace HWH-8	$15,455	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-9	$0	$0	$16,396	$0	$0
929	Water Storage Tank - Replace HWS-1	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-2	$0	$0	$0	$9,913	$0
929	Water Storage Tank - Replace HWS-3	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-4	$0	$0	$0	$0	$0
930	Ice Machines - Replace	$0	$0	$0	$20,559	$0
935	Dryer, Commercial - Replace 1 of 3	$0	$0	$0	$0	$0
935	Dryers, Commercial - Replace 2 of 3	$0	$0	$0	$31,133	$0
935	Washer - Replace 1 of 2	$0	$0	$0	$25,699	$0
935	Washer - Replace 2 of 2	$0	$0	$0	$0	$0
955	Security/Surveillance Sys - Replace	$0	$0	$0	$0	$0
960	Elevator, Bldg. A - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. C - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. D - Eqp. Modernize	$0	$0	$0	$359,791	$0
961	Elevator Cab, Bldg A - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg C - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg D - Remodel	$0	$0	$0	$0	$0
965	Fire Alarm Panels - Repair/Replace	$0	$0	$0	$0	$0
973	Wifi System - Repair/Replace	$0	$0	$0	$15,148	$0
975	Central Phone System - Replace	$0	$0	$0	$39,724	$0
	Total Expenses	$464,390	$24,072	$1,409,550	$900,674	$117,264
	Ending Reserve Balance	$2,879,272	$3,311,377	$2,368,206	$1,940,199	$2,308,839

	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$2,308,839	$2,254,809	$1,918,047	$2,142,800	$2,618,396
	Annual Reserve Funding	$478,608	$492,966	$507,755	$522,987	$538,677
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$22,809	$20,855	$20,296	$23,796	$27,967
	Total Income	$2,810,255	$2,768,630	$2,446,098	$2,689,583	$3,185,041
#	Component					
	Site / Grounds					
100	Concrete - Repair/Replace	$0	$35,304	$0	$0	$0
111	Concrete Parking Deck - Rpr/Coat	$0	$0	$272,720	$0	$0
112	Site Rail - Repair/Replace (a)	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (b)	$0	$0	$0	$0	$0
114	Metal Site Rail - Paint	$0	$0	$0	$0	$0
200	Signage - Refurbish/Rpr/Replace	$0	$0	$0	$0	$0
	Pool / Spa / Recreation					
299	Pool/Spa Deck - Resurface	$0	$0	$0	$0	$0
301	Pool Fence - Repair/Replace	$0	$0	$0	$0	$0
303	Pool - Resurface	$0	$0	$0	$0	$0
304	Spa - Resurface	$0	$0	$0	$0	$0
306	Pool Heat Pump - Replace	$0	$12,236	$0	$0	$0
306	Spa Heat Pump - Replace	$0	$7,775	$0	$0	$0
307	Pool Heater - Replace	$7,011	$0	$0	$0	$0
307	Spa Heater - Replace	$7,011	$0	$0	$0	$0
308	Pool/Spa Filter/Pumps - Replace	$0	$12,645	$0	$0	$0
309	Chemical System Controls - Replace	$0	$0	$0	$0	$0
312	ADA Lifts - Replace	$0	$0	$0	$0	$0
314	Pool Cover - Replace	$0	$0	$0	$0	$0
348	Gas BBQ's/Countertops - Replace	$0	$0	$17,049	$0	$0
350	Exercise Equipment - Replace	$0	$6,202	$0	$0	$0
400	Dock Walking Surface - Rpr/Replace	$0	$0	$0	$0	$0
401	Dock Pilings - Rpr/Replace	$0	$0	$0	$0	$0
405	Swim Platforms - Replace	$0	$0	$0	$0	$0
407	Buoys - Replace	$0	$0	$0	$0	$0
	Snack Bar					
428	Snack Bar Room - Remodel	$0	$0	$13,529	$0	$0
	Building Interior					
700	Carpet - Replace	$44,168	$0	$0	$0	$0
710	Interior Walls & Ceilings - Paint	$106,175	$0	$0	$0	$0
715	B Building Restrooms - Remodel	$10,750	$0	$0	$0	$0
718	Lobby - Remodel	$14,435	$0	$0	$0	$0
720	Lobby Furniture - Replace	$9,067	$0	$0	$0	$0
	Building Exterior					
505	Low Slope Roof, Bldg A - Replace	$0	$179,326	$0	$0	$0
505	Low Slope Roof, Bldg C & D - Rplc	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg E - Replace	$0	$0	$0	$0	$0
505	Low Slp Roof, Bldg B/Lobby -Replace	$0	$0	$0	$0	$0
508	Skylights - Repair/Replace	$0	$0	$0	$0	$0
528	Stucco - Clean/Repair/Recoat	$0	$580,101	$0	$0	$0
533	Exterior Wood - Repr/Clk/Paint	$0	$0	$0	$0	$0
534	Exterior Lights - Replace	$0	$0	$0	$0	$0
535	Windows, Sliders B-E - Rpr/Replc	$0	$0	$0	$0	$0
535	Windows, Sliders Bldg A - Rpr/Replc	$0	$0	$0	$0	$0
540	Electronic Locks - Replace	$0	$0	$0	$0	$0
541	Tile Decks/Patios-Repair/Replace	$0	$0	$0	$0	$0
542	Gaco Patios, C Bldg. - Recoat	$22,357	$0	$0	$0	$0
550	Deck Rail, Bldg. C, D, E - Rplc	$0	$0	$0	$0	$207,615
550	Deck/Walkway Rail - Replace	$0	$0	$0	$0	$0
551	Deck/Walkway Rail - Paint	$0	$0	$0	$0	$0
565	Indoor/Outdoor Carpet - Replace	$207,210	$0	$0	$0	$0
566	Carpet, Bldg. D Lower Flr - Replace	$0	$0	$0	$0	$0
590	Exposed Stair/Landing - Repair/Rpl	$0	$0	$0	$0	$0
	Systems / Equipment					
900	Plumbing - Systems Evaluation	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:10	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:11	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:12	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-1	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-2	$0	$0	$0	$0	$0

	Fiscal Year	2040	2041	2042	2043	2044
928	Hot Water Heaters - Replace HWH-3	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-4	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-5	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-6	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-7	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-8	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-9	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-1	$10,516	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-2	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-3	$10,516	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-4	$10,516	$0	$0	$0	$0
930	Ice Machines - Replace	$0	$0	$0	$23,834	$0
935	Dryer, Commercial - Replace 1 of 3	$0	$16,994	$0	$0	$0
935	Dryers, Commercial - Replace 2 of 3	$0	$0	$0	$0	$0
935	Washer - Replace 1 of 2	$0	$0	$0	$0	$0
935	Washer - Replace 2 of 2	$0	$0	$0	$29,793	$0
955	Security/Surveillance Sys - Replace	$17,815	$0	$0	$0	$0
960	Elevator, Bldg. A - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. C - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. D - Eqp. Modernize	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg A - Remodel	$38,949	$0	$0	$0	$0
961	Elevator Cab, Bldg C - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg D - Remodel	$38,949	$0	$0	$0	$0
965	Fire Alarm Panels - Repair/Replace	$0	$0	$0	$0	$0
973	Wifi System - Repair/Replace	$0	$0	$0	$17,561	$0
975	Central Phone System - Replace	$0	$0	$0	$0	$0
	Total Expenses	$555,447	$850,583	$303,298	$71,187	$207,615
	Ending Reserve Balance	$2,254,809	$1,918,047	$2,142,800	$2,618,396	$2,977,425

	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$2,977,425	$2,605,791	$3,116,616	$3,639,574	$4,015,642
	Annual Reserve Funding	$554,837	$571,482	$588,627	$606,286	$624,474
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$27,904	$28,600	$33,767	$38,260	$42,724
	Total Income	$3,560,167	$3,205,873	$3,739,010	$4,284,119	$4,682,841
#	Component					
	Site / Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$43,419	$0
111	Concrete Parking Deck - Rpr/Coat	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (a)	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (b)	$0	$0	$0	$0	$0
114	Metal Site Rail - Paint	$0	$0	$0	$0	$42,689
200	Signage - Refurbish/Rpr/Replace	$0	$0	$0	$0	$0
	Pool / Spa / Recreation					
299	Pool/Spa Deck - Resurface	$0	$0	$0	$0	$0
301	Pool Fence - Repair/Replace	$0	$0	$0	$0	$0
303	Pool - Resurface	$58,970	$0	$0	$0	$0
304	Spa - Resurface	$0	$0	$0	$0	$28,154
306	Pool Heat Pump - Replace	$0	$0	$0	$15,049	$0
306	Spa Heat Pump - Replace	$0	$0	$0	$9,562	$0
307	Pool Heater - Replace	$0	$8,371	$0	$0	$0
307	Spa Heater - Replace	$0	$8,371	$0	$0	$0
308	Pool/Spa Filter/Pumps - Replace	$0	$0	$0	$0	$16,018
309	Chemical System Controls - Replace	$0	$13,124	$0	$0	$0
312	ADA Lifts - Replace	$0	$0	$0	$0	$0
314	Pool Cover - Replace	$0	$0	$0	$0	$0
348	Gas BBQ's/Countertops - Replace	$0	$0	$0	$0	$0
350	Exercise Equipment - Replace	$6,981	$0	$0	$0	$7,857
400	Dock Walking Surface - Rpr/Replace	$0	$0	$0	$0	$0
401	Dock Pilings - Rpr/Replace	$0	$0	$0	$0	$0
405	Swim Platforms - Replace	$0	$40,833	$0	$0	$0
407	Buoys - Replace	$0	$18,556	$0	$0	$0
	Snack Bar					
428	Snack Bar Room - Remodel	$0	$0	$0	$0	$0
	Building Interior					
700	Carpet - Replace	$0	$0	$0	$0	$0
710	Interior Walls & Ceilings - Paint	$0	$0	$0	$0	$0
715	B Building Restrooms - Remodel	$0	$0	$0	$0	$0
718	Lobby - Remodel	$0	$0	$0	$0	$0
720	Lobby Furniture - Replace	$0	$0	$0	$0	$0
	Building Exterior					
505	Low Slope Roof, Bldg A - Replace	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg C & D - Rplc	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg E - Replace	$66,736	$0	$0	$0	$0
505	Low Slp Roof, Bldg B/Lobby -Replace	$116,314	$0	$0	$0	$0
508	Skylights - Repair/Replace	$0	$0	$15,597	$0	$0
528	Stucco - Clean/Repair/Recoat	$0	$0	$0	$0	$0
533	Exterior Wood - Repr/Clk/Paint	$25,647	$0	$0	$0	$0
534	Exterior Lights - Replace	$0	$0	$0	$0	$0
535	Windows, Sliders B-E - Rpr/Replc	$0	$0	$0	$0	$0
535	Windows, Sliders Bldg A - Rpr/Replc	$0	$0	$0	$0	$0
540	Electronic Locks - Replace	$0	$0	$0	$0	$0
541	Tile Decks/Patios-Repair/Replace	$0	$0	$0	$0	$0
542	Gaco Patios, C Bldg. - Recoat	$25,918	$0	$0	$0	$0
550	Deck Rail, Bldg. C, D, E - Rplc	$0	$0	$0	$0	$0
550	Deck/Walkway Rail - Replace	$0	$0	$0	$0	$0
551	Deck/Walkway Rail - Paint	$0	$0	$0	$0	$31,915
565	Indoor/Outdoor Carpet - Replace	$0	$0	$0	$0	$0
566	Carpet, Bldg. D Lower Flr - Replace	$0	$0	$0	$0	$0
590	Exposed Stair/Landing - Repair/Rpl	$0	$0	$0	$0	$0
	Systems / Equipment					
900	Plumbing - Systems Evaluation	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:10	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:11	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:12	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-1	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-2	$0	$0	$0	$22,696	$0

	Fiscal Year	2045	2046	2047	2048	2049
928	Hot Water Heaters - Replace HWH-3	$0	$0	$22,035	$0	$0
928	Hot Water Heaters - Replace HWH-4	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-5	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-6	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-7	$0	$0	$0	$0	$23,377
928	Hot Water Heaters - Replace HWH-8	$20,770	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-9	$0	$0	$22,035	$0	$0
929	Water Storage Tank - Replace HWS-1	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-2	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-3	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-4	$0	$0	$0	$0	$0
930	Ice Machines - Replace	$0	$0	$0	$27,630	$0
935	Dryer, Commercial - Replace 1 of 3	$0	$0	$0	$0	$0
935	Dryers, Commercial - Replace 2 of 3	$0	$0	$0	$41,840	$0
935	Washer - Replace 1 of 2	$0	$0	$0	$34,538	$0
935	Washer - Replace 2 of 2	$0	$0	$0	$0	$0
955	Security/Surveillance Sys - Replace	$0	$0	$21,911	$0	$0
960	Elevator, Bldg. A - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. C - Eqp. Modernize	$442,497	$0	$0	$0	$0
960	Elevator, Bldg. D - Eqp. Modernize	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg A - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg C - Remodel	$45,153	$0	$0	$0	$0
961	Elevator Cab, Bldg D - Remodel	$0	$0	$0	$0	$0
965	Fire Alarm Panels - Repair/Replace	$0	$0	$17,858	$0	$0
973	Wifi System - Repair/Replace	$0	$0	$0	$20,358	$0
975	Central Phone System - Replace	$0	$0	$0	$53,386	$0
	Total Expenses	$954,376	$89,257	$99,436	$268,477	$150,010
	Ending Reserve Balance	$2,605,791	$3,116,616	$3,639,574	$4,015,642	$4,532,831

	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$4,532,831	$5,157,364	$5,829,654	$6,161,883	$6,131,739
	Annual Reserve Funding	$643,209	$662,505	$682,380	$702,851	$723,937
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$48,430	$54,912	$59,932	$61,442	$65,035
	Total Income	$5,224,470	$5,874,781	$6,571,966	$6,926,176	$6,920,711
#	Component					
	Site / Grounds					
100	Concrete - Repair/Replace	$0	$0	$0	$0	$0
111	Concrete Parking Deck - Rpr/Coat	$0	$0	$366,513	$0	$0
112	Site Rail - Repair/Replace (a)	$0	$0	$0	$0	$0
112	Site Rail - Repair/Replace (b)	$0	$0	$0	$0	$0
114	Metal Site Rail - Paint	$0	$0	$0	$0	$0
200	Signage - Refurbish/Rpr/Replace	$0	$0	$23,579	$0	$0
	Pool / Spa / Recreation					
299	Pool/Spa Deck - Resurface	$0	$0	$0	$0	$0
301	Pool Fence - Repair/Replace	$0	$0	$0	$0	$0
303	Pool - Resurface	$0	$0	$0	$0	$0
304	Spa - Resurface	$0	$0	$0	$0	$0
306	Pool Heat Pump - Replace	$0	$0	$0	$0	$0
306	Spa Heat Pump - Replace	$0	$0	$0	$0	$0
307	Pool Heater - Replace	$0	$0	$9,996	$0	$0
307	Spa Heater - Replace	$0	$0	$9,996	$0	$0
308	Pool/Spa Filter/Pumps - Replace	$0	$0	$0	$0	$0
309	Chemical System Controls - Replace	$0	$0	$0	$0	$0
312	ADA Lifts - Replace	$13,610	$0	$0	$0	$0
314	Pool Cover - Replace	$0	$0	$0	$0	$12,961
348	Gas BBQ's/Countertops - Replace	$0	$0	$0	$0	$0
350	Exercise Equipment - Replace	$0	$0	$0	$8,843	$0
400	Dock Walking Surface - Rpr/Replace	$0	$0	$0	$0	$0
401	Dock Pilings - Rpr/Replace	$0	$0	$0	$0	$0
405	Swim Platforms - Replace	$0	$0	$0	$0	$0
407	Buoys - Replace	$0	$0	$0	$22,822	$0
	Snack Bar					
428	Snack Bar Room - Remodel	$0	$0	$0	$0	$0
	Building Interior					
700	Carpet - Replace	$0	$0	$0	$0	$0
710	Interior Walls & Ceilings - Paint	$0	$0	$0	$0	$0
715	B Building Restrooms - Remodel	$0	$0	$0	$0	$0
718	Lobby - Remodel	$0	$0	$0	$0	$0
720	Lobby Furniture - Replace	$0	$0	$0	$0	$0
	Building Exterior					
505	Low Slope Roof, Bldg A - Replace	$0	$0	$0	$0	$0
505	Low Slope Roof, Bldg C & D - Rplc	$0	$0	$0	$594,861	$0
505	Low Slope Roof, Bldg E - Replace	$0	$0	$0	$0	$0
505	Low Slp Roof, Bldg B/Lobby -Replace	$0	$0	$0	$0	$0
508	Skylights - Repair/Replace	$0	$0	$0	$0	$0
528	Stucco - Clean/Repair/Recoat	$0	$0	$0	$0	$0
533	Exterior Wood - Repr/Clk/Paint	$0	$0	$0	$32,489	$0
534	Exterior Lights - Replace	$0	$0	$0	$24,309	$0
535	Windows, Sliders B-E - Rpr/Replc	$0	$0	$0	$0	$0
535	Windows, Sliders Bldg A - Rpr/Replc	$0	$0	$0	$0	$0
540	Electronic Locks - Replace	$23,450	$0	$0	$0	$0
541	Tile Decks/Patios-Repair/Replace	$0	$0	$0	$0	$0
542	Gaco Patios, C Bldg. - Recoat	$30,046	$0	$0	$0	$0
550	Deck Rail, Bldg. C, D, E - Rplc	$0	$0	$0	$0	$0
550	Deck/Walkway Rail - Replace	$0	$0	$0	$0	$0
551	Deck/Walkway Rail - Paint	$0	$0	$0	$0	$0
565	Indoor/Outdoor Carpet - Replace	$0	$0	$0	$0	$0
566	Carpet, Bldg. D Lower Flr - Replace	$0	$22,288	$0	$0	$0
590	Exposed Stair/Landing - Repair/Rpl	$0	$0	$0	$0	$0
	Systems / Equipment					
900	Plumbing - Systems Evaluation	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:10	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:11	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH:12	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-1	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-2	$0	$0	$0	$0	$0

	Fiscal Year	2050	2051	2052	2053	2054
928	Hot Water Heaters - Replace HWH-3	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-4	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-5	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-6	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-7	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-8	$0	$0	$0	$0	$0
928	Hot Water Heaters - Replace HWH-9	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-1	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-2	$0	$0	$0	$15,444	$0
929	Water Storage Tank - Replace HWS-3	$0	$0	$0	$0	$0
929	Water Storage Tank - Replace HWS-4	$0	$0	$0	$0	$0
930	Ice Machines - Replace	$0	$0	$0	$32,031	$0
935	Dryer, Commercial - Replace 1 of 3	$0	$22,838	$0	$0	$0
935	Dryers, Commercial - Replace 2 of 3	$0	$0	$0	$0	$0
935	Washer - Replace 1 of 2	$0	$0	$0	$0	$0
935	Washer - Replace 2 of 2	$0	$0	$0	$40,039	$0
955	Security/Surveillance Sys - Replace	$0	$0	$0	$0	$26,947
960	Elevator, Bldg. A - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. C - Eqp. Modernize	$0	$0	$0	$0	$0
960	Elevator, Bldg. D - Eqp. Modernize	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg A - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg C - Remodel	$0	$0	$0	$0	$0
961	Elevator Cab, Bldg D - Remodel	$0	$0	$0	$0	$0
965	Fire Alarm Panels - Repair/Replace	$0	$0	$0	$0	$0
973	Wifi System - Repair/Replace	$0	$0	$0	$23,600	$0
975	Central Phone System - Replace	$0	$0	$0	$0	$0
	Total Expenses	$67,106	$45,127	$410,083	$794,437	$39,908
	Ending Reserve Balance	$5,157,364	$5,829,654	$6,161,883	$6,131,739	$6,880,803

Accuracy, Limitations, and Disclosures

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

Terms and Definitions

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

Component Details

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

Site / Grounds

Comp #: 100 Concrete - Repair/Replace **Quantity: Walkways, garage, etc.**
Location: Concrete walks, pads, patios, stairs, etc. throughout community (excludes parking garage #101 and bulkhead #500)
Funded?: Yes.
History: Some work in 2020
Comments: Remaining useful life adjusted down and cost inflated from prior reserve study.
Useful Life: 7 years Remaining Life: 2 years
Best Case: $ 17,000 Worst Case: $27,000
Cost Source: Allowance from previous work

Comp #: 103 Parking Garage - Repair/Replace **Quantity: (2) parking levels**
Location: Center of property
Funded?: No. Useful life not predictable
History: Constructed in 2008
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 111 Concrete Parking Deck - Rpr/Coat **Quantity: ~20,000 GSF, concrete**
Location: Concrete parking areas
Funded?: Yes.
History: Major removal of existing coating and application of 3 coat system in 2022 (Slab Jack) Parking garage crack fill & seal 2016 $64,375, restriped 2017 $4,160.29,
Comments: Remaining useful life adjusted down and cost inflated from prior reserve study.
Useful Life: 10 years Remaining Life: 7 years
Best Case: $ 133,000 Worst Case: $197,000
Cost Source: Bid: Slabjack Geotechnical and
Contech Services Inc.

Comp #: 112 Site Rail - Repair/Replace (a) **Quantity: ~ 965 LF metal**
Location: Perimeter along water (except behind D Building), perimeter of upper level of parking garage
Funded?: Yes.
History: Assumption installed about 1989
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years Remaining Life: 12 years
Best Case: $ 96,500 Worst Case: $145,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 112 Site Rail - Repair/Replace (b) **Quantity: ~ 145 LF metal**
Location: Perimeter along water behind D Building
Funded?: Yes.
History: Installed ~ 2008
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years Remaining Life: 41 years
Best Case: $ 14,500 Worst Case: $21,800
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 114 Metal Site Rail - Paint **Quantity: ~ 1,200 LF metal**
Location: Perimeter along water (except behind D Building), perimeter of upper level of parking garage, AND pool fence
Funded?: Yes.
History: Majority painted 2018, remaining completed 2019
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 18,000 Worst Case: $24,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 170 Landscape - Refurbish **Quantity: Primarily turf**
Location: Common area landscaping
Funded?: No. Annual cost; best handled as operating expense
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 175 Irrigation System - Repair/Replace **Quantity: Controls, lines, etc.**
Location: Common area landscaping
Funded?: No. Annual cost; best handled as operating expense
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 182 Drainage/Stormwater Sys - Maintain **Quantity: Drains, pipes, etc.**
Location: Primarily within concrete parking garage
Funded?: No. Useful life not predictable
History: Drains installed in elevated walkways 2017 $21,796
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 200 Signage - Refurbish/Rpr/Replace **Quantity: ~ (2) metal wall mount**
Location: Mounted at Buildings A & D
Funded?: Yes.
History: Installed 2006/2007, work in 2022
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years Remaining Life: 12 years
Best Case: $ 7,930 Worst Case: $13,300
Cost Source: Research with Local Vendor;
Graybeal Signs, Inflated

Pool / Spa / Recreation

Comp #: 299 Pool/Spa Deck - Resurface **Quantity: ~2,745 GSF Stamped Concr**

Location: Deck within pool and spa area (does not include upper deck along water which was previously covered with indoor/outdoor carpet)
Funded?: Yes.
History: Resurfaced 2005, upper pool deck resurfaced 2017 as one-time project $10,500
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years Remaining Life: 12 years
Best Case: $ 64,200 Worst Case: $79,900
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 300 Pool/Spa Deck - Reseal **Quantity: ~ 2,745 GSF concrete**

Location: Deck within pool and spa area (does not include upper deck along water which was previously covered with indoor/outdoor carpet)
Funded?: No. Cost projected to be too low to qualify for reserve funding, completed by in-house staff
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 301 Pool Fence - Repair/Replace **Quantity: ~ 235 LF metal, welded**

Location: Perimeter of pool area
Funded?: Yes.
History: Painted 2018, installed about 1989
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years Remaining Life: 12 years
Best Case: $ 35,300 Worst Case: $47,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 302 Pool Furniture - Maintain/Replace **Quantity: Chairs, tables, etc.**

Location: Furniture for pool, spa, and throughout grounds in summer
Funded?: No. Reportedly handled as operating expense
History: Umbrellas replaced 2019 $1,098.15
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 303 Pool - Resurface **Quantity: ~ 1,145 GSF**

Location: Bottom of pool
Funded?: Yes.
History: Resurfaced 2015 $22,611.98
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years Remaining Life: 5 years
Best Case: $ 30,100 Worst Case: $35,200
Cost Source: Inflated Client Cost History

Comp #: 304 Spa - Resurface **Quantity: Moderate GSF**

Location: Bottom and benches of spa
Funded?: Yes.
History: Resurfaced 2006, 2019 $11,036.40
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 12,500 Worst Case: $15,200
Cost Source: Inflated Actual: Prestigious Patios LLC

Comp #: 306 Pool Heat Pump - Replace **Quantity: (1) Pentair Ultratemp**
Location: Next to A Building
Funded?: Yes.
History: Replaced in 2020, previous manufactured in 2014
Comments: Remaining useful life adjusted down and cost inflated from prior reserve study.
Useful Life: 7 years Remaining Life: 2 years
Best Case: $ 6,490 Worst Case: $8,760
Cost Source: Research With Local Vendor;
Kidoodles, Inflated

Comp #: 306 Spa Heat Pump - Replace **Quantity: (1) Pentair ThermalFlo**
Location: Next to A Building
Funded?: Yes.
History: Replaced in 2020 $4,285
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 7 years Remaining Life: 2 years
Best Case: $ 4,330 Worst Case: $5,360
Cost Source: Client Cost History

Comp #: 307 Pool Heater - Replace **Quantity: (1) Coates electric**
Location: Pool equipment room within Building A
Funded?: Yes.
History: Replaced 2009, 2017 $3,148.31, replaced in 2022
Comments: Remaining useful life adjusted down and cost inflated from prior reserve study.
Useful Life: 6 years Remaining Life: 3 years
Best Case: $ 4,000 Worst Case: $5,000
Cost Source: Inflated Client Cost History: Pool to
Spa

Comp #: 307 Spa Heater - Replace **Quantity: (1) Coates electric**
Location: Pool equipment room within Building A
Funded?: Yes.
History: Replaced 2016 $3,051.24, Replaced in 2022
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 6 years Remaining Life: 3 years
Best Case: $ 4,000 Worst Case: $5,000
Cost Source: Inflated Client Cost History: Pool to
Spa

Comp #: 308 Pool/Spa Filter/Pumps - Replace **Quantity: Sand filters, pumps, etc.**
Location: Pool equipment room within Building A
Funded?: Yes.
History: Sand filters replaced 2016, pump replaced 2017 $6,398.95
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 8 years Remaining Life: 0 years
Best Case: $ 6,800 Worst Case: $8,960
Cost Source: Inflated Client Cost History

Comp #: 309 Chemical System Controls - Replace **Quantity: (2) Polaris Watermatic**
Location: Pool equipment room within Building A
Funded?: Yes.
History: Partial replacement 2017 $1,270.17, computer module replaced 2019 $1,501.82 (no pumps)
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 1 years
Best Case: $ 6,490 Worst Case: $7,620
Cost Source: Research with Local Vendor;
Kidoodles, Inflated

Comp #: 312 ADA Lifts - Replace **Quantity: ~ (2) ADA lifts**
Location: Stored within utility room adjacent to snack bar
Funded?: Yes.
History: None known
Comments: Funding included at estimated cost.
Useful Life: 15 years Remaining Life: 10 years
Best Case: $ 5,000 Worst Case: $8,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 314 Pool Cover - Replace **Quantity: (1) ~1,145 GSF winter cvr**
Location: Winter pool cover
Funded?: Yes.
History: Replaced in 2023, previously in 2006
Comments: Remaining useful life reset, and cost adjusted based on actual project.
Useful Life: 15 years Remaining Life: 14 years
Best Case: $ 4,500 Worst Case: $6,500
Cost Source: Inflated Client Cost History

Comp #: 346 Site Furniture - Replace **Quantity: ~ (12) wood/metal tables**
Location: Lawn area of Buildings A, C & D
Funded?: No. Useful life not predictable / cost projected to be too low to qualify for reserve funding
History: 6 picnic tables replaced 2016 $3,003.54
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 348 Gas BBQ's/Countertops - Replace **Quantity: ~ (12) BBQ's**
Location: Within 6 islands, scattered throughout complex
Funded?: Yes. Useful life of islands not predictable / BBQ replacement too small to qualify for reserve funding
History: (6) Granite island countertops installed in 2022 ($8.8K); Islands constructed and BBQ's installed 2017 $9,138
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. Six granite island countertops at BBQ's were installed in 2022.
Useful Life: 20 years Remaining Life: 17 years
Best Case: $ 7,730 Worst Case: $12,900
Cost Source: Client Cost History

Comp #: 350 Exercise Equipment - Replace **Quantity: ~ (4) large pieces**
Location: Bottom floor of Building B
Funded?: Yes.
History: Replaced 2013, treadmill/elliptical replaced 2018 $2,813.18, free weights replaced 2018 $432.78
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 4 years Remaining Life: 0 years
Best Case: $ 3,300 Worst Case: $4,430
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 400 Dock Walking Surface - Rpr/Replace **Quantity: ~ 1,925 GSF, composite**
Location: Adjacent to Building A at lake side
Funded?: Yes.
History: Walking surface replaced 2015 $49,196.38
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years Remaining Life: 10 years
Best Case: $ 77,000 Worst Case: $116,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 401 Dock Pilings - Rpr/Replace **Quantity: ~ 1,925 GSF, wood**
Location: Adjacent to Building A
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 40 years Remaining Life: 10 years
Best Case: $ 100,000 Worst Case: $150,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 405 Swim Platforms - Replace **Quantity: ~ (3) floating plastic**
Location: Within Lake Chelan, across from Buildings A, C & D
Funded?: Yes.
History: One installed 2006 ~ $4,500, two installed 2007 ~ $11,415
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years Remaining Life: 1 years
Best Case: $ 17,800 Worst Case: $26,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 407 Buoys - Replace **Quantity: ~ (13) buoys**
Location: Within Lake Chelan
Funded?: Yes.
History: Replaced 2017 $6,645.02
Comments: Remaining useful life remains at zero as not completed or planned; cost inflated.
Useful Life: 7 years Remaining Life: 0 years
Best Case: $ 8,550 Worst Case: $11,400
Cost Source: Inflated Client Cost History

Snack Bar

Comp #: 410 Under Counter Refrigerators-Replace **Quantity: (1) True (1) BeverageAir**
Location: Within snack bar
Funded?: No. Cost projected to be too low to qualify for reserve funding
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 420 Freezers - Replace **Quantity: ~ (1) upright (1) chest**
Location: Utility closet near snack bar
Funded?: No. Cost projected to be too low to qualify for reserve funding
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 428 Snack Bar Room - Remodel **Quantity: (1) snack bar room**
Location: Bottom floor of B Building
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years Remaining Life: 2 years
Best Case: $ 5,870 Worst Case: $10,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Conference Room

Comp #: 435 Conference Rm Furniture - Replace **Quantity: Minimal, assorted**
Location: Conference room within A Building
Funded?: No. Cost projected to be too small to qualify for reserve funding / no plans to replace banquet furniture
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 438 Conference Rm Restrooms - Refurbish **Quantity: (1) ~ 6'x8', (1) 8'x12'**
Location: Adjacent to conference room
Funded?: No. No plans to refurbish per client
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 440 Conference Rm Kitchen - Refurbish **Quantity: (1) ~ 15'x8'**
Location: Within conference room
Funded?: No. No plans to refurbish per client
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 445 Conference Rm Appliances - Replace **Quantity: (1) Jackson Products d/w**
Location: Within conference room
Funded?: No. No plans to replace
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 450 Conference Rm - Remodel **Quantity: (1) conference room**
Location: Conference room within A Building
Funded?: No. No plans to remodel
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 910 Conference Room HVAC - Rpir/Replace **Quantity: (1) Trane system**
Location: Rooftop of building A & within conference room storage closet
Funded?: No. No plans to refurbish per client
History: Heat pump manufacture date 1989, furnace manufacture date 1987
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Building Interior

Comp #: 700 Carpet - Replace **Quantity: ~ 250 SY carpet**
Location: Conference room, exercise room, break room and offices
Funded?: Yes.
History: Replaced 2009
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
Best Case: $ 23,200 Worst Case: $33,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 703 Tile Floor - Replace **Quantity: ~ 1,960 GSF tile**
Location: Restrooms, lobby, office hallway, etc.
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 710 Interior Walls & Ceilings - Paint **Quantity: ~ 15,580 GSF**
Location: Main lobby, snack bar, conference room, exercise room, break room and offices
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years Remaining Life: 0 years
Best Case: $ 56,100 Worst Case: $80,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 715 B Building Restrooms - Remodel **Quantity: (3) restrooms**
Location: (2) on lower floor adjacent to exercise room and snack bar, and (1) within office area
Funded?: Yes.
History: Building construction 2009
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
Best Case: $ 5,150 Worst Case: $8,650
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 718 Lobby - Remodel **Quantity: (1) lobby**
Location: Upper floor of Building B
Funded?: Yes.
History: Building constructed 2009
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
Best Case: $ 7,930 Worst Case: $10,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 720 Lobby Furniture - Replace **Quantity: ~ (7) assorted pieces**
Location: Within main lobby
Funded?: Yes.
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
Best Case: $ 4,740 Worst Case: $6,900
Cost Source: ARI Cost Database: Similar Project
Cost History

Building Exterior

Comp #: 500 Seawall - Repair/Replace **Quantity: Concrete**
Location: North and west perimeters of property at lake edge
Funded?: No. Useful life not predictable
History: Work in 2022 by Slabjack Geotechnical repairing seawall
Comments: Not funded – no changes from previous reserve study. In 2022 seawall consultation and repairs due to sink holes, however Association Manager reports no future predictable expenses anticipated.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 505 Low Slope Roof, Bldg A - Replace **Quantity: ~ 9,410 GSF 60 mil TPO**
Location: Building A rooftop
Funded?: Yes.
History: Replaced in 2021
Comments: Remaining useful life adjusted down and cost inflated from prior reserve study.
Useful Life: 20 years Remaining Life: 16 years
Best Case: $ 95,500 Worst Case: $128,000
Cost Source: Client Cost History: Royal Roofing, Inc ($105K in 2021)

Comp #: 505 Low Slope Roof, Bldg C & D - Rplc **Quantity: ~ 15,250 GSF mod-bit**
Location: Building C & D rooftops
Funded?: Yes.
History: Roof-over completed in 2023 (~$117K). Reportedly replaced 2007, elevator waiting area cover installed at C Building 2018 ~ $20,800
Comments: These roofs had roof-over in 2023 with installation of 60 mil. TPO membrane product. This type of membrane product often has 20 year life however shown at 15 here as base layers are not being removed but covered over. The cost shown here is much higher than the current roof-over scope as anticipated will need complete tear-off at next replacement.
Useful Life: 15 years Remaining Life: 13 years
Best Case: $ 218,000 Worst Case: $302,000
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 505 Low Slope Roof, Bldg E - Replace **Quantity: ~ 2,250 GSF mod-bit**
Location: Building C, D & E rooftops
Funded?: Yes.
History: Unknown
Comments: We are factoring a replacement of this roof as shown using costs for typical tear-off replacement project. It is possible Association will have a roof-over/recover completed similar to Bldgs. C & D, however we do not recommend that as it covers over any deficiencies in underlying layers and typically does not last as long as a typical replacement.
Useful Life: 20 years Remaining Life: 0 years
Best Case: $ 29,300 Worst Case: $44,600
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 505 Low Slp Roof, Bldg B/Lobby -Replace **Quantity: ~ 2,855 GSF single ply**
Location: Building B rooftop
Funded?: Yes.
History: Building constructed 2009
Comments: Reported to us, a roof deck may be built at this location but no specifics provided. Leaving cost for roof replacement which may need to be adjusted depending on scope.
Useful Life: 20 years Remaining Life: 0 years
Best Case: $ 53,400 Worst Case: $75,400
Cost Source: Extrapolated from Bldg. A

Comp #: 508 Skylights - Repair/Replace **Quantity: ~ (14) assorted**
Location: A & D Building rooftops
Funded?: Yes.
History: Two replaced at Building "A" as part of the 2021 roof replacement
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years Remaining Life: 2 years
Best Case: $ 6,490 Worst Case: $9,790
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 528 Stucco - Clean/Repair/Recoat **Quantity: ~ 48,925 GSF stucco**
Location: Building exteriors
Funded?: Yes.
History: Various repairs at different times - most recently at "C" building due to water intrusion
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 16 years Remaining Life: 0 years
Best Case: $ 334,000 Worst Case: $389,000
Cost Source: Estimate: Mclaughlin Construction

Comp #: 533 Exterior Wood - Repr/Clk/Paint **Quantity: Trim, fascia, etc.**
Location: Wood trim/fascia at exterior of buildings
Funded?: Yes.
History: Painted last in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 8 years Remaining Life: 4 years
Best Case: $ 10,900 Worst Case: $17,500
Cost Source: Client Cost History: J & C Contractors

Comp #: 534 Exterior Lights - Replace **Quantity: Extensive asstd. fixtures**
Location: Exterior building walls
Funded?: Yes.
History: Replaced 2006
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years Remaining Life: 8 years
Best Case: $ 8,450 Worst Case: $12,800
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 535 Windows, Sliders B-E - Rpr/Replc **Quantity: ~ (236) vinyl frame**
Location: Exterior walls of Buildings B, C, D & E
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 32 years Remaining Life: 12 years
Best Case: $ 425,000 Worst Case: $566,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 535 Windows, Sliders Bldg A - Rpr/Replc **Quantity: ~ (156) aluminum frame**
Location: Exterior walls of Building A
Funded?: Yes.
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: 32 years Remaining Life: 0 years
Best Case: $ 373,000 Worst Case: $484,000
Cost Source: Estimate Provided by Client; Integrity
Glass Service

Comp #: 538 Exterior Doors- Repair/Replace **Quantity: Extensive, pedestrian**
Location: Individual unit entries, utility doors, etc.
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 540 Electronic Locks - Replace **Quantity: ~ (125) electronic locks**
Location: Individual unit doors and common area entrances (pool, etc.)
Funded?: Yes.
History: Replaced 2020 ~ $20k/owners pay $10k of this cost
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years Remaining Life: 10 years
Best Case: $ 10,100 Worst Case: $12,300
Cost Source: Client Cost History

Comp #: 541 Tile Decks/Patios-Repair/Replace **Quantity: ~ 8,635 GSF tile**
Location: Elevated unit decks and select patios (excludes C building patios in component #542)
Funded?: Yes.
History: Tile reportedly installed ~ 1994
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years Remaining Life: 9 years
Best Case: $ 146,000 Worst Case: $203,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 542 Gaco Patios, C Bldg. - Recoat **Quantity: ~ (9) patios, 695 GSF**
Location: Units 510, 511, 512, 513, 514, 515, 516, 517 & 518 at the C Building
Funded?: Yes.
History: Removal of tile and installation of Gaco coating 2019 $17,744.80
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 5 years Remaining Life: 0 years
Best Case: $ 12,200 Worst Case: $16,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 550 Deck Rail, Bldg. C, D, E - Rplc **Quantity: ~ 790 LF metal/glass**
Location: Deck railings on Buildings C, D & E
Funded?: Yes.
History: Reportedly installed ~ 1994
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years Remaining Life: 19 years
Best Case: $ 98,800 Worst Case: $138,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 550 Deck/Walkway Rail - Replace **Quantity: ~ 1,380 LF metal**
Location: A Building rear decks, front walkways on Buildings A, C, D & E
Funded?: Yes.
History: Front walkway rails painted 2018
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years Remaining Life: 12 years
Best Case: $ 173,000 Worst Case: $242,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 551 Deck/Walkway Rail - Paint **Quantity: ~ 1,380 LF metal**
Location: A Building rear decks, front walkways on Buildings A, C, D & E
Funded?: Yes.
History: Majority painted 2018, remainder painted 2019
Comments: Remaining useful life adjusted down one year, and cost inflated 3% from prior reserve study.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 12,300 Worst Case: $19,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 565 Indoor/Outdoor Carpet - Replace **Quantity: ~ 1,707 SY**
Location: Walkways at Buildings A, C, & E, patio behind C Building, select patios (excludes Lower Floor walkway at Bldg. D in component #565)
Funded?: Yes.
History: Unknown
Comments: Remaining useful life at zero, as work was not completed or planned for; cost inflated from the prior study. Bldg. D 1st Floor walkway replaced in 2021 and in separate component (#966).
Useful Life: 15 years Remaining Life: 0 years
Best Case: $ 106,000 Worst Case: $160,000
Cost Source: Extrapolated from 2022 bid

Comp #: 566 Carpet, Bldg. D Lower Flr - Replace **Quantity: ~ 133 SY**
Location: Building D, Lower Floor
Funded?: Yes.
History: Replaced in 2021 for $9,130.52
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years Remaining Life: 11 years
Best Case: $ 9,270 Worst Case: $11,400
Cost Source: Cost History: Lake Interiors

Comp #: 590 Exposed Stair/Landing - Repair/Rpl **Quantity: (1) metal/concrete**
Location: E Building
Funded?: Yes.
History: Landing repairs in 2020
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years Remaining Life: 0 years
Best Case: $ 6,490 Worst Case: $10,100
Cost Source: Budget Allowance

Systems / Equipment

Comp #: 900 Plumbing - Systems Evaluation **Quantity: Supply, drains, etc.**
Location: Common plumbing
Funded?: Yes. Anticipated in 2022
History: Unknown
Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc.

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 evaluate the plumbing systems, 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: 20 years Remaining Life: 0 years
Best Case: $ 15,500 Worst Case: $20,600
Cost Source: Kent Engineering Estimate

Comp #: 901 Plumbing - Repair/Replace **Quantity: Supply & drain lines**
Location: Common plumbing
Funded?: No. Useful life not predictable, prior to systems evaluation
History: Plumbing assessment anticipated in 2022
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 905 Electrical System - Maintain/Repair **Quantity: Main, branch systems**
Location: Common area electrical
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 911 Common Area/Unit HVAC - Rpr/Rpl **Quantity: Extensive quantity**
Location: Throughout common area offices/lobby and individual units
Funded?: No. Units are owner responsibility / common area too small in cost to qualify for reserve funding
History: None known
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 928 Hot Water Heaters - Replace HWH:10 **Quantity: ~ (1) hot water heater**
Location: D Building mechanical room
Funded?: Yes.
History: 2016 manufacture date
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH:11 **Quantity: ~ (1) hot water heater**
Location: E Building maintenance office
Funded?: Yes.
History: 2005 manufacture date
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH:12 **Quantity: ~ (1) hot water heater**
Location: B Building work out room storage
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-1 **Quantity: ~ (1) hot water heater**
Location: A Building mechanical room (maids room)
Funded?: Yes.
History: Installed 2006
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study. Generally replacement tanks are purchased and kept on-site until replacement is needed.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-2 **Quantity: ~ (1) hot water heater**
Location: A Building mechanical room (maids room)
Funded?: Yes.
History: Replaced 2018
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-3 **Quantity: ~ (1) hot water heater**
Location: A Building mechanical room (maids room)
Funded?: Yes.
History: Replaced 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-4 **Quantity: ~ (1) hot water heater**
Location: A Building mechanical room (maids room)
Funded?: Yes.
History: Manufacture date 2012
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-5 **Quantity: ~ (1) hot water heater**
Location: A Building 4th floor mechanical room
Funded?: Yes.
History: Installed 2013
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-6 **Quantity: ~ (1) hot water heater**
Location: A Building 4th floor mechanical room
Funded?: Yes.
History: Installed 2013
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-7 **Quantity: ~ (1) hot water heater**
Location: C Building mechanical room
Funded?: Yes.
History: Replaced 2019 $9,421.62 + $3,070.13 for replumbing
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-8 **Quantity: ~ (1) hot water heater**
Location: C Building mechanical room
Funded?: Yes.
History: Installed 2013
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 928 Hot Water Heaters - Replace HWH-9 **Quantity: ~ (1) hot water heater**
Location: D Building mechanical room
Funded?: Yes.
History: Installed 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 10,100 Worst Case: $12,900
Cost Source: Inflated Client Cost History

Comp #: 929 Water Storage Tank - Replace HWS-1 **Quantity: ~ (1) storage tank**
Location: C Building mechanical room
Funded?: Yes.
History: 2003 manufacture date
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
Best Case: $ 5,360 Worst Case: $8,140
Cost Source: Inflated Prior Research With Vendor;
Seattle Hot Water Heater Co, Inflated

Comp #: 929 Water Storage Tank - Replace HWS-2 **Quantity: ~ (1) storage tank**
Location: D Building mechanical room
Funded?: Yes.
History: Replaced in 2022. Previous was 2007 manufacture date
Comments: Life reset and cost inflated as completed in 2022.
Useful Life: 15 years Remaining Life: 13 years
Best Case: $ 5,360 Worst Case: $8,140
Cost Source: Inflated Prior Research With Vendor;
Seattle Hot Water Heater Co, Inflated

Comp #: 929 Water Storage Tank - Replace HWS-3 **Quantity: ~ (1) storage tank**
Location: D Building mechanical room
Funded?: Yes.
History: 2007 manufacture date
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
Best Case: $ 5,360 Worst Case: $8,140
Cost Source: Prior Research With Vendor; Seattle
Hot Water Heater Co, Inflated

Comp #: 929 Water Storage Tank - Replace HWS-4 **Quantity: ~ (1) storage tank**
Location: E Building maintenance office
Funded?: Yes.
History: 2007 manufacture date
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
Best Case: $ 5,360 Worst Case: $8,140
Cost Source: Inflated Prior Research With Vendor;
Seattle Hot Water Heater Co, Inflated

Comp #: 930 Ice Machines - Replace **Quantity: ~ (5) ice machines**
Location: One at each building plus one within snack bar
Funded?: Yes.
History: Replacement in 2023; one machine replaced 2019 $4,828
Comments: In 2023, 4 of the 5 ice machines were replaced. Life reset and cost adjusted.
Useful Life: 5 years Remaining Life: 3 years
Best Case: $ 11,000 Worst Case: $17,000
Cost Source:

Comp #: 932 Vending Machines - Replace **Quantity: (2) vending machines**
Location: Vending area within main lobby
Funded?: No. Reportedly owned by vending company and not Association responsibility
History: Replaced 2018 by vendor
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 935 Dryer, Commercial - Replace 1 of 3 **Quantity: (1) Uni-Mac**
Location: Within housekeeping shop
Funded?: Yes.
History: New addition late 2021/early 2022 ($8,789.63)
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 9,580 Worst Case: $11,600
Cost Source: Cost History

Comp #: 935 Dryers, Commercial - Replace 2 of 3 **Quantity: (2) Speed Queen 75LB**
Location: Within housekeeping shop
Funded?: Yes.
History: Replaced 2018 ($23,214.31 including commercial washer)
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 18,500 Worst Case: $23,900
Cost Source: Cost History for Uni-Mac purchased
21/22

Comp #: 935 Washer - Replace 1 of 2 **Quantity: (1) Speed Queen 60 LB**
Location: Within housekeeping shop
Funded?: Yes.
History: Replaced 2018
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 15,000 Worst Case: $20,000
Cost Source: Inflated Client Cost History: Western
State Design Inc.

Comp #: 935 Washer - Replace 2 of 2 **Quantity: (1) unknown replacement**
Location: Within housekeeping shop
Funded?: Yes.
History: Replaced in 2023
Comments: Remaining useful life reset, and cost adjusted based on actual project.
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 15,000 Worst Case: $20,000
Cost Source: Inflated Client Cost History: Western
State Design Inc.

Comp #: 955 Security/Surveillance Sys - Replace **Quantity: Cameras, DVR, etc.**
Location: Throughout common areas
Funded?: Yes.
History: Installed 2014, some upgrades 2019
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 7 years Remaining Life: 1 years
Best Case: $ 9,270 Worst Case: $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 960 Elevator, Bldg. A - Eqp. Modernize **Quantity: 4-stop Sound Elv hydro**
Location: A Building elevator
Funded?: Yes.
History: Installed 1989 (State Conveyance #7050)
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 30 years Remaining Life: 0 years
Best Case: $ 220,000 Worst Case: $270,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 960 Elevator, Bldg. C - Eqp. Modernize **Quantity: 4-stop TAC-20 hydro**
Location: C Building elevator
Funded?: Yes.
History: Installed 2015 (State Conveyance #22044)
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years Remaining Life: 20 years
Best Case: $ 220,000 Worst Case: $270,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 960 Elevator, Bldg. D - Eqp. Modernize **Quantity: 4-stop TAC-20 hydro**
Location: D Building elevator
Funded?: Yes.
History: Modernized 2008 (State Conveyance #20593)
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years Remaining Life: 13 years
Best Case: $ 220,000 Worst Case: $270,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 961 Elevator Cab, Bldg A - Remodel **Quantity: ~ (1) elevator cab**
Location: A Building elevator
Funded?: Yes.
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
Best Case: $ 20,000 Worst Case: $30,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 961 Elevator Cab, Bldg C - Remodel **Quantity: ~ (1) elevator cab**
Location: C Building elevator
Funded?: Yes.
History: Installed 2015
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years Remaining Life: 5 years
Best Case: $ 20,000 Worst Case: $30,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 961 Elevator Cab, Bldg D - Remodel **Quantity: ~ (1) elevator cab**
Location: D Building elevator
Funded?: Yes.
History: Modernized 2007
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
Best Case: $ 20,000 Worst Case: $30,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 965 Fire Alarm Panels - Repair/Replace **Quantity: ~ (2) Honeywell Notifier**
Location: Mechanical rooms
Funded?: Yes.
History: Installed 2006/2007
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years Remaining Life: 2 years
Best Case: $ 8,140 Worst Case: $10,500
Cost Source: Prior Research with Local Vendor;
Keyhole Security, Inflated

Comp #: 967 Fire Sprinkler System - Rpr/Replace **Quantity: Heads, piping, etc.**
Location: Throughout buildings
Funded?: No. Useful life not predictable
History: Varies
Comments: Not funded – no changes from previous reserve study. Funding is not included as there is no predictable basis to expect wide scale replacement of fire sprinkler systems. We were previously told that repairs for E Building sprinkler system to correct a deficiency in the antifreeze portion of the system in 2020 would be completed. We assume this work was completed.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 970 Computer Server - Replace **Quantity: Server, etc.**
Location: Within utility room
Funded?: No. Reportedly owned by rental company
History: None known
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 972 Office Computers - Replace **Quantity: Moderate quantity**
Location: Within main office
Funded?: No. Reportedly owned by rental company
History: None known
Comments: Not funded – no changes from previous reserve study
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 973 Wifi System - Repair/Replace **Quantity: Extensive system**
Location: Throughout property
Funded?: Yes.
History: Major upgrade project in 2023; repaired 2017/2018
Comments: A one time project in 2023 occurred including wire install and Wifi equipment in each unit (~$157K). Life reset here and funding included as a budget allowance for periodic upgrades which could vary significantly depending on technology, needs, etc.
Useful Life: 5 years Remaining Life: 3 years
Best Case: $ 7,730 Worst Case: $12,900
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 975 Central Phone System - Replace **Quantity: Central phone system**
Location: Central phone system
Funded?: Yes.
History: Replaced 2018 $22,846.70
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 24,800 Worst Case: $29,300
Cost Source: Client Cost History

Comp #: 990 Ancillary Evaluations **Quantity: Specialty evaluations**
Location: To augment reserve planning.
Funded?: No. Operating expense in year of occurrence
History: Unknown
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:
Best Case: Worst Case:
Cost Source:

Comp #: 995 Building Envelope & Structure **Quantity: Buildings/structures**
Location: The exterior walls, underlying waterproofing components, and structural components.
Funded?: No. Operating expense: cyclical timing and cost may vary after initial baseline study
History: None known
Comments: A reserve study is a budget model, limited to visual exterior observations and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope and structural performance, as many of the key details are hidden from view. Many associations are required to have annual inspections by a qualified engineer or architect to assess the physical condition of the improvements - check your governing documents for any such requirements. Any areas of concern observable from our limited exterior observations, and cycles for repair & replacement, have been stated in the various component field notes throughout this report. We highly recommend regular professional specialty inspections by a qualified engineering, architectural, or building envelope consulting firm to evaluate the performance of the building envelope and structural components.

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

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

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

Comp #: 997 Unit High-Risk Components **Quantity: Inspection & report**

Location: Analysis of in-unit high-risk components.
Funded?: No. Elective - operating expense
History: None known
Comments: While this component does not meet the criteria for reserve funding, our experience in preparing well over 10,000 reserve studies in the Pacific NW indicates that most communities would benefit from a review of the high-risk components within the individual units. High-risk components are those with a history of failure, often leading to significant damage of unit interiors and surrounding common area structural components. High-risk components include, but are not limited to water heaters, washer and dryer hookups, ice maker lines, plumbing angle stops, electrical panels, window and door waterproofing, etc. The Board of Directors is charged with a duty to set the standard of care in the community. Many governing documents and state law governing Common Interest Communities (RCW 64.90.440) provide guidance for those physical components that pose a heightened risk.

It is our strong recommendation that you factor the cost for a high-risk component review within an upcoming operating budget. Consult with an engineering firm specializing in such inspections and analysis. The cost for such a study may be in the range of $50 - $200 per unit, depending upon the complexity and scope of work. High-risk component review is not within the scope of our services.

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

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

Location: Common areas of Association
Funded?: No. Annual costs best handled through operating budget
History: 2024 NSV
Comments: Not funded – no changes from previous reserve study

Thank you for choosing Association Reserves!

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:
