



**2022  
RESERVE STUDY  
POINT RICHMOND RIDGE HOMEOWNERS**

Gig Harbor, WA 98332  
Financial Year 2022 (January 1 2022 - December 31 2022)  
Level 2 Update with Site Visit  
09/22/21





## A New Strategy for Reserve Funding.

Our reserve study approach is simple. We provide you with the insight needed to make fast, accurate and informed decisions. We focus on understanding your situation and providing funding solutions that are designed with your goals in mind. By focusing on the detail and the big picture we provide the information you need to best manage your reserve fund and annual contributions.

As a long-term capital budget plan, the reserve study identifies the current status of the reserve fund and whether contributions to the fund are adequate to address future needs. The report helps the Association make necessary decisions regarding the development of their reserve fund and establish expectations in relation to the timing and cost of significant repair and replacement projects.

The reserve study recommends funding through smaller monthly contributions rather than risking large, unanticipated special assessments. Regular and ongoing reserve contributions are favored over special assessment as they help distribute expenses equally between current and future owners, and establish a stable contribution rate.

The reserve study contains 'forward looking' concepts which reflect expectations with respect to certain future events and potential financial performance. Although we believe at this time that the expectations reflected within the reserve study are reasonable, no assurances can be given that such expectations will prove correct. We recommend that the reserve study be updated annually to address changing circumstances and conditions.



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# EXECUTIVE SUMMARY

## PROPERTY SUMMARY

ASSOCIATION NAME	Point Richmond Ridge Homeowners
LOCATION	Gig Harbor, WASHINGTON 98332
YEAR CONSTRUCTED	1999
NUMBER OF UNITS	83
FINANCIAL YEAR	2022 (January 1 2022 - December 31 2022)
REPORT LEVEL	Level 2 Update with Site Visit

## RESERVE FUND

PROJECT STARTING BALANCE <sup>1</sup>	\$26,663
FULLY FUNDED BALANCE, IDEAL	\$77,551
CURRENT PER UNIT DEFICIENCY/(SURPLUS) IN RESERVES	\$613
PERCENT FUNDED <sup>2</sup>	34 %
INTEREST EARNED	0.10 %
INFLATION RATE <sup>3</sup>	3.00 %

## RESERVE CONTRIBUTIONS

CURRENT RESERVE FUND CONTRIBUTION	\$15,320
FULL FUNDING, MAXIMUM CONTRIBUTION	\$24,087
BASELINE FUNDING, MINIMUM CONTRIBUTION	\$22,462
SPECIAL ASSESSMENT	\$0

<sup>1</sup> Information in relation to the Association's finances were supplied by the Association's representative and is not audited.

<sup>2</sup> The ratio, at a particular point of time (the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage ([www.caionline.org](http://www.caionline.org)). Used to highlight the strength of the Association's reserve fund.

<sup>3</sup> Inflation rate is based upon the average annual increase of the Consumer Price Index (CPI) over the last 30-years, as published by the US Bureau of Labor Statistics ([www.labor.gov](http://www.labor.gov)).



## KEY INSIGHTS

**\$26,663**

RESERVE ACCOUNT  
BALANCE

**\$15,320**

ANNUAL  
RESERVE CONTRIBUTION

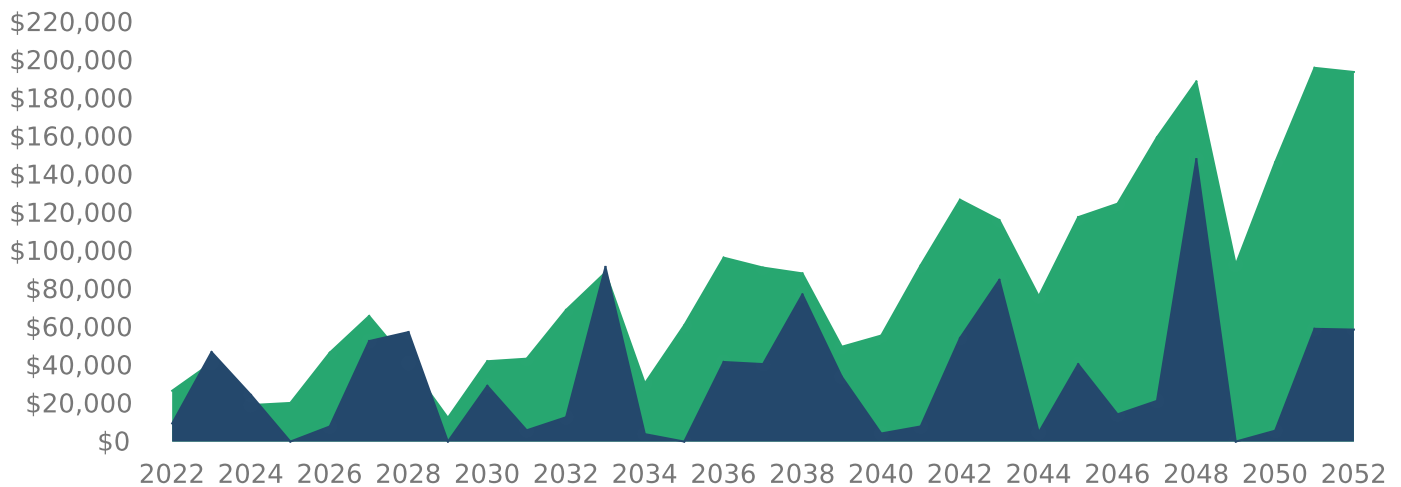
**\$981,268**

PROJECTED EXPENSES  
OVER 30 YEARS

## FULL FUNDING STRATEGY

Annual member contributions to the reserve fund are used to address those expenses too large or infrequent to be addressed through annual operating funds. The chart below highlights the outcome of the Full Funding strategy over the mid-to-long term.

YEAR 1-30 EXPENSES  
**\$981,268**



STARTING BALANCE

**\$26,663**

ENDING BALANCE

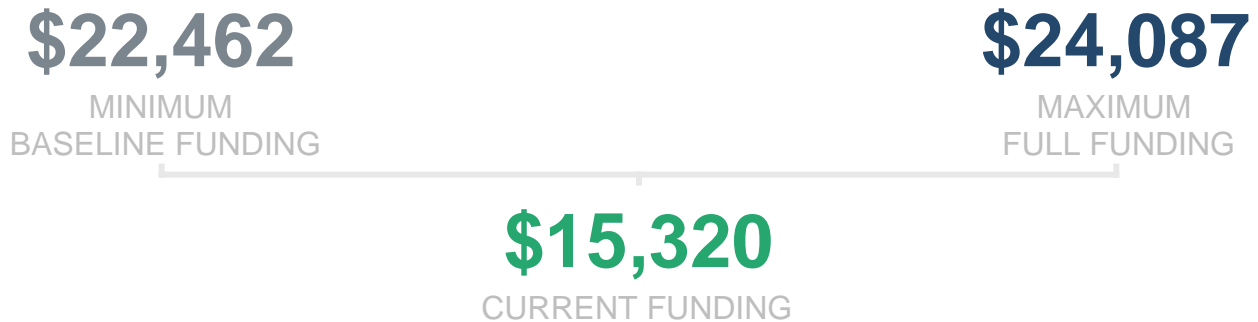
**\$193,845**

Note: Figures based upon the expectation that the Association will continue to increase member contributions by an inflationary rate of 3.00% annually. Year-over-year change the result of projected expenses on the Association's reserve account.



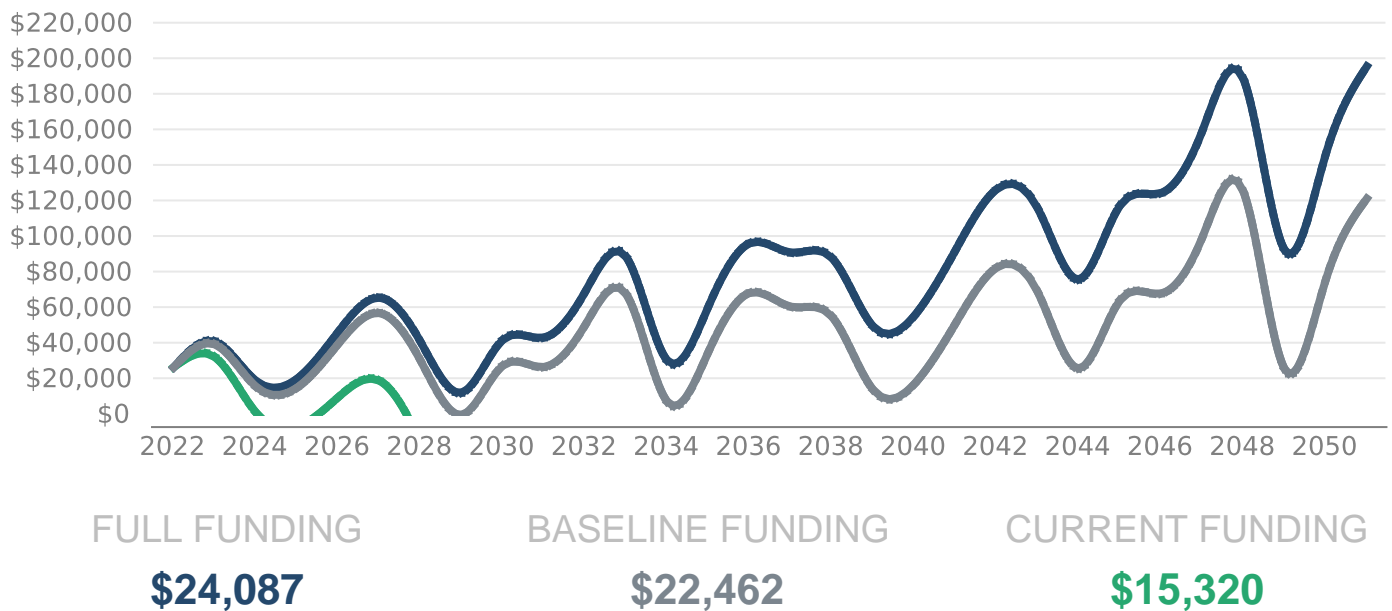
## CONTRIBUTION RANGE

We recommend that reserve contributions be evenly distributed between members over the life of a community. To achieve this goal, we establish an ideal contribution range within which the Association should establish ongoing payments.



## FUNDING STRATEGIES

The funding strategy chosen will have a direct impact on the growth of the Association’s reserve fund. The chart below highlights the outcomes of the various funding strategies.



Note: Figures based upon the expectation that the Association will continue to increase member contributions by an inflationary rate of 3.00% annually. Year-over-year change the result of projected expenses on the Association’s reserve account.





# FULL FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2022	\$77,551	34%	\$26,663	\$24,087	\$0	\$34	\$9,500	\$41,284
2023	\$91,648	45%	\$41,284	\$24,809	\$0	\$30	\$46,968	\$19,155
2024	\$68,224	28%	\$19,155	\$25,554	\$0	\$20	\$24,467	\$20,262
2025	\$67,938	30%	\$20,262	\$26,320	\$0	\$33	\$0	\$46,616
2026	\$93,531	50%	\$46,616	\$27,110	\$0	\$56	\$7,917	\$65,865
2027	\$112,444	59%	\$65,865	\$27,923	\$0	\$53	\$52,703	\$41,138
2028	\$86,522	48%	\$41,138	\$28,761	\$0	\$27	\$57,434	\$12,492
2029	\$55,700	22%	\$12,492	\$29,624	\$0	\$27	\$0	\$42,143
2030	\$83,882	50%	\$42,143	\$30,512	\$0	\$43	\$29,215	\$43,483
2031	\$83,613	52%	\$43,483	\$31,428	\$0	\$56	\$5,916	\$69,051
2032	\$108,154	64%	\$69,051	\$32,371	\$0	\$79	\$12,767	\$88,734
2033	\$127,218	70%	\$88,734	\$33,342	\$0	\$60	\$91,584	\$30,551
2034	\$66,541	46%	\$30,551	\$34,342	\$0	\$46	\$3,921	\$61,018
2035	\$95,233	64%	\$61,018	\$35,372	\$0	\$79	\$0	\$96,469
2036	\$129,745	74%	\$96,469	\$36,433	\$0	\$94	\$41,742	\$91,254
2037	\$123,248	74%	\$91,254	\$37,526	\$0	\$90	\$40,663	\$88,207
2038	\$118,647	74%	\$88,207	\$38,652	\$0	\$69	\$77,186	\$49,742
2039	\$77,295	64%	\$49,742	\$39,812	\$0	\$53	\$33,987	\$55,620
2040	\$80,236	69%	\$55,620	\$41,006	\$0	\$74	\$4,256	\$92,444
2041	\$114,957	80%	\$92,444	\$42,236	\$0	\$110	\$7,950	\$126,839
2042	\$148,016	86%	\$126,839	\$43,503	\$0	\$121	\$54,296	\$116,168
2043	\$135,463	86%	\$116,168	\$44,809	\$0	\$96	\$84,829	\$76,243
2044	\$92,253	83%	\$76,243	\$46,153	\$0	\$97	\$4,790	\$117,703
2045	\$131,391	90%	\$117,703	\$47,537	\$0	\$121	\$40,582	\$124,780
2046	\$136,076	92%	\$124,780	\$48,964	\$0	\$142	\$14,299	\$159,586
2047	\$169,249	94%	\$159,586	\$50,432	\$0	\$174	\$21,357	\$188,836
2048	\$197,463	96%	\$188,836	\$51,945	\$0	\$141	\$148,077	\$92,846
2049	\$97,355	95%	\$92,846	\$53,504	\$0	\$120	\$0	\$146,469
2050	\$148,158	99%	\$146,469	\$55,109	\$0	\$171	\$5,720	\$196,029
2051	\$196,029	100%	\$196,029	\$56,762	\$0	\$195	\$59,142	\$193,845

**\$24,087**

2022  
ANNUAL CONTRIBUTION

**3.00 %**

PERCENTAGE ANNUAL  
CONTRIBUTION INCREASE

**0.10 %**

ANNUAL  
INTEREST RATE



# BASELINE FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2022	\$77,551	34%	\$26,663	\$22,462	\$0	\$33	\$9,500	\$39,658
2023	\$91,648	43%	\$39,658	\$23,136	\$0	\$28	\$46,968	\$15,854
2024	\$68,224	23%	\$15,854	\$23,830	\$0	\$16	\$24,467	\$15,232
2025	\$67,938	22%	\$15,232	\$24,545	\$0	\$28	\$0	\$39,805
2026	\$93,531	43%	\$39,805	\$25,281	\$0	\$48	\$7,917	\$57,218
2027	\$112,444	51%	\$57,218	\$26,040	\$0	\$44	\$52,703	\$30,598
2028	\$86,522	35%	\$30,598	\$26,821	\$0	\$15	\$57,434	\$0
2029	\$55,700	0%	\$0	\$27,625	\$0	\$14	\$0	\$27,639
2030	\$83,882	33%	\$27,639	\$28,454	\$0	\$27	\$29,215	\$26,906
2031	\$83,613	32%	\$26,906	\$29,308	\$0	\$39	\$5,916	\$50,337
2032	\$108,154	47%	\$50,337	\$30,187	\$0	\$59	\$12,767	\$67,816
2033	\$127,218	53%	\$67,816	\$31,093	\$0	\$38	\$91,584	\$7,361
2034	\$66,541	11%	\$7,361	\$32,026	\$0	\$21	\$3,921	\$35,488
2035	\$95,233	37%	\$35,488	\$32,986	\$0	\$52	\$0	\$68,526
2036	\$129,745	53%	\$68,526	\$33,976	\$0	\$65	\$41,742	\$60,824
2037	\$123,248	49%	\$60,824	\$34,995	\$0	\$58	\$40,663	\$55,214
2038	\$118,647	47%	\$55,214	\$36,045	\$0	\$35	\$77,186	\$14,108
2039	\$77,295	18%	\$14,108	\$37,126	\$0	\$16	\$33,987	\$17,263
2040	\$80,236	22%	\$17,263	\$38,240	\$0	\$34	\$4,256	\$51,281
2041	\$114,957	45%	\$51,281	\$39,387	\$0	\$67	\$7,950	\$82,785
2042	\$148,016	56%	\$82,785	\$40,569	\$0	\$76	\$54,296	\$69,134
2043	\$135,463	51%	\$69,134	\$41,786	\$0	\$48	\$84,829	\$26,138
2044	\$92,253	28%	\$26,138	\$43,040	\$0	\$45	\$4,790	\$64,433
2045	\$131,391	49%	\$64,433	\$44,331	\$0	\$66	\$40,582	\$68,248
2046	\$136,076	50%	\$68,248	\$45,661	\$0	\$84	\$14,299	\$99,694
2047	\$169,249	59%	\$99,694	\$47,031	\$0	\$113	\$21,357	\$125,481
2048	\$197,463	64%	\$125,481	\$48,441	\$0	\$76	\$148,077	\$25,921
2049	\$97,355	27%	\$25,921	\$49,895	\$0	\$51	\$0	\$75,866
2050	\$148,158	51%	\$75,866	\$51,392	\$0	\$99	\$5,720	\$121,637
2051	\$196,029	62%	\$121,637	\$52,933	\$0	\$119	\$59,142	\$115,547

**\$22,462**

2022  
ANNUAL CONTRIBUTION

**3.00 %**

PERCENTAGE ANNUAL  
CONTRIBUTION INCREASE

**0.10 %**

ANNUAL  
INTEREST RATE





# CURRENT FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2022	\$77,551	34%	\$26,663	\$15,320	\$0	\$30	\$9,500	\$32,513
2023	\$91,648	35%	\$32,513	\$15,780	\$0	\$17	\$46,968	\$1,341
2024	\$68,224	2%	\$1,341	\$16,253	\$0	\$0	\$24,467	-\$6,873
2025	\$67,938	0%	-\$6,873	\$16,741	\$0	\$1	\$0	\$9,869
2026	\$93,531	11%	\$9,869	\$17,243	\$0	\$15	\$7,917	\$19,210
2027	\$112,444	17%	\$19,210	\$17,760	\$0	\$2	\$52,703	-\$15,732
2028	\$86,522	0%	-\$15,732	\$18,293	\$0	\$0	\$57,434	-\$54,873
2029	\$55,700	0%	-\$54,873	\$18,842	\$0	\$0	\$0	-\$36,031
2030	\$83,882	0%	-\$36,031	\$19,407	\$0	\$0	\$29,215	-\$45,839
2031	\$83,613	0%	-\$45,839	\$19,989	\$0	\$0	\$5,916	-\$31,766
2032	\$108,154	0%	-\$31,766	\$20,589	\$0	\$0	\$12,767	-\$23,944
2033	\$127,218	0%	-\$23,944	\$21,206	\$0	\$0	\$91,584	-\$94,322
2034	\$66,541	0%	-\$94,322	\$21,843	\$0	\$0	\$3,921	-\$76,401
2035	\$95,233	0%	-\$76,401	\$22,498	\$0	\$0	\$0	-\$53,903
2036	\$129,745	0%	-\$53,903	\$23,173	\$0	\$0	\$41,742	-\$72,472
2037	\$123,248	0%	-\$72,472	\$23,868	\$0	\$0	\$40,663	-\$89,267
2038	\$118,647	0%	-\$89,267	\$24,584	\$0	\$0	\$77,186	-\$141,869
2039	\$77,295	0%	-\$141,869	\$25,322	\$0	\$0	\$33,987	-\$150,534
2040	\$80,236	0%	-\$150,534	\$26,081	\$0	\$0	\$4,256	-\$128,709
2041	\$114,957	0%	-\$128,709	\$26,864	\$0	\$0	\$7,950	-\$109,796
2042	\$148,016	0%	-\$109,796	\$27,670	\$0	\$0	\$54,296	-\$136,422
2043	\$135,463	0%	-\$136,422	\$28,500	\$0	\$0	\$84,829	-\$192,752
2044	\$92,253	0%	-\$192,752	\$29,355	\$0	\$0	\$4,790	-\$168,188
2045	\$131,391	0%	-\$168,188	\$30,235	\$0	\$0	\$40,582	-\$178,534
2046	\$136,076	0%	-\$178,534	\$31,142	\$0	\$0	\$14,299	-\$161,690
2047	\$169,249	0%	-\$161,690	\$32,077	\$0	\$0	\$21,357	-\$150,970
2048	\$197,463	0%	-\$150,970	\$33,039	\$0	\$0	\$148,077	-\$266,008
2049	\$97,355	0%	-\$266,008	\$34,030	\$0	\$0	\$0	-\$231,978
2050	\$148,158	0%	-\$231,978	\$35,051	\$0	\$0	\$5,720	-\$202,647
2051	\$196,029	0%	-\$202,647	\$36,103	\$0	\$0	\$59,142	-\$225,686

**\$15,320**

2022  
ANNUAL CONTRIBUTION

**3.00 %**

PERCENTAGE ANNUAL  
CONTRIBUTION INCREASE

**0.10 %**

ANNUAL  
INTEREST RATE



## METHODOLOGY

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An important aspect of living in a common area development such as a cooperative, condominium, or homeowner Association is the community's ownership and commitment to maintain its common areas.

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Association members have a vested interest in maintaining and preserving their investment. To meet these obligations, the Association should prudently prepare for the future and contribute funds into a reserve account. Periodic contributions provide the freedom to gradually accumulate funds for anticipated expenditures while limiting the need to raise large sums of money through alternative means, such as special assessments.

When implementing a policy to fund major repair or replacement, the Board must educate owners about the benefits of accumulating reserve funds in advance through periodic contributions. Benefits of a systematic accumulation of funds include:

- having assurance that funds for major repairs and replacements will be available when needed;
- development of an equitable method of charging both current and future owners for ongoing use of assets;
- preservation of the market value of individual units; and
- compliance with the governing documents, statutes, mortgages, and other similar requirements.

A reserve study recommends the preferable mode of funding through smaller monthly contributions rather than facing large, unanticipated special assessments. The reserve study provides an Association with access to information and materials that will assist them in making timely and informed decisions about their reserve fund and contributions.

A reserve study is the sum of two parts: the physical and financial analysis. The physical analysis is a result of the on-site collection and review of data specific to the property's reserve components, common areas, and limited common areas. Through an onsite inspection and the use of source materials, the Reserve Specialist quantifies and establishes the reserve component inventory and assesses the physical condition of the Association's reserve components. Data from the physical analysis is used to define the scope and timing of future anticipated expenses.

The financial analysis evaluates the condition of the Association's reserve fund in relation to its income and anticipated expenses. It appraises the adequacy of the reserve fund, and associated member contributions, against the current and future expenditures of the Association. To adequately forecast these expenditures over the 30-year projection period, current costs, projected inflation, and interest rates must be established. Recommendations are then provided to establish a reserve fund that addresses anticipated expenses, without having to resort to special assessments.

Due to the long-term nature of a reserve study, certain assumptions must be made. Every effort has been made to ensure that the recommendations are based upon reliable and experienced sources in the building industry. However, there can be no guarantee that events will occur at the predicted specific intervals, or that they will occur at all. Any reserve study must be viewed in the light of circumstances existing at the actual time of the study.



## PHYSICAL ANALYSIS

As part of this reserve study a comprehensive list of reserve components (major common and limited common elements) has been compiled. Estimates for the useful life, remaining life, plus current repair and replacement costs for each of these reserve components have been calculated. This list is not intended to be exhaustive. However, an inaccurate or incomplete list of components can have an adverse impact upon the Association's long-term funding plan.

### Site Inspection

A site inspection is conducted to assess the general condition of the property and its common areas. The on-site inspection is visual in nature, and no destructive or invasive testing is conducted. Observations are recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements are also substantiated as part of the inspection.

### Reserve Components

Determination of what constitutes a reserve component is dependent on a number of factors. A four-part test is generally used to distinguish a reserve item from an operational or maintenance expense. A component is included as a reserve item only if it satisfies ALL criteria outlined below:

- It is part of the Association's common and limited common area responsibilities.
- It has a predictable useful service life.
- Its useful life fits within the projection period. This means that components with a life of 30 years or more may not be included as part of the report if it is determined that they will last beyond the projection period.
- Its cost for repair or replacement is too high to include as part of the operating budget.

The components of common property that an Association includes in its reserve funding plan are also dependent on the type of project, the construction properties and the Association's applicable governing documents and state statutes.

### Component Useful Life

The useful life of a reserve component relates to the number of years it is expected to last, given reasonable care and maintenance. The prediction of reserve and building component life can be no more than an informed estimate based upon information made available at the time of the report's development. Consideration is given to vendor recommendations, material warranty information provided at the time of the report's development, along with other published sources. The data and service life estimates in this report are based on information gathered from various groups and industry sources as outlined below:

- Historical data and feedback from the Association;
- Management groups and maintenance managers;
- Manufacturer recommendations and industry standards;
- Published sources of service life data;
- Manufacturers' and suppliers' data.





## Component Remaining Useful Life

The remaining life of a reserve component refers to the number of years left before an item's expected repair or replacement. A component's remaining life is contingent upon the following factors:

- Age/years in service;
- Physical condition;
- Frequency and quality of inspections and maintenance;
- General use;
- Environment, impact of weather and building location;
- Installation methods that meets or exceed industry standards;
- Design and quality of materials used.

In addition to deterioration or anticipated failure of a component, the longevity may be impacted by obsolescence. The accuracy of the estimate is contingent upon reliable information made available at the time of the report's development. It is important to note that even with the highest degree of diligence and experience, outcomes will vary, and no guarantee can be given as to the timing or service life of the reserve components. All service life assessments in this report are based on the assumption that installation is carried out in accordance with manufacturer's recommendations and installation instructions, together with industry standards of workmanship.

## FINANCIAL ANALYSIS

An Association, like any business entity, must prepare financially for the replacement and repair of its assets. Reserve study funding analysis is an important part of the annual budget process. Reserve funding should be reviewed at least once annually to help determine the annual assessment to be charged to members. The following elements are used in the financial analysis.

### Recommended Funding Rate

We advocate a program of regular reserve fund contributions and promote a gradual means of reserving for future repair and replacement expenses. Recommended contributions are set at a level where they require only minor annual increases. The rate is designed to distribute the anticipated cost of common property ownership equitably between all members over the entire projection period.

### Fully Funded Balance

The Fully Funded balance is equal to the total depreciable cost of all the Association's reserve components. It is determined by dividing each reserve component's cost by its useful life, and multiplying that by the number of years the component has been in service (effectively its age). In essence, the depreciated or 'used up' value of a component is utilized to establish an amount that the Association should have saved by a particular time. The recommendations in this report are based upon a Full Funding plan, which sets the goal of achieving one hundred percent fully funded reserves by the end of the 30-year projection period. We advocate full funding as we feel that this approach provides a solid platform to address future needs, thus dramatically reducing the need for special assessment.



## Percent Funded

An Association's reserve fund status is assessed by comparing the ratio of actual or projected funds available versus how much they 'should have saved'. The result is presented as a percentage and is commonly known as "percent funded". In other words, percent funded is calculated by dividing the Association's current reserve fund balance by the fully funded balance. This equation is an industry measure of how well prepared an Association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the Association's reserve account in relation to the anticipated costs of repair and replacement.

## Reserve Component Cost

Current cost estimates for reserve components are derived from a variety of sources but typically are based on cost data sourced from national construction estimators (R.S. Means) and vendor pricing acquired from regional contractors and suppliers. All cost estimates formulated from national estimators are based upon the latest specific geographical information for the area. Future cost estimates are determined by applying the assumed annual inflation rate to the current cost of each component.

Individual cost estimates are for budgeting purposes only. Actual construction costs can vary significantly due to economies of scale, material availability, labor, seasonal considerations, and other factors beyond our control. We recommend that project costs be substantiated well in advance of the anticipated date of repair and replacement. A detailed evaluation by a qualified professional should also be undertaken to establish the scope and budget of each project.

Cost estimates do not account for permits, architectural, or project management fees that may be required. Allowances and contingencies must also be added to the total as the scope of work is defined.

## Inflation Rate

The effect of inflation on the cost of reserve components is a key factor in the financial projections. Historically, the cost of construction materials and labor rise at a higher rate than that experienced by the general economy. RSG has chosen to use an inflationary multiplier that is somewhat higher than the current general consumer index for inflation. The rate used is based upon the historical average of inflation over the last 30 years. This rate reflects a realistic appreciation of future costs for reserve components and assists the Association in adequately budgeting for increasing cost.

## Interest Rate

The interest rate used in this report is formulated on a conservative rate of return. Unless otherwise advised by the Association, an assumed net interest rate of 1.00% is used. RSG offers no guarantee or opinion in relation to investment decisions made by the Association or the rate of return achieved.

## Current Reserve Fund Balance

The analysis, recommendations, and financial projections made within this report are heavily reliant on information provided by the Association and its representatives. The starting reserve fund balance (current or projected) and member contribution totals are supplied by these sources. This information has not been audited nor have the financial projections or recommendations.



## FINANCIAL ANALYSIS

This section of the report is intended to provide the association with the awareness to adequately plan for the ongoing major maintenance, repair and replacement of their common property components. The recommendations included within this report represent one scenario, and are not intended to represent the only means of achieving the association's goals. We recommend that the Board of Directors use the following information as a guide in planning for their future objectives.

### Percent Funded

The Percent Funded equation is the industry measure of how well prepared an association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the association's reserve account in relation to its anticipated costs of repair and replacement. The higher the funded level, the less exposed an association is to market conditions, unanticipated expenses or events, and fluctuations in the general economy.

PERCENT  
FUNDED

**34%**



RESERVE FUND  
BALANCE

**\$26,663**

IDEAL  
BALANCE

**\$77,551**

An Association at or below a funding level of 30% has an increased risk of requiring special assessments to meet their ongoing obligations, as compared to Associations with higher funding levels. A level of funding at and above 60% is categorized as good or well funded. We recommend that associations look to achieve and maintain funding levels at and above 60%, with a preference to being 100% funded.





## Funding Goals

There is a range of funding alternatives available to the association. In our opinion the strategy chosen should not only meet the immediate needs and risk tolerance of current members, but also the longer term needs of the association.

The association needs to establish a reserve contribution rate which, at a minimum, meets their anticipated financial needs without having to resort to special assessment or deferred maintenance. In addition, the funding goal needs to be prudent enough to meet the expectations of current members while not unfairly burdening future owners.



### **FULL FUNDING**

Establishes a goal of achieving one hundred percent fully funded reserves by the end of the projection period.

### **THRESHOLD FUNDING**

Sets out to keep the cash reserves above a specified dollar or percent funded amount for the duration of the projection period.

### **BASELINE FUNDING**

Establishes a goal of maintaining a reserve account balance above zero dollars throughout the study period.

The minimum funding goal needed to meet planned expenditure is Baseline Funding. Baseline Funding maintains the reserve account at or above zero dollars, but leaves the association with no contingency to address unanticipated outcomes. Threshold funding is a strategy designed to provide for this contingency by keeping cash reserves above a specific dollar amount or percent funded level.

The reserve fund plan highlighted in this report is based upon the Full Funding program of reserve contributions. The Full Funding plan highlights an ideal level of contributions which will enable an association to be 100% funded by the end of the projection period. As stated previously, we recommend that the association implement a program that moves them toward and maintains a funding level of 60-100%.



## RESERVE COMPONENT LIST

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
General Site - Asphalt, Repair & Overlay	50	27	190000	SF	\$0.00	\$0
General Site - Asphalt, Seal Coat	5	1	190000	SF	\$0.24	\$45,600
General Site - Asphalt, Repair	3	2	1	Allowance	\$15,000.00	\$15,000
General Site - Stormwater, Catch Basin, Maintain	2	0	1	Allowance	\$2,500.00	\$2,500
General Site - Landscape, Tree Removal	3	2	1	Allowance	\$3,000.00	\$3,000
General Site - Playground, Playscape	30	15	1	Lump Sum	\$16,000.00	\$16,000
General Site - Playground, Swings	30	15	1	Each	\$3,100.00	\$3,100
General Site - Playground, Surface Material	3	2	2050	SF	\$1.25	\$2,563
General Site - Playground, Border	5	4	1	Lump Sum	\$3,969.00	\$3,969
General Site - Tract D Surfacing	5	0	1	Lump Sum	\$7,000.00	\$7,000
General Site - Seating, Benches	20	12	1	Each	\$250.00	\$250
General Site - Seating, Picnic Tables	20	5	2	Each	\$1,600.00	\$3,200
General Site - Signage, General	5	4	1	Allowance	\$565.00	\$565
General Site - Mailboxes, Cluster Box Units	25	5	7	Each	\$2,100.00	\$14,700
<b>TOTALS</b>						<b>\$117,447</b>

Readers should be aware that certain property elements are considered 'long life' elements and are not accounted for within the reserve study in conjunction with elements that are or can be managed as part of the Association's operating budget.

Cost estimates do not account for permits, architectural, or project management fees that may be required. Allowances and contingencies must also be added to the total as the scope of work is defined.

Costs related to the anticipated overlay and major rehabilitation of the community's private roads have been removed at the request of the Board. We recommend that the Association equally prioritize the long term rehabilitation and ongoing maintenance of the road network.



## FULLY FUNDED BALANCE

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	0.00%
General Site - Asphalt, Seal Coat	\$45,600	\$36,480	\$9,120	43.58%
General Site - Asphalt, Repair	\$15,000	\$5,000	\$5,000	23.89%
General Site - Stormwater, Catch Basin, Maintain	\$2,500	\$2,500	\$1,250	5.97%
General Site - Landscape, Tree Removal	\$3,000	\$1,000	\$1,000	4.78%
General Site - Playground, Playscape	\$16,000	\$8,000	\$533	2.55%
General Site - Playground, Swings	\$3,100	\$1,550	\$103	0.49%
General Site - Playground, Surface Material	\$2,563	\$854	\$854	4.08%
General Site - Playground, Border	\$3,969	\$794	\$794	3.79%
General Site - Tract D Surfacing	\$7,000	\$7,000	\$1,400	6.69%
General Site - Seating, Benches	\$250	\$100	\$13	0.06%
General Site - Seating, Picnic Tables	\$3,200	\$2,400	\$160	0.76%
General Site - Signage, General	\$565	\$113	\$113	0.54%
General Site - Mailboxes, Cluster Box Units	\$14,700	\$11,760	\$588	2.81%
<b>TOTALS</b>	<b>\$117,447</b>	<b>\$77,551</b>	<b>\$20,928</b>	<b>100%</b>





## RESERVE EXPENSES 1-5 YEARS

Component	2022	2023	2024	2025	2026
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Seal Coat	\$0	\$46,968	\$0	\$0	\$0
General Site - Asphalt, Repair	\$0	\$0	\$15,914	\$0	\$0
General Site - Stormwater, Catch Basin, Maintain	\$2,500	\$0	\$2,652	\$0	\$2,814
General Site - Landscape, Tree Removal	\$0	\$0	\$3,183	\$0	\$0
General Site - Playground, Playscape	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Swings	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Surface Material	\$0	\$0	\$2,719	\$0	\$0
General Site - Playground, Border	\$0	\$0	\$0	\$0	\$4,467
General Site - Tract D Surfacing	\$7,000	\$0	\$0	\$0	\$0
General Site - Seating, Benches	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Tables	\$0	\$0	\$0	\$0	\$0
General Site - Signage, General	\$0	\$0	\$0	\$0	\$636
General Site - Mailboxes, Cluster Box Units	\$0	\$0	\$0	\$0	\$0
<b>Annual Expenditure</b>	<b>\$9,500</b>	<b>\$46,968</b>	<b>\$24,467</b>	<b>\$0</b>	<b>\$7,917</b>



## RESERVE EXPENSES 6-10 YEARS

Component	2027	2028	2029	2030	2031
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Seal Coat	\$0	\$54,449	\$0	\$0	\$0
General Site - Asphalt, Repair	\$17,389	\$0	\$0	\$19,002	\$0
General Site - Stormwater, Catch Basin, Maintain	\$0	\$2,985	\$0	\$3,167	\$0
General Site - Landscape, Tree Removal	\$3,478	\$0	\$0	\$3,800	\$0
General Site - Playground, Playscape	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Swings	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Surface Material	\$2,971	\$0	\$0	\$3,246	\$0
General Site - Playground, Border	\$0	\$0	\$0	\$0	\$5,179
General Site - Tract D Surfacing	\$8,115	\$0	\$0	\$0	\$0
General Site - Seating, Benches	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Tables	\$3,710	\$0	\$0	\$0	\$0
General Site - Signage, General	\$0	\$0	\$0	\$0	\$737
General Site - Mailboxes, Cluster Box Units	\$17,041	\$0	\$0	\$0	\$0
<b>Annual Expenditure</b>	<b>\$52,703</b>	<b>\$57,434</b>	<b>\$0</b>	<b>\$29,215</b>	<b>\$5,916</b>



## RESERVE EXPENSES 11-15 YEARS

Component	2032	2033	2034	2035	2036
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Seal Coat	\$0	\$63,121	\$0	\$0	\$0
General Site - Asphalt, Repair	\$0	\$20,764	\$0	\$0	\$22,689
General Site - Stormwater, Catch Basin, Maintain	\$3,360	\$0	\$3,564	\$0	\$3,781
General Site - Landscape, Tree Removal	\$0	\$4,153	\$0	\$0	\$4,538
General Site - Playground, Playscape	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Swings	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Surface Material	\$0	\$3,547	\$0	\$0	\$3,876
General Site - Playground, Border	\$0	\$0	\$0	\$0	\$6,003
General Site - Tract D Surfacing	\$9,407	\$0	\$0	\$0	\$0
General Site - Seating, Benches	\$0	\$0	\$356	\$0	\$0
General Site - Seating, Picnic Tables	\$0	\$0	\$0	\$0	\$0
General Site - Signage, General	\$0	\$0	\$0	\$0	\$855
General Site - Mailboxes, Cluster Box Units	\$0	\$0	\$0	\$0	\$0
<b>Annual Expenditure</b>	<b>\$12,767</b>	<b>\$91,584</b>	<b>\$3,921</b>	<b>\$0</b>	<b>\$41,742</b>



## RESERVE EXPENSES 16-20 YEARS

Component	2037	2038	2039	2040	2041
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Seal Coat	\$0	\$73,175	\$0	\$0	\$0
General Site - Asphalt, Repair	\$0	\$0	\$24,793	\$0	\$0
General Site - Stormwater, Catch Basin, Maintain	\$0	\$4,012	\$0	\$4,256	\$0
General Site - Landscape, Tree Removal	\$0	\$0	\$4,959	\$0	\$0
General Site - Playground, Playscape	\$24,927	\$0	\$0	\$0	\$0
General Site - Playground, Swings	\$4,830	\$0	\$0	\$0	\$0
General Site - Playground, Surface Material	\$0	\$0	\$4,235	\$0	\$0
General Site - Playground, Border	\$0	\$0	\$0	\$0	\$6,960
General Site - Tract D Surfacing	\$10,906	\$0	\$0	\$0	\$0
General Site - Seating, Benches	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Tables	\$0	\$0	\$0	\$0	\$0
General Site - Signage, General	\$0	\$0	\$0	\$0	\$991
General Site - Mailboxes, Cluster Box Units	\$0	\$0	\$0	\$0	\$0
<b>Annual Expenditure</b>	<b>\$40,663</b>	<b>\$77,186</b>	<b>\$33,987</b>	<b>\$4,256</b>	<b>\$7,950</b>



## RESERVE EXPENSES 21-25 YEARS

Component	2042	2043	2044	2045	2046
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Seal Coat	\$0	\$84,829	\$0	\$0	\$0
General Site - Asphalt, Repair	\$27,092	\$0	\$0	\$29,604	\$0
General Site - Stormwater, Catch Basin, Maintain	\$4,515	\$0	\$4,790	\$0	\$5,082
General Site - Landscape, Tree Removal	\$5,418	\$0	\$0	\$5,921	\$0
General Site - Playground, Playscape	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Swings	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Surface Material	\$4,628	\$0	\$0	\$5,057	\$0
General Site - Playground, Border	\$0	\$0	\$0	\$0	\$8,068
General Site - Tract D Surfacing	\$12,643	\$0	\$0	\$0	\$0
General Site - Seating, Benches	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Tables	\$0	\$0	\$0	\$0	\$0
General Site - Signage, General	\$0	\$0	\$0	\$0	\$1,149
General Site - Mailboxes, Cluster Box Units	\$0	\$0	\$0	\$0	\$0
<b>Annual Expenditure</b>	<b>\$54,296</b>	<b>\$84,829</b>	<b>\$4,790</b>	<b>\$40,582</b>	<b>\$14,299</b>





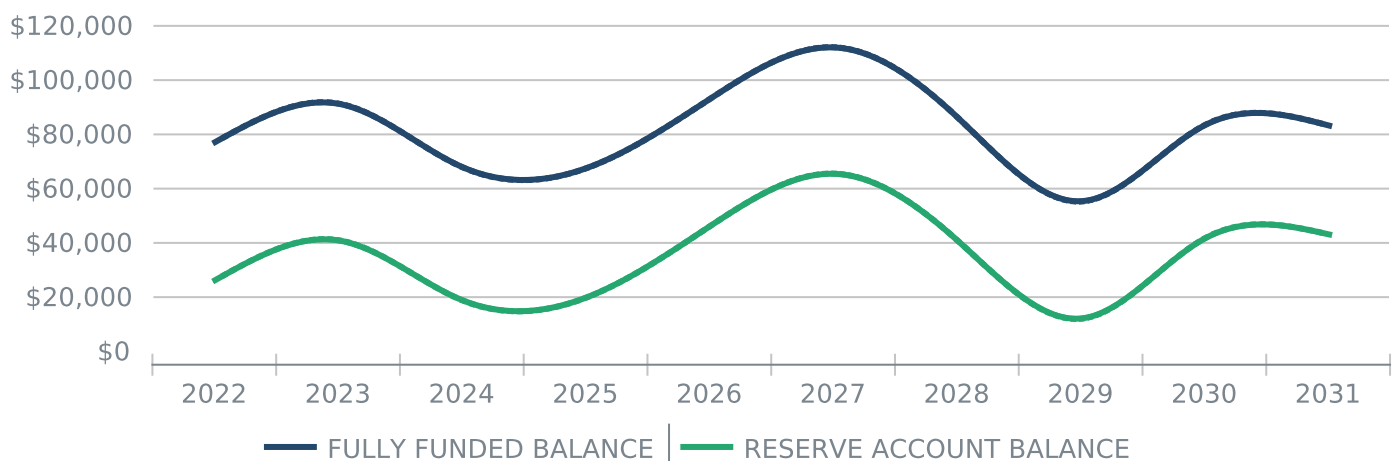
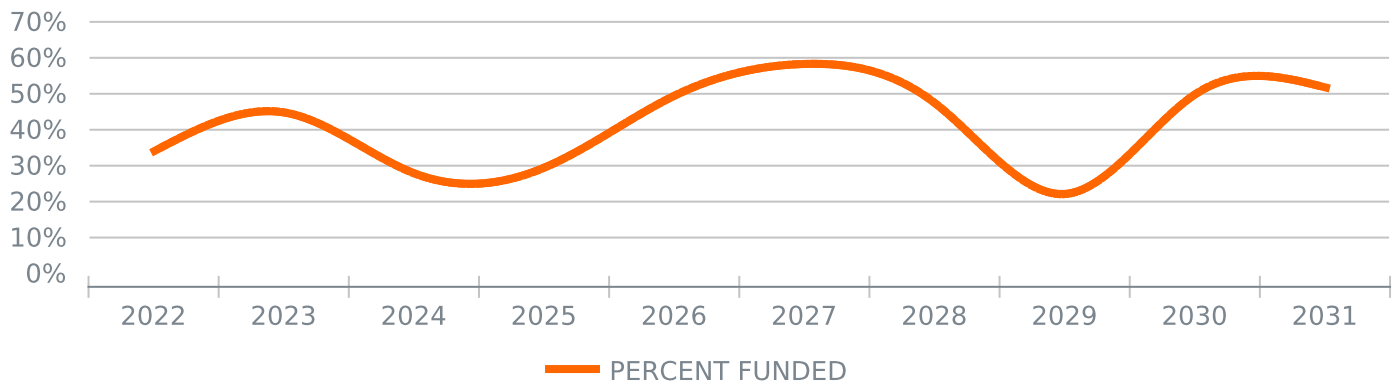
## RESERVE EXPENSES 26-30 YEARS

Component	2047	2048	2049	2050	2051
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Seal Coat	\$0	\$98,341	\$0	\$0	\$0
General Site - Asphalt, Repair	\$0	\$32,349	\$0	\$0	\$35,348
General Site - Stormwater, Catch Basin, Maintain	\$0	\$5,391	\$0	\$5,720	\$0
General Site - Landscape, Tree Removal	\$0	\$6,470	\$0	\$0	\$7,070
General Site - Playground, Playscape	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Swings	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Surface Material	\$0	\$5,526	\$0	\$0	\$6,039
General Site - Playground, Border	\$0	\$0	\$0	\$0	\$9,353
General Site - Tract D Surfacing	\$14,656	\$0	\$0	\$0	\$0
General Site - Seating, Benches	\$0	\$0	\$0	\$0	\$0
General Site - Seating, Picnic Tables	\$6,700	\$0	\$0	\$0	\$0
General Site - Signage, General	\$0	\$0	\$0	\$0	\$1,331
General Site - Mailboxes, Cluster Box Units	\$0	\$0	\$0	\$0	\$0
<b>Annual Expenditure</b>	<b>\$21,357</b>	<b>\$148,077</b>	<b>\$0</b>	<b>\$5,720</b>	<b>\$59,142</b>



# FULL FUNDING PLAN 1-10 YEARS

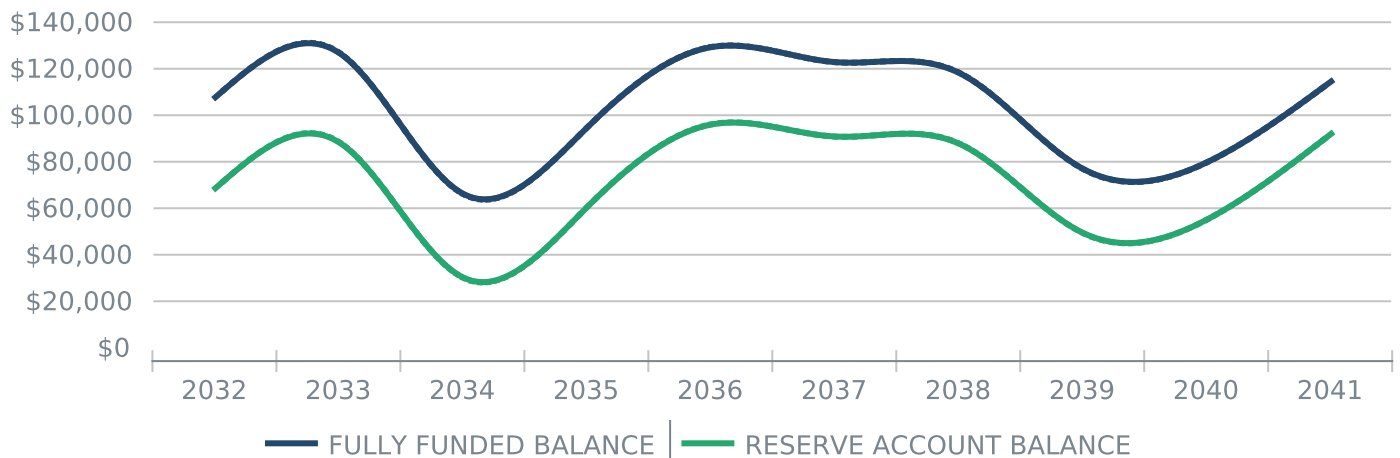
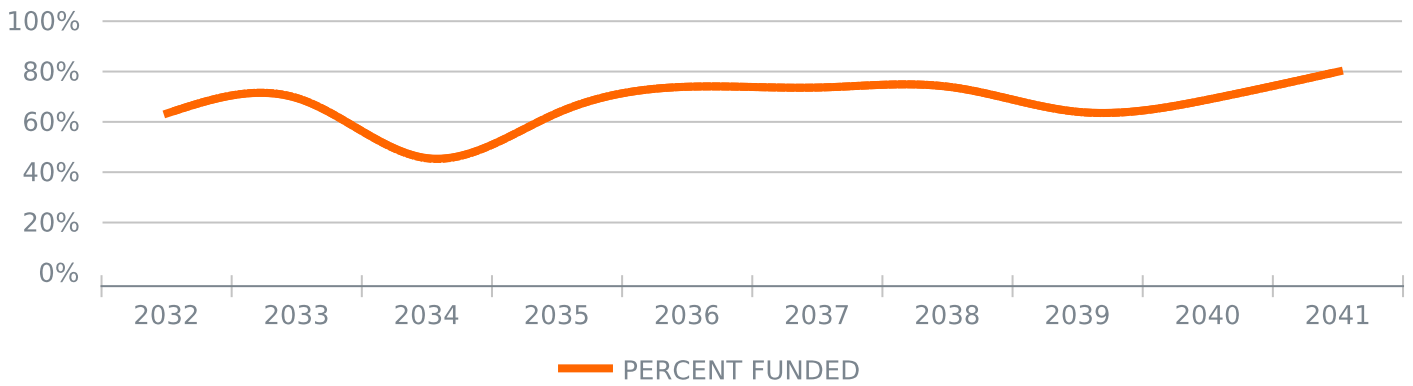
YEAR 1-10	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Fully Funded Balance	\$77,551	\$91,648	\$68,224	\$67,938	\$93,531	\$112,444	\$86,522	\$55,700	\$83,882	\$83,613
Percentage Funded (%)	34%	45%	28%	30%	50%	59%	48%	22%	50%	52%
Beginning Balance	\$26,663	\$41,284	\$19,155	\$20,262	\$46,616	\$65,865	\$41,138	\$12,492	\$42,143	\$43,483
Reserve Contribution	\$24,087	\$24,809	\$25,554	\$26,320	\$27,110	\$27,923	\$28,761	\$29,624	\$30,512	\$31,428
Avg Unit Contribution (mth)	\$24.18	\$24.91	\$25.66	\$26.43	\$27.22	\$28.04	\$28.88	\$29.74	\$30.63	\$31.55
Contribution Increase (%)	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$34	\$30	\$20	\$33	\$56	\$53	\$27	\$27	\$43	\$56
Reserve Expenditures	\$9,500	\$46,968	\$24,467	\$0	\$7,917	\$52,703	\$57,434	\$0	\$29,215	\$5,916
ENDING BALANCE	\$41,284	\$19,155	\$20,262	\$46,616	\$65,865	\$41,138	\$12,492	\$42,143	\$43,483	\$69,051





# FULL FUNDING PLAN 11-20 YEARS

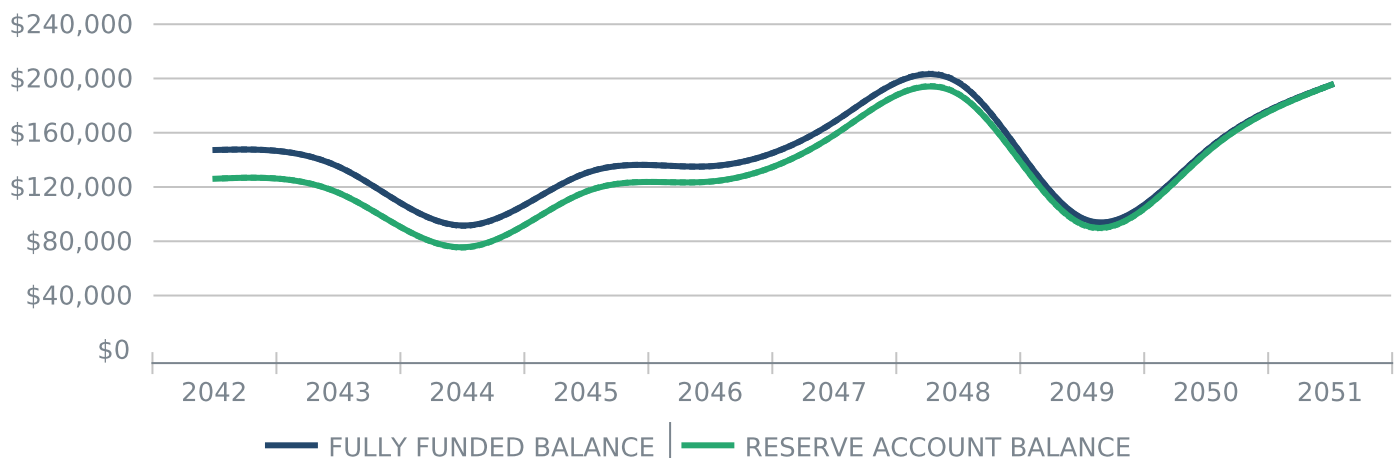
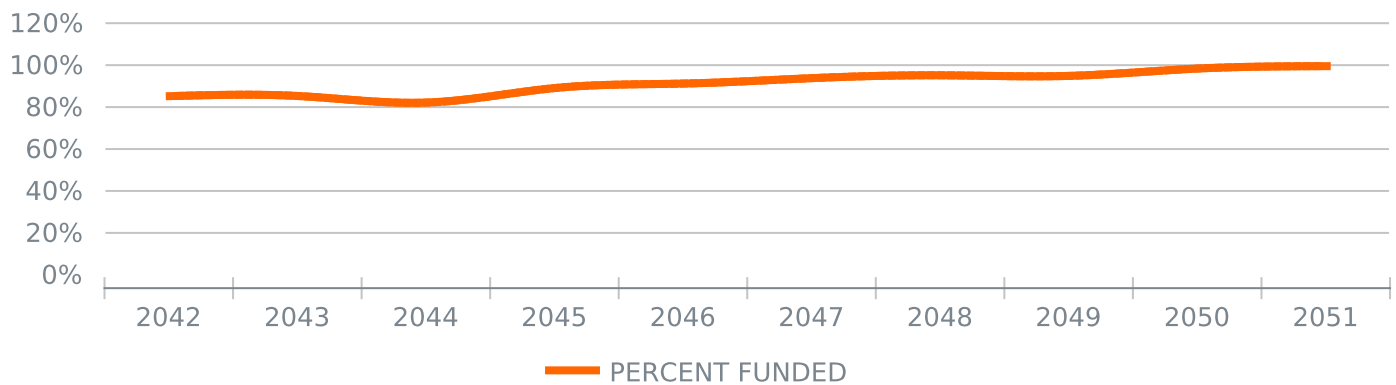
YEAR 11-20	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Fully Funded Balance	\$108,154	\$127,218	\$66,541	\$95,233	\$129,745	\$123,248	\$118,647	\$77,295	\$80,236	\$114,957
Percentage Funded (%)	64%	70%	46%	64%	74%	74%	74%	64%	69%	80%
Beginning Balance	\$69,051	\$88,734	\$30,551	\$61,018	\$96,469	\$91,254	\$88,207	\$49,742	\$55,620	\$92,444
Reserve Contribution	\$32,371	\$33,342	\$34,342	\$35,372	\$36,433	\$37,526	\$38,652	\$39,812	\$41,006	\$42,236
Avg Unit Contribution (mth)	\$32.50	\$33.48	\$34.48	\$35.51	\$36.58	\$37.68	\$38.81	\$39.97	\$41.17	\$42.41
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$79	\$60	\$46	\$79	\$94	\$90	\$69	\$53	\$74	\$110
Reserve Expenditures	\$12,767	\$91,584	\$3,921	\$0	\$41,742	\$40,663	\$77,186	\$33,987	\$4,256	\$7,950
<b>ENDING BALANCE</b>	<b>\$88,734</b>	<b>\$30,551</b>	<b>\$61,018</b>	<b>\$96,469</b>	<b>\$91,254</b>	<b>\$88,207</b>	<b>\$49,742</b>	<b>\$55,620</b>	<b>\$92,444</b>	<b>\$126,839</b>





# FULL FUNDING PLAN 21-30 YEARS

YEAR 21-30	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Fully Funded Balance	\$148,016	\$135,463	\$92,253	\$131,391	\$136,076	\$169,249	\$197,463	\$97,355	\$148,158	\$196,029
Percentage Funded (%)	86%	86%	83%	90%	92%	94%	96%	95%	99%	100%
Beginning Balance	\$126,839	\$116,168	\$76,243	\$117,703	\$124,780	\$159,586	\$188,836	\$92,846	\$146,469	\$196,029
Reserve Contribution	\$43,503	\$44,809	\$46,153	\$47,537	\$48,964	\$50,432	\$51,945	\$53,504	\$55,109	\$56,762
Avg Unit Contribution (mth)	\$43.68	\$44.99	\$46.34	\$47.73	\$49.16	\$50.63	\$52.15	\$53.72	\$55.33	\$56.99
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$121	\$96	\$97	\$121	\$142	\$174	\$141	\$120	\$171	\$195
Reserve Expenditures	\$54,296	\$84,829	\$4,790	\$40,582	\$14,299	\$21,357	\$148,077	\$0	\$5,720	\$59,142
<b>ENDING BALANCE</b>	<b>\$116,168</b>	<b>\$76,243</b>	<b>\$117,703</b>	<b>\$124,780</b>	<b>\$159,586</b>	<b>\$188,836</b>	<b>\$92,846</b>	<b>\$146,469</b>	<b>\$196,029</b>	<b>\$193,845</b>





## PHYSICAL ANALYSIS

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This section of the report provides specific information regarding the physical condition of the property and common area assets. The data that follows is a result of the visual [non-intrusive] site review.

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### SITE INSPECTION

An on-site field survey was conducted to assess the general condition of the property and its reserve components. The survey was visual in nature, and no destructive or invasive testing was conducted. Observations were recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements were also substantiated as part of the inspection. Due to the general and non-invasive nature of the site inspection, RSG cannot comment on components and conditions not visible to the naked eye.

### MAINTENANCE GUIDE

The Maintenance guide focuses on reserve components that account for a significant percentage of the Association's reserve fund budget. Ongoing review and maintenance of all common area assets is generally recommended, although in some cases it is critical that such activities occur on a frequent and regular basis. Condition and performance of the Association's common areas assets is contingent on the implementation of a comprehensive program of preventative maintenance.

### COMPONENT INVENTORY

The component inventory summarizes associated costs of each reserve component, and additionally highlights those components which require further review. The inventory provides a visual reference point for understanding the Association 's common area responsibilities.





## SITE INSPECTION SUMMARY

A visual noninvasive inspection of the property was conducted on June 17th 2021. Recommendations contained within the report are based upon conditions viewed as part of the site inspection as well as reference materials obtained from the client, public resources and associated vendors.





## MAINTENANCE GUIDE

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The life expectancy estimates of reserve components highlighted in this report can be greatly affected by the quality and level of maintenance received. To achieve the goals set within this report, a preventative maintenance program needs to support the scheduled cycle of repair and replacement.

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### MAINTENANCE LOG BOOK

We recommend use of a log book to record all maintenance work carried out, including a description of the work, date of completion, estimated and actual cost, contractor and warranty information. By implementing this simple practice, a log book can provide a valuable source for future budgeting.

### INSPECTIONS

Regular inspections are basic to planned maintenance. There is no general rule on how often maintenance surveys need to be carried out. Frequency is generally influenced by the rates of decay and deterioration of various building elements. However, the main purpose of a maintenance plan is to provide guidance to the Association. We have proposed a conservative approach that results in inspections at shorter intervals. Gradually as more information and background data is collected, we recommend that the Association adjust the interval timing to meet their needs.

Three categories have been used to highlight the various types of maintenance activities that must be carried out:

-  Inspect
-  Owner Review
-  Maintenance

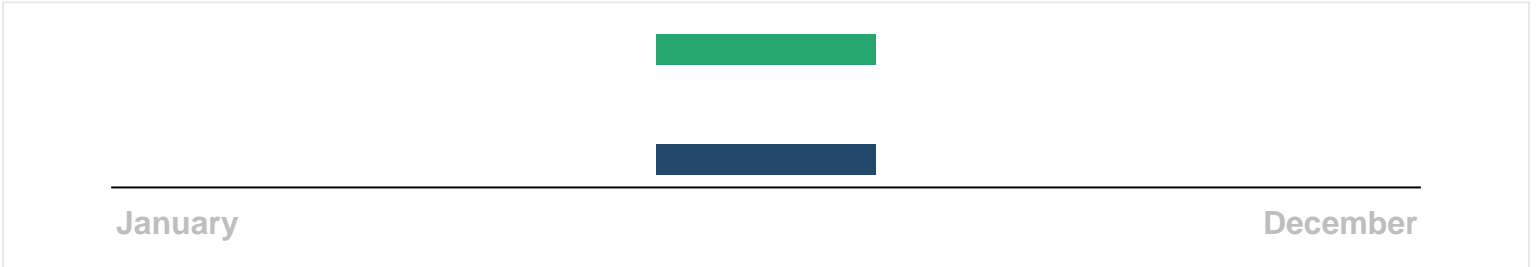
It should be noted that the maintenance activities outlined in the following pages are general in nature and should be used as a guideline. The activities are not intended to replace any manufacturer, trade association, and/or other professional recommendations made available to the Association. Warranties (manufacturer or service) should also be carefully reviewed prior to engaging maintenance or repair services. Readers should consult with the appropriate professionals before taking any action.



# MAINTENANCE GUIDE

## Asphalt Maintenance

### Schedule



#### INSPECT ANNUALLY

- Evaluate overall condition and identify short and long term needs.
- Obtain detailed description of maintenance requirements and general condition.
- Inspect striping needs and coordinate with annual repairs.

#### MAINTAIN ANNUALLY

- Repair and fill all cracks that may have formed.
- Address more progressive issues or wear with corrective maintenance or rehabilitation such as full depth patching.

### General Site

#### Asphalt, Repair & Overlay

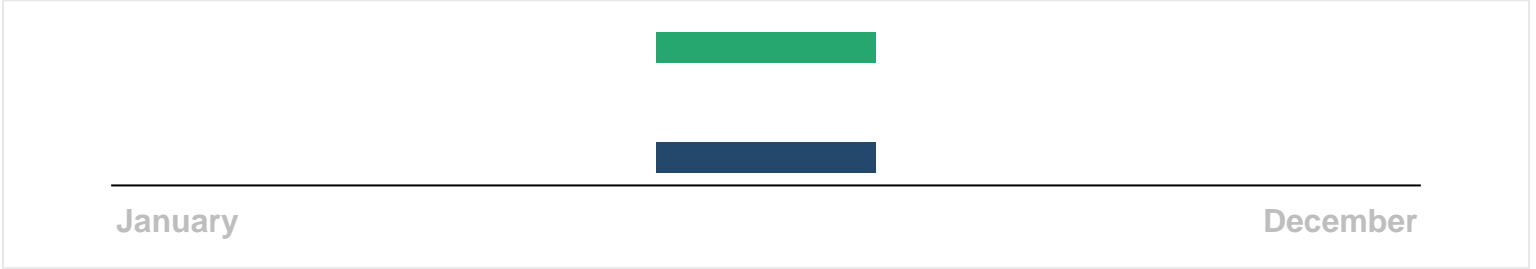
In an effort to extend the life of the pavement, major rehabilitation or reconstruction will be required. Asphalt pavement rehabilitation typically involves milling and resurfacing of the existing asphalt pavement to mitigate the effects of rutting, cracking, and other distresses. Resurfacing thickness may depend on the condition of the existing pavement. Total replacement of the asphalt will be required for sections of defective or deteriorated pavement where an overlay is not possible.



# MAINTENANCE GUIDE

## Asphalt Maintenance

### Schedule



### INSPECT ANNUALLY

- Evaluate overall condition and identify short and long term needs.
- Obtain detailed description of maintenance requirements and general condition.
- Inspect striping needs and coordinate with annual repairs.

### MAINTAIN ANNUALLY

- Repair and fill all cracks that may have formed.
- Address more progressive issues or wear with corrective maintenance or rehabilitation such as full depth patching.

### General Site

#### Asphalt, Seal Coat

Seal coating is a surface treatment designed to seal and protect the asphalt pavement from harmful environmental conditions and enhance its wearing properties. Seal coat treatments help in deferring the need for major preventative or rehabilitative maintenance or resurfacing. Maintenance treatments, such as seal coats, should be used in conjunction with other preventative maintenance activities, including crack sealing and patching.



# MAINTENANCE GUIDE

## Playground Maintenance

### Schedule



#### INSPECT ANNUALLY

- Check all fittings and ensure overall stability and rigidity of the equipment.
- Review depth of surfacing material under and around playground equipment.

#### OWNER REVIEW MONTHLY

- Report all issues in relation to damaged, dangerous or worn equipment.

#### MAINTAIN MONTHLY

- Remove all irregular or hazardous materials from playground surface.
- Repair or replace all damaged equipment.

### General Site

#### Playground, Playscape

Routine maintenance and inspection of all recreational areas will be needed to extend the life of the equipment and reduce the likelihood of injury. Inspect playground equipment several times annually for any observable damage.





# COMPONENT INVENTORY

The following inventory summarizes the key data points of each reserve component funded through the Association's reserves. The list of components is unique to the Association and may serve as a general guide in determining the current condition and level of care needed to adequately maintain each component.



## General Site - Asphalt, Repair & Overlay

<b>Current Cost</b> \$0	<b>Estimated Quantity</b> 190000 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2049
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# COMPONENT INVENTORY



## General Site - Asphalt, Seal Coat

<b>Current Cost</b> \$45,600	<b>Estimated Quantity</b> 190000 SF	<b>Work Required</b> Maintain	<b>Action Required</b> 2023
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## General Site - Asphalt, Repair

<b>Current Cost</b> \$15,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Repair	<b>Action Required</b> 2024
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## General Site - Stormwater, Catch Basin, Maintain

<b>Current Cost</b> \$2,500	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Maintain	<b>Action Required</b> 2022
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# COMPONENT INVENTORY



## General Site - Landscape, Tree Removal

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,000	1 Allowance	Replace	2024



## General Site - Playground, Playscape

Current Cost	Estimated Quantity	Work Required	Action Required
\$16,000	1 Lump Sum	Replace	2037



# COMPONENT INVENTORY



**General Site - Playground, Swings**

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,100	1 Each	Replace	2037



**General Site - Playground, Surface Material**

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,563	2050 SF	Maintain	2024



# COMPONENT INVENTORY



## General Site - Playground, Border

<b>Current Cost</b> \$3,969	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Replace	<b>Action Required</b> 2026
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## General Site - Tract D Surfacing

<b>Current Cost</b> \$7,000	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b>	<b>Action Required</b> 2022
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# COMPONENT INVENTORY



## General Site - Seating, Benches

Current Cost	Estimated Quantity	Work Required	Action Required
\$250	1 Each	Replace	2034



## General Site - Seating, Picnic Tables

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,200	2 Each	Replace	2027



# COMPONENT INVENTORY



## General Site - Signage, General

Current Cost	Estimated Quantity	Work Required	Action Required
\$565	1 Allowance	Replace	2026



## General Site - Mailboxes, Cluster Box Units

Current Cost	Estimated Quantity	Work Required	Action Required
\$14,700	7 Each	Replace	2027



## DISCLOSURES

As a guideline for establishing and spending reserves, it is assumed that the reserve study will be regularly updated to address the Association's changing physical and financial circumstances. As such this report is valid at the date shown and Reserve Study Group, LLC (RSG) cannot be held responsible for subsequent changes in physical/chemical environmental conditions and/or legislation over which we have no control.

This reserve study is based on visual inspections of the physical plant's major components. No invasive or destructive testing, or testing of materials was conducted during the inspections, or at any other time during the preparation of this report. It is assumed that all building and ancillary components have been designed and constructed properly and that life cycles will approximate normal industry performance standards. RSG shall not be responsible for accurate determination of remaining life expectancies of components that may have been improperly designed and constructed. Our opinions of the remaining life expectancy of the property's components do not represent a guarantee or warranty of performance in relation to the product, materials or workmanship.

Cost estimates used represent a preliminary opinion only and are neither a quote nor a warranty of actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the underlying property conditions. It should be anticipated that actual cost outcomes will be impacted by varying physical and economic conditions, maintenance practices, changes in technology, and future regulatory actions.

The authors of this report make no representation or warranty, expressed or implied, with respect to the contents of this publication or any part thereof and cannot accept any legal responsibility or liability for any inaccuracies, errors or omissions contained in this publication or any part thereof. Our best professional judgment has been used, however certain facts forming the basis of this report are subject to professional interpretation and differing conclusions could be reached.

RSG nor any of its representatives, agents or employees maintain management roles or vested interest in, or have other business relationships with the Association. There is no perceived or actual conflicts of interest between RSG and the Association. Our reserve studies are prepared by a reserve study professional and also comply with the requirements of the Washington Unified Common Interest Act (WUCIOA).

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.



# GLOSSARY OF TERMS

## *Component*

The individual line items in the Reserve Study which are included in the Physical Analysis. These elements form the building blocks for the Reserve Study.

## *Estimated Useful Life*

The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

## *Fully Funded*

When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

## *Fully Funded Balance (FFB)*

The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an Association total.

$FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$

## *Percent Funded*

The ratio, at a particular point of time, of the actual Reserve Balance to the Fully Funded Balance (FFB), expressed as a percentage.

## *Remaining Useful Life*

The estimated time, in years, that a Reserve Component can be expected to continue to service its intended function. Projects anticipated to occur in the initial year have a “zero” Remaining Life.

## *Unit Cost Estimate*

The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during the current year.

## *Unit of Measure*

Various units of measure have been used to quantify the amounts and costs in relation to each reserve component. Below are the key units used as part of this report.

SF = Square Foot

SY = Square Yard

LF = Linear Foot

SQUARE = 100 Square Feet (Roofing)

