



CARNAHAN CREST

2020 RESERVE STUDY CARNAHAN CREST OWNERS ASSOCIATION

Spokane Valley, WA 99212
Financial Year 01.2020—12.2020
Level 1 | Full Reserve Study
08/12/19



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	Carnahan Crest Owners Association
LOCATION	Spokane Valley, WA 99212
YEAR CONSTRUCTED	1999
NUMBER OF UNITS	14
FINANCIAL YEAR	2020 (January 1, 2020 - December 31, 2020)
REPORT LEVEL	Level 1 Full Study with Site Visit

RESERVE FUND

PROJECTED STARTING BALANCE ¹	\$21,694
FULL FUNDED BALANCE, IDEAL	\$59,615
CURRENT PER UNIT DEFICIENCY/(SURPLUS) IN RESERVES	\$2,709
PERCENT FUNDED ²	36%
INTEREST EARNED	0.25%
INFLATION RATE ³	3.00%

RESERVE CONTRIBUTIONS

CURRENT RESERVE FUND CONTRIBUTION	\$4,200
FULL FUNDING, MAXIMUM CONTRIBUTION	\$8,080
BASELINE FUNDING, MINIMUM CONTRIBUTION	\$8,030
SPECIAL ASSESSMENT	\$0

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

² 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). Used to highlight the strength of the Association's reserve fund.

³ 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).



KEY INSIGHTS

\$21,694

RESERVE ACCOUNT
BALANCE

\$4,200

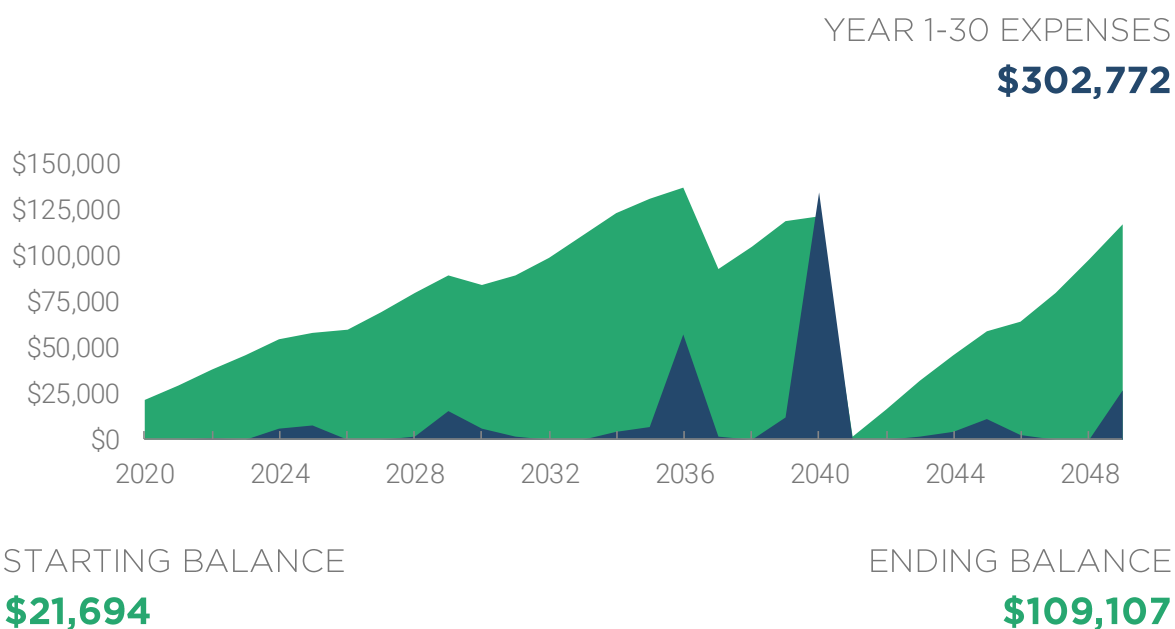
ANNUAL RESERVE
CONTRIBUTION

\$302,772

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.



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.

\$8,030

MINIMUM

BASELINE FUNDING

\$8,080

MAXIMUM

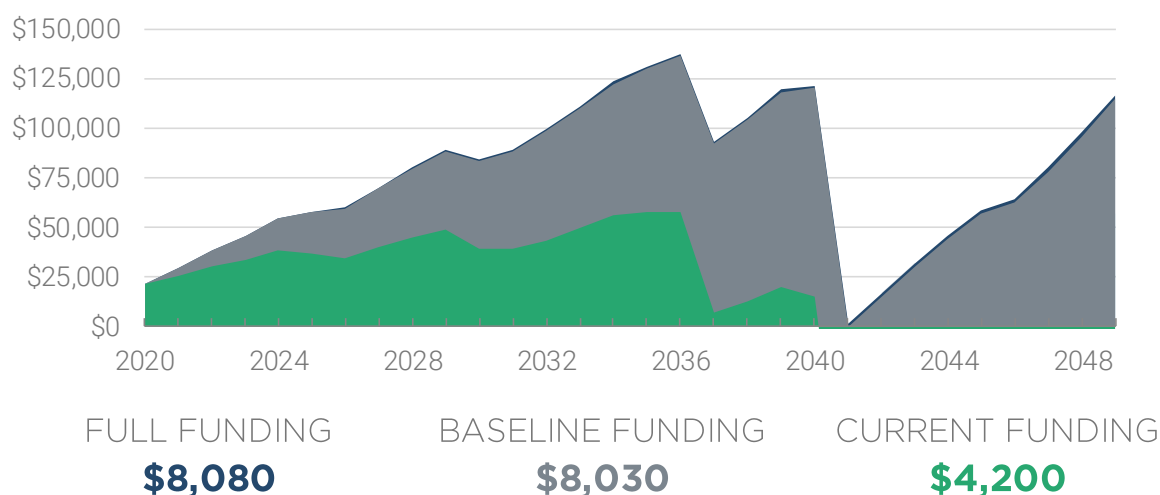
FULL FUNDING

\$4,200

CURRENT FUNDING

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 the contributions highlighted by an inflationary rate of 3.00% annually.



FULL FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2020	\$59,615	36%	\$21,694	\$8,080	\$0	\$64	\$0	\$29,838
2021	\$66,956	45%	\$29,838	\$8,322	\$0	\$85	\$0	\$38,245
2022	\$74,684	51%	\$38,245	\$8,572	\$0	\$105	\$1,061	\$45,861
2023	\$81,723	56%	\$45,861	\$8,829	\$0	\$126	\$0	\$54,815
2024	\$90,243	61%	\$54,815	\$9,094	\$0	\$141	\$6,190	\$57,859
2025	\$92,824	62%	\$57,859	\$9,366	\$0	\$147	\$7,338	\$60,035
2026	\$94,488	64%	\$60,035	\$9,647	\$0	\$162	\$0	\$69,845
2027	\$103,953	67%	\$69,845	\$9,937	\$0	\$187	\$0	\$79,968
2028	\$113,901	70%	\$79,968	\$10,235	\$0	\$211	\$1,267	\$89,148
2029	\$123,048	72%	\$89,148	\$10,542	\$0	\$216	\$15,657	\$84,249
2030	\$117,858	71%	\$84,249	\$10,858	\$0	\$217	\$5,953	\$89,371
2031	\$122,725	73%	\$89,371	\$11,184	\$0	\$236	\$1,384	\$99,406
2032	\$132,667	75%	\$99,406	\$11,520	\$0	\$263	\$0	\$111,189
2033	\$144,565	77%	\$111,189	\$11,865	\$0	\$293	\$0	\$123,347
2034	\$157,056	79%	\$123,347	\$12,221	\$0	\$318	\$4,538	\$131,348
2035	\$165,493	79%	\$131,348	\$12,588	\$0	\$335	\$6,901	\$137,370
2036	\$172,001	80%	\$137,370	\$12,965	\$0	\$288	\$57,288	\$93,336
2037	\$127,066	73%	\$93,336	\$13,354	\$0	\$248	\$1,653	\$105,285
2038	\$138,353	76%	\$105,285	\$13,755	\$0	\$280	\$0	\$119,320
2039	\$151,957	79%	\$119,320	\$14,168	\$0	\$301	\$12,275	\$121,514
2040	\$153,611	79%	\$121,514	\$14,593	\$0	\$154	\$134,812	\$1,448
2041	\$29,392	5%	\$1,448	\$15,030	\$0	\$22	\$0	\$16,501
2042	\$40,604	41%	\$16,501	\$15,481	\$0	\$61	\$0	\$32,043
2043	\$52,462	61%	\$32,043	\$15,946	\$0	\$98	\$1,974	\$46,113
2044	\$62,962	73%	\$46,113	\$16,424	\$0	\$131	\$4,066	\$58,602
2045	\$71,952	81%	\$58,602	\$16,917	\$0	\$154	\$11,159	\$64,514
2046	\$74,243	87%	\$64,514	\$17,424	\$0	\$180	\$2,157	\$79,962
2047	\$86,225	93%	\$79,962	\$17,947	\$0	\$222	\$0	\$98,131
2048	\$101,146	97%	\$98,131	\$18,485	\$0	\$268	\$0	\$116,885
2049	\$116,885	100%	\$116,885	\$19,040	\$0	\$282	\$27,101	\$109,107



BASELINE FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2020	\$59,615	36%	\$21,694	\$8,030	\$0	\$64	\$0	\$29,789
2021	\$66,956	44%	\$29,789	\$8,271	\$0	\$85	\$0	\$38,145
2022	\$74,684	51%	\$38,145	\$8,519	\$0	\$105	\$1,061	\$45,708
2023	\$81,723	56%	\$45,708	\$8,775	\$0	\$125	\$0	\$54,608
2024	\$90,243	61%	\$54,608	\$9,038	\$0	\$140	\$6,190	\$57,596
2025	\$92,824	62%	\$57,596	\$9,309	\$0	\$146	\$7,338	\$59,714
2026	\$94,488	63%	\$59,714	\$9,589	\$0	\$161	\$0	\$69,463
2027	\$103,953	67%	\$69,463	\$9,876	\$0	\$186	\$0	\$79,526
2028	\$113,901	70%	\$79,526	\$10,172	\$0	\$210	\$1,267	\$88,641
2029	\$123,048	72%	\$88,641	\$10,478	\$0	\$215	\$15,657	\$83,677
2030	\$117,858	71%	\$83,677	\$10,792	\$0	\$215	\$5,953	\$88,731
2031	\$122,725	72%	\$88,731	\$11,116	\$0	\$234	\$1,384	\$98,697
2032	\$132,667	74%	\$98,697	\$11,449	\$0	\$261	\$0	\$110,407
2033	\$144,565	76%	\$110,407	\$11,793	\$0	\$291	\$0	\$122,490
2034	\$157,056	78%	\$122,490	\$12,146	\$0	\$316	\$4,538	\$130,415
2035	\$165,493	79%	\$130,415	\$12,511	\$0	\$333	\$6,901	\$136,357
2036	\$172,001	79%	\$136,357	\$12,886	\$0	\$285	\$57,288	\$92,241
2037	\$127,066	73%	\$92,241	\$13,273	\$0	\$245	\$1,653	\$104,106
2038	\$138,353	75%	\$104,106	\$13,671	\$0	\$277	\$0	\$118,054
2039	\$151,957	78%	\$118,054	\$14,081	\$0	\$297	\$12,275	\$120,158
2040	\$153,611	78%	\$120,158	\$14,504	\$0	\$150	\$134,812	\$0
2041	\$29,392	0%	\$0	\$14,939	\$0	\$19	\$0	\$14,957
2042	\$40,604	37%	\$14,957	\$15,387	\$0	\$57	\$0	\$30,401
2043	\$52,462	58%	\$30,401	\$15,848	\$0	\$93	\$1,974	\$44,369
2044	\$62,962	70%	\$44,369	\$16,324	\$0	\$126	\$4,066	\$56,753
2045	\$71,952	79%	\$56,753	\$16,814	\$0	\$149	\$11,159	\$62,557
2046	\$74,243	84%	\$62,557	\$17,318	\$0	\$175	\$2,157	\$77,894
2047	\$86,225	90%	\$77,894	\$17,838	\$0	\$217	\$0	\$95,948
2048	\$101,146	95%	\$95,948	\$18,373	\$0	\$263	\$0	\$114,584
2049	\$116,885	98%	\$114,584	\$18,924	\$0	\$276	\$27,101	\$106,683



CURRENT FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2020	\$59,615	36%	\$21,694	\$4,200	\$0	\$59	\$0	\$25,953
2021	\$66,956	39%	\$25,953	\$4,326	\$0	\$70	\$0	\$30,350
2022	\$74,684	41%	\$30,350	\$4,456	\$0	\$80	\$1,061	\$33,825
2023	\$81,723	41%	\$33,825	\$4,589	\$0	\$90	\$0	\$38,505
2024	\$90,243	43%	\$38,505	\$4,727	\$0	\$94	\$6,190	\$37,136
2025	\$92,824	40%	\$37,136	\$4,869	\$0	\$90	\$7,338	\$34,757
2026	\$94,488	37%	\$34,757	\$5,015	\$0	\$93	\$0	\$39,865
2027	\$103,953	38%	\$39,865	\$5,165	\$0	\$106	\$0	\$45,137
2028	\$113,901	40%	\$45,137	\$5,320	\$0	\$118	\$1,267	\$49,308
2029	\$123,048	40%	\$49,308	\$5,480	\$0	\$111	\$15,657	\$39,241
2030	\$117,858	33%	\$39,241	\$5,644	\$0	\$98	\$5,953	\$39,031
2031	\$122,725	32%	\$39,031	\$5,814	\$0	\$103	\$1,384	\$43,563
2032	\$132,667	33%	\$43,563	\$5,988	\$0	\$116	\$0	\$49,668
2033	\$144,565	34%	\$49,668	\$6,168	\$0	\$132	\$0	\$55,968
2034	\$157,056	36%	\$55,968	\$6,353	\$0	\$142	\$4,538	\$57,925
2035	\$165,493	35%	\$57,925	\$6,543	\$0	\$144	\$6,901	\$57,711
2036	\$172,001	34%	\$57,711	\$6,740	\$0	\$81	\$57,288	\$7,244
2037	\$127,066	6%	\$7,244	\$6,942	\$0	\$25	\$1,653	\$12,558
2038	\$138,353	9%	\$12,558	\$7,150	\$0	\$40	\$0	\$19,749
2039	\$151,957	13%	\$19,749	\$7,365	\$0	\$43	\$12,275	\$14,882
2040	\$153,611	10%	\$14,882	\$7,586	\$0	\$0	\$134,812	-\$112,344
2041	\$29,392	0%	-\$112,344	\$7,813	\$0	\$0	\$0	-\$104,531
2042	\$40,604	0%	-\$104,531	\$8,048	\$0	\$0	\$0	-\$96,483
2043	\$52,462	0%	-\$96,483	\$8,289	\$0	\$0	\$1,974	-\$90,168
2044	\$62,962	0%	-\$90,168	\$8,538	\$0	\$0	\$4,066	-\$85,696
2045	\$71,952	0%	-\$85,696	\$8,794	\$0	\$0	\$11,159	-\$88,061
2046	\$74,243	0%	-\$88,061	\$9,058	\$0	\$0	\$2,157	-\$81,160
2047	\$86,225	0%	-\$81,160	\$9,329	\$0	\$0	\$0	-\$71,830
2048	\$101,146	0%	-\$71,830	\$9,609	\$0	\$0	\$0	-\$62,221
2049	\$116,885	0%	-\$62,221	\$9,898	\$0	\$0	\$27,101	-\$79,424



METHODOLOGY

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.

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 verses 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.

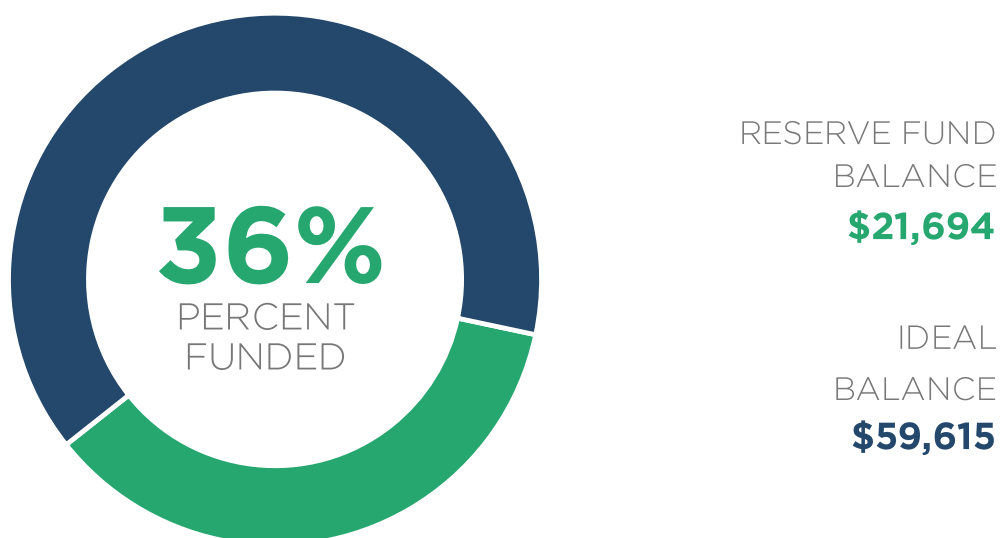


FINANCIAL ANALYSIS

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.



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.

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.

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 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	Current Fully Funded Balance
General Site - Asphalt, Repair & Overlay ¹	40	20	27,685	SF	\$2.50	\$69,213	\$34,606
General Site - Asphalt, Repair & Seal Coat ²	5	5	27,685	SF	\$0.16	\$4,430	\$0
General Site - Fence, Vinyl Panel	30	16	500	LF	\$45.00	\$22,500	\$10,500
General Site - Fence, Chain Link	30	16	600	LF	\$22.00	\$13,200	\$6,160
General Site - Landscape, Softscape Renewal	10	9	1	Allowance	\$5,000.00	\$5,000	\$500
General Site - Landscape, Irrigation System	3	2	1	Allowance	\$1,000.00	\$1,000	\$333
General Site - Drainage ³	5	4	1	Allowance	\$2,000.00	\$2,000	\$400
General Site - Signage, Entry Monument	30	9	1	Lump Sum	\$5,000.00	\$5,000	\$3,500
General Site - Mailboxes, Cluster Box Unit	25	4	1	Each	\$1,900.00	\$1,900	\$1,596
General Site - Mailboxes, Parcel Unit	25	4	1	Each	\$1,600.00	\$1,600	\$1,344
Electrical - Light Fixtures, Landscape	20	5	2	Each	\$450.00	\$900	\$675
TOTALS						\$126,742	\$59,615

¹ Repairs to the asphalt are required prior to the overlay. The mill and overlay is an application of 1 1/2" of asphalt over the existing surface.

² Preventative maintenance program needed to address pavement damage and improve service life. Seal coat line item includes allowance for crack sealing and limited patching within the overall resealing unit cost.

³ Outside of periodic repairs and ongoing maintenance, complete replacement of the storm-water systems is not anticipated. Ongoing review and maintenance will help the Association address issues related to system overload, broken pipes or equipment failure prior to the onset of larger failures and greater costs.

▪ 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.



RESERVE EXPENSES 1-10 YEARS

Component	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Repair & Seal Coat	\$0	\$0	\$0	\$0	\$0	\$5,135	\$0	\$0	\$0	\$0
General Site - Fence, Vinyl Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Softscape Renewal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,524
General Site - Landscape, Irrigation System	\$0	\$0	\$1,061	\$0	\$0	\$1,159	\$0	\$0	\$1,267	\$0
General Site - Drainage	\$0	\$0	\$0	\$0	\$2,251	\$0	\$0	\$0	\$0	\$2,610
General Site - Signage, Entry Monument	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,524
General Site - Mailboxes, Cluster Box Unit	\$0	\$0	\$0	\$0	\$2,138	\$0	\$0	\$0	\$0	\$0
General Site - Mailboxes, Parcel Unit	\$0	\$0	\$0	\$0	\$1,801	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixtures, Landscape	\$0	\$0	\$0	\$0	\$0	\$1,043	\$0	\$0	\$0	\$0
Annual Expenditure	\$0	\$0	\$1,061	\$0	\$6,190	\$7,338	\$0	\$0	\$1,267	\$15,657
YEARS 1 THROUGH 10										



RESERVE EXPENSES 11-20 YEARS

Component	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
General Site - Asphalt, Repair & Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Repair & Seal Coat	\$5,953	\$0	\$0	\$0	\$0	\$6,901	\$0	\$0	\$0	\$0
General Site - Fence, Vinyl Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$36,106	\$0	\$0	\$0
General Site - Fence, Chain Link	\$0	\$0	\$0	\$0	\$0	\$0	\$21,182	\$0	\$0	\$0
General Site - Landscape, Softscape Renewal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,768
General Site - Landscape, Irrigation System	\$0	\$1,384	\$0	\$0	\$1,513	\$0	\$0	\$1,653	\$0	\$0
General Site - Drainage	\$0	\$0	\$0	\$0	\$3,025	\$0	\$0	\$0	\$0	\$3,507
General Site - Signage, Entry Monument	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Mailboxes, Cluster Box Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Mailboxes, Parcel Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical - Light Fixtures, Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$5,953	\$1,384	\$0	\$0	\$4,538	\$6,901	\$57,288	\$1,653	\$0	\$12,275

YEARS 11 THROUGH 20



RESERVE EXPENSES 21-30 YEARS

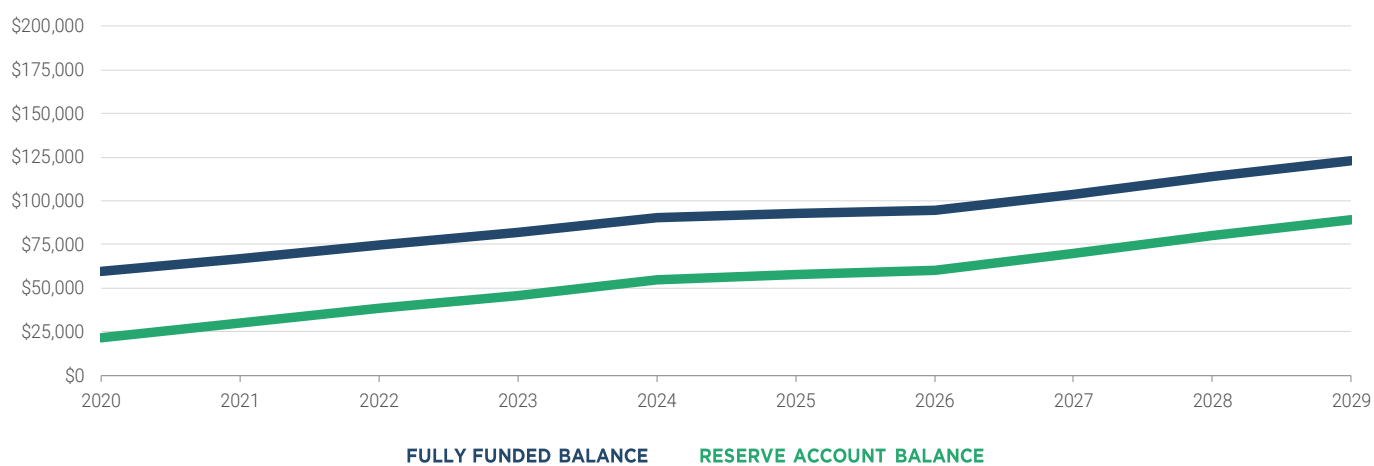
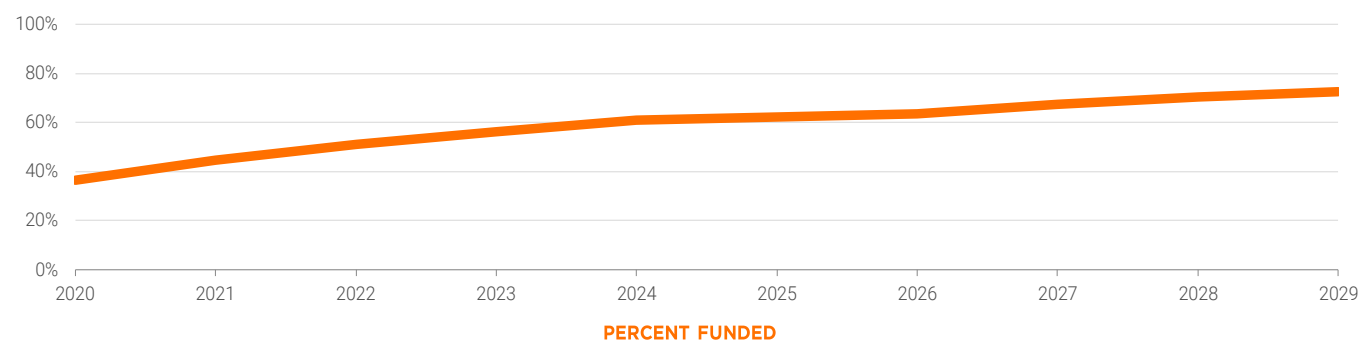
Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
General Site - Asphalt, Repair & Overlay	\$125,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Asphalt, Repair & Seal Coat	\$8,000	\$0	\$0	\$0	\$0	\$9,275	\$0	\$0	\$0	\$0
General Site - Fence, Vinyl Panel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Landscape, Softscape Renewal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,783
General Site - Landscape, Irrigation System	\$1,806	\$0	\$0	\$1,974	\$0	\$0	\$2,157	\$0	\$0	\$2,357
General Site - Drainage	\$0	\$0	\$0	\$0	\$4,066	\$0	\$0	\$0	\$0	\$4,713
General Site - Signage, Entry Monument	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site - Mailboxes, Cluster Box Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,477
General Site - Mailboxes, Parcel Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,771
Electrical - Light Fixtures, Landscape	\$0	\$0	\$0	\$0	\$0	\$1,884	\$0	\$0	\$0	\$0
Annual Expenditure	\$134,812	\$0	\$0	\$1,974	\$4,066	\$11,159	\$2,157	\$0	\$0	\$27,101

YEARS 21 THROUGH 30



FULL FUNDING PLAN 1-10 YEARS

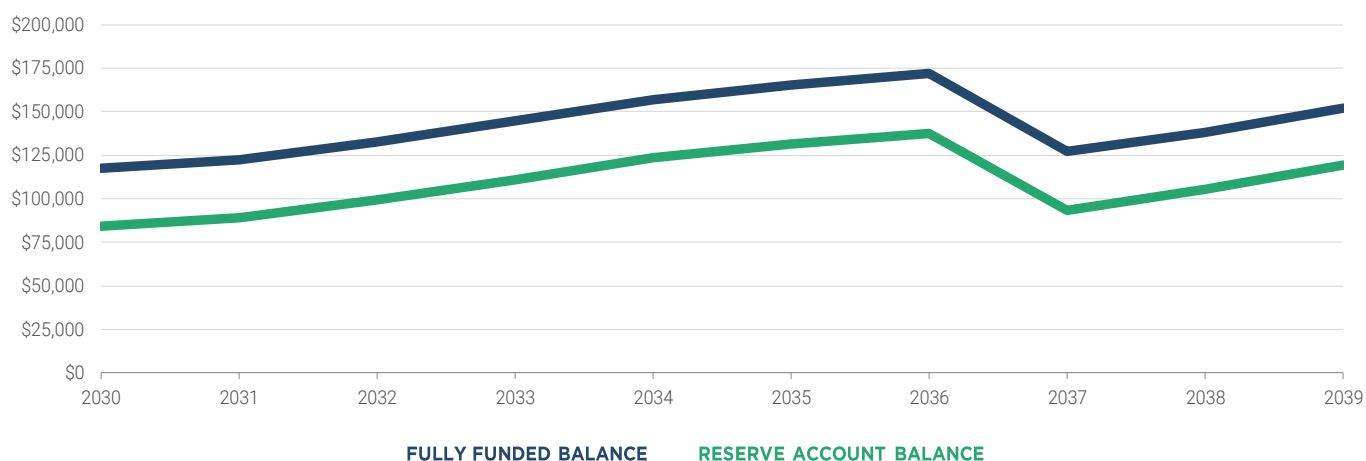
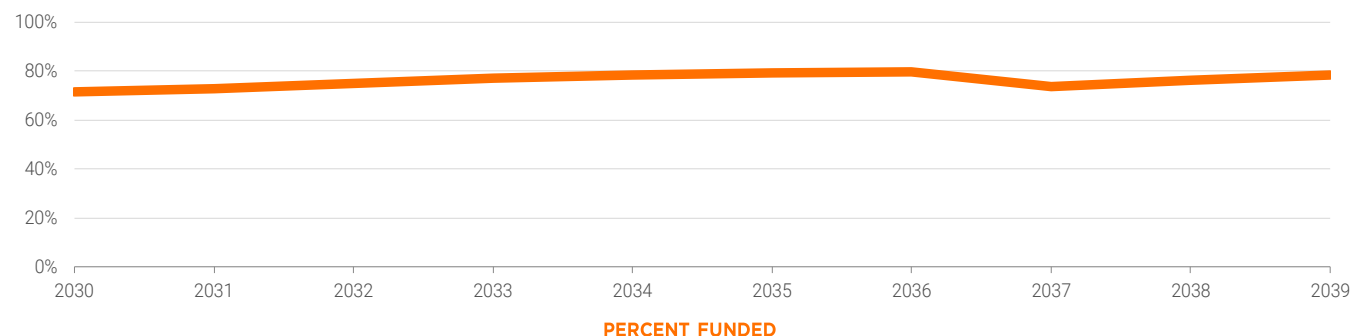
YEAR 1 - 10	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Fully Funded Balance	\$59,615	\$66,956	\$74,684	\$81,723	\$90,243	\$92,824	\$94,488	\$103,953	\$113,901	\$123,048
Percentage Funded (%)	36%	45%	51%	56%	61%	62%	64%	67%	70%	72%
Beginning Balance	\$21,694	\$29,838	\$38,245	\$45,861	\$54,815	\$57,859	\$60,035	\$69,845	\$79,968	\$89,148
Reserve Contribution	\$8,080	\$8,322	\$8,572	\$8,829	\$9,094	\$9,366	\$9,647	\$9,937	\$10,235	\$10,542
Avg Unit Contribution (mth)	\$48.09	\$49.54	\$51.02	\$52.55	\$54.13	\$55.75	\$57.43	\$59.15	\$60.92	\$62.75
Contribution Increase (%)		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment										
Interest Earned	\$64	\$85	\$105	\$126	\$141	\$147	\$162	\$187	\$211	\$216
Reserve Expenditures	\$0	\$0	\$1,061	\$0	\$6,190	\$7,338	\$0	\$0	\$1,267	\$15,657
ENDING BALANCE	\$29,838	\$38,245	\$45,861	\$54,815	\$57,859	\$60,035	\$69,845	\$79,968	\$89,148	\$84,249





FULL FUNDING PLAN 11-20 YEARS

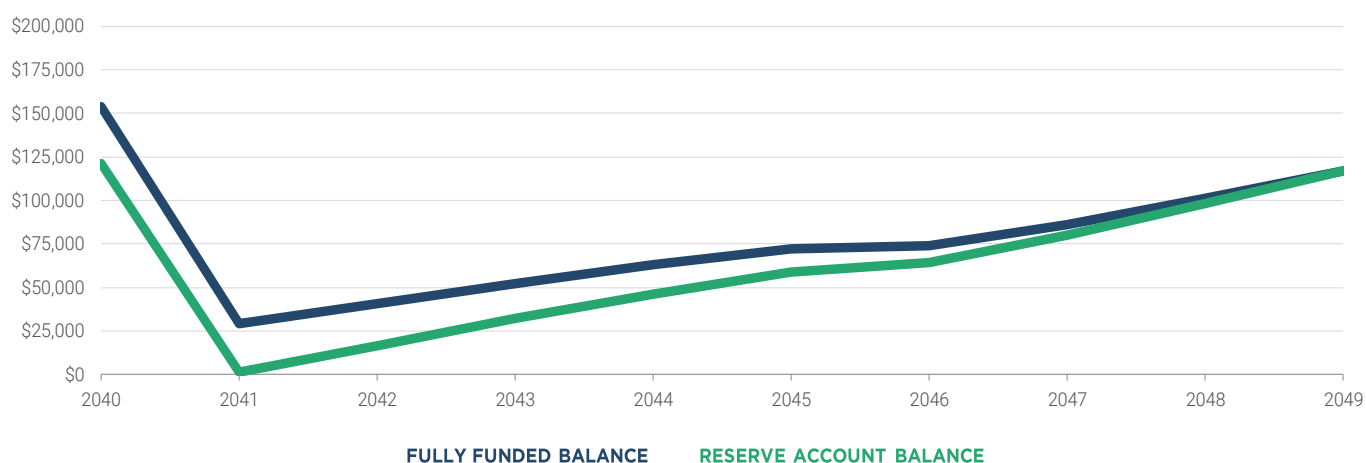
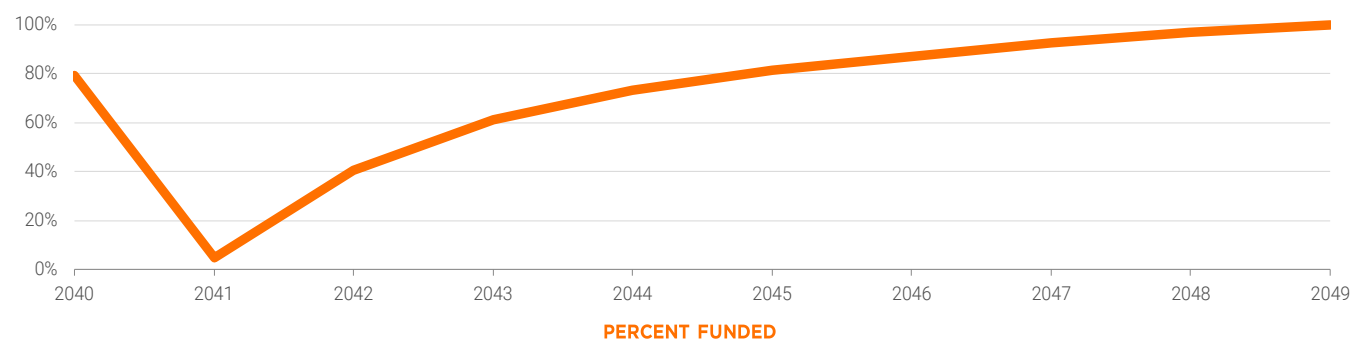
YEAR 11 - 20	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Fully Funded Balance	\$117,858	\$122,725	\$132,667	\$144,565	\$157,056	\$165,493	\$172,001	\$127,066	\$138,353	\$151,957
Percentage Funded (%)	71%	73%	75%	77%	79%	79%	80%	73%	76%	79%
Beginning Balance	\$84,249	\$89,371	\$99,406	\$111,189	\$123,347	\$131,348	\$137,370	\$93,336	\$105,285	\$119,320
Reserve Contribution	\$10,858	\$11,184	\$11,520	\$11,865	\$12,221	\$12,588	\$12,965	\$13,354	\$13,755	\$14,168
Avg Unit Contribution (mth)	\$64.63	\$66.57	\$68.57	\$70.63	\$72.74	\$74.93	\$77.17	\$79.49	\$81.87	\$84.33
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment										
Interest Earned	\$217	\$236	\$263	\$293	\$318	\$335	\$288	\$248	\$280	\$301
Reserve Expenditures	\$5,953	\$1,384	\$0	\$0	\$4,538	\$6,901	\$57,288	\$1,653	\$0	\$12,275
ENDING BALANCE	\$89,371	\$99,406	\$111,189	\$123,347	\$131,348	\$137,370	\$93,336	\$105,285	\$119,320	\$121,514





FULL FUNDING PLAN 21-30 YEARS

YEAR 21 - 30	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Fully Funded Balance	\$153,611	\$29,392	\$40,604	\$52,462	\$62,962	\$71,952	\$74,243	\$86,225	\$101,146	\$116,885
Percentage Funded (%)	79%	5%	41%	61%	73%	81%	87%	93%	97%	100%
Beginning Balance	\$121,514	\$1,448	\$16,501	\$32,043	\$46,113	\$58,602	\$64,514	\$79,962	\$98,131	\$116,885
Reserve Contribution	\$14,593	\$15,030	\$15,481	\$15,946	\$16,424	\$16,917	\$17,424	\$17,947	\$18,485	\$19,040
Avg Unit Contribution (mth)	\$86.86	\$89.47	\$92.15	\$94.92	\$97.76	\$100.70	\$103.72	\$106.83	\$110.03	\$113.33
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment										
Interest Earned	\$154	\$22	\$61	\$98	\$131	\$154	\$180	\$222	\$268	\$282
Reserve Expenditures	\$134,812	\$0	\$0	\$1,974	\$4,066	\$11,159	\$2,157	\$0	\$0	\$27,101
ENDING BALANCE	\$1,448	\$16,501	\$32,043	\$46,113	\$58,602	\$64,514	\$79,962	\$98,131	\$116,885	\$109,107





PHYSICAL ANALYSIS

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.

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.

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.



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.

Understanding the Component Inventory

The information is intended to visually simplify and summarize the key points of information on a component by component basis.

General Site - Signage, Entry Monument



Current Cost	Estimated Quantity	Work Required	Action Required
\$5,000	1 Lump Sum	Repair	2029



The orange badge highlights reserve components that are significant in nature, accounting for more than 5% of the Association’s total reserve funding budget. The Association should give greater consideration to the maintenance and ongoing review of these particular items.



General Site - Asphalt, Repair & Overlay



SIGNIFICANT ASSET

Current Cost	Estimated Quantity	Work Required	Action Required
\$69,213	27,685 SF	Overlay	2040

General Site - Asphalt, Repair & Seal Coat



SIGNIFICANT ASSET

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,430	27,685 SF	Maintain	2025



General Site - Fence, Vinyl Panel



SIGNIFICANT ASSET

Current Cost	Estimated Quantity	Work Required	Action Required
\$22,500	500 LF	Replace	2036

General Site - Fence, Chain Link



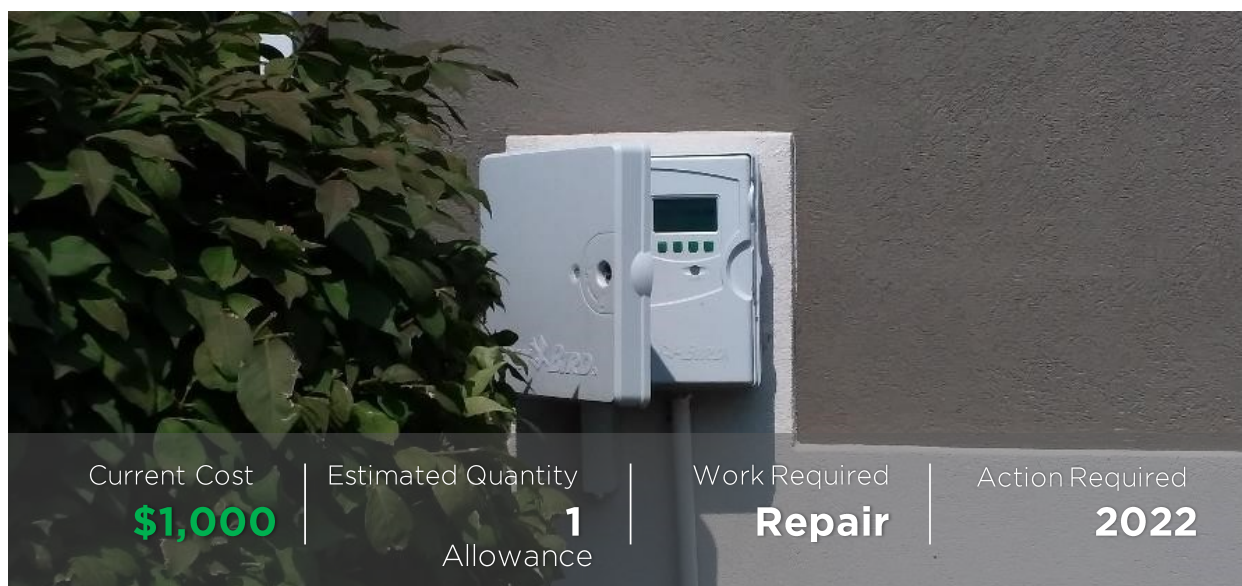
Current Cost	Estimated Quantity	Work Required	Action Required
\$13,200	600 LF	Replace	2036



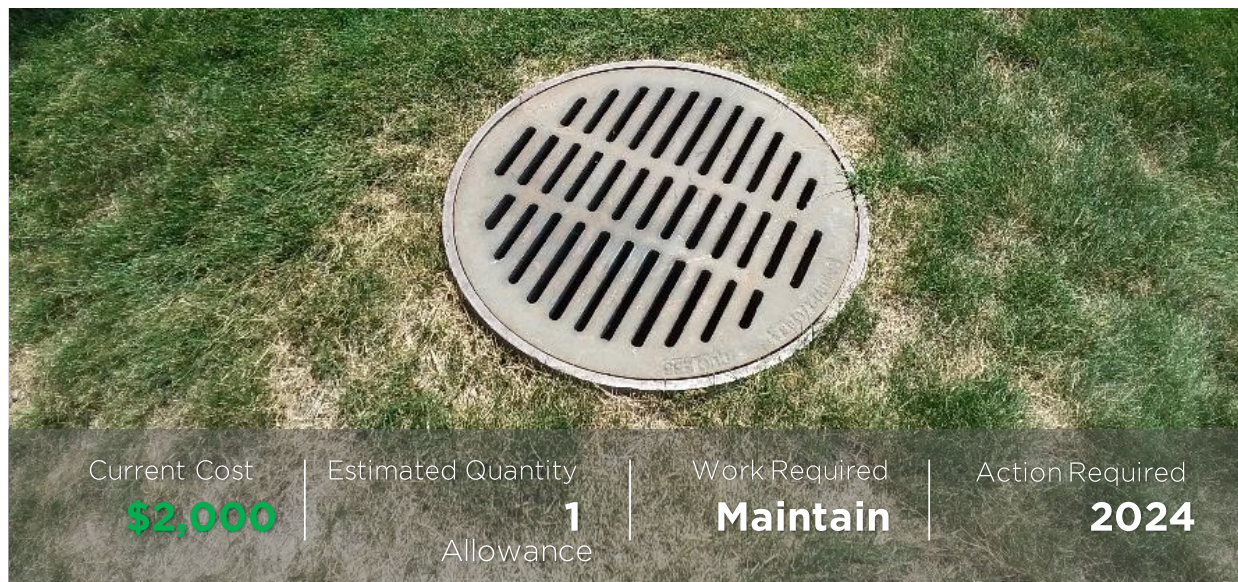
General Site - Landscape, Softscape Renewal



General Site - Landscape, Irrigation System



General Site - Drainage



Electrical - Light Fixtures, Landscape





General Site - Mailboxes, Cluster Box Unit



Current Cost	Estimated Quantity	Work Required	Action Required
\$1,900	1 Each	Replace	2024

General Site - Mailboxes, Parcel Unit



Current Cost	Estimated Quantity	Work Required	Action Required
\$1,600	1 Each	Replace	2024



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.

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

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
LF = Linear Foot

SY = Square Yard
SQUARE = 100 Square Feet (Roofing)

