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Shadow Run at Canyon Lakes Common Areas *Kennewick, WA*



Report #: 33951-3
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY Update "With-Site-Visit"

December 9, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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Shadow Run at Canyon Lakes - Common Areas

Kennewick, WA

Level of Service: **Update "With-Site-Visit"**

Report #: **33951-3**

of Units: 197

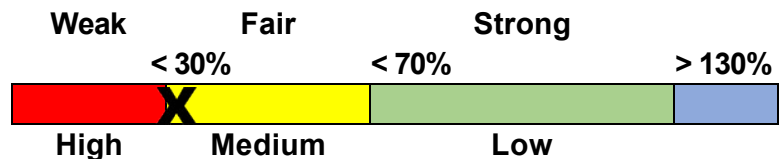
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$85,783
Current Fully Funded Reserve Balance	\$276,269
Percent Funded	31.1 %
Average Reserve (Deficit) or Surplus Per Unit	(\$967)
Recommended 2025 100% Annual "Full Funding" Reserve Transfers	\$31,700
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$29,000
Recommended 2025 Special Assessment each year, 2025 & 2026	\$40,000*
Most Recent Budgeted Reserve Transfer Rate	\$16,723

Reserve Fund Strength: 31.1%



Risk of Special Assessment:

Economic Assumptions:

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

• This is a Update "With-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 31.1 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$27,976 - see Component Significance table.

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending a Special Assessment of \$40,000, and budgeted contributions of \$31,700 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

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

*Special Assessment for each year, 2025 & 2026.



# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory Appendix			
100 Concrete - Repair/Replace	10	3	\$2,990
140 Wood Fence - Replace	20	9	\$189,500
141 Wood Fence - Stain	5	0	\$30,000
170 Landscape - Refurbish	5	0	\$4,000
171 Trees - Trim/Remove & Replace	3	0	\$14,000
175 Irrigation System - Repair/Replace	5	0	\$2,990
200 Monument Signage - Replace	25	4	\$5,305
205 Mailboxes - Replace	25	0	\$34,000
340 Play Equipment - Replace (a)	25	14	\$51,500
340 Play Equipment - Replace (b)	25	1	\$51,500
346 Site Furniture - Replace (a)	25	17	\$3,555
346 Site Furniture - Replace (b)	25	1	\$7,570

12 Total Funded Components

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

Introduction



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

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



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

Methodology

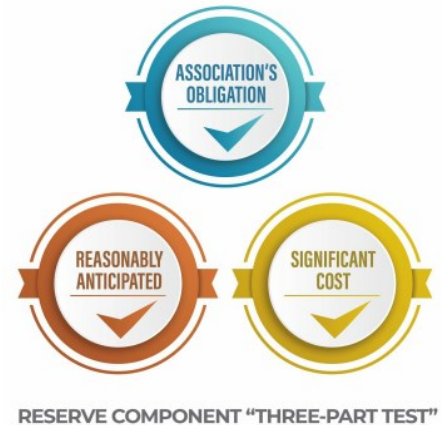


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 9/9/2024, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life.

- The current market costs for fence replacement and staining have increased significantly over the past 3 years, as confirmed with local vendors.
- The trees were reported to be failing due to environmental stresses. Funding has been added as a budget allowance for tree replacements over the next 9 years, and can be adjusted as needed.



Projected Expenses

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

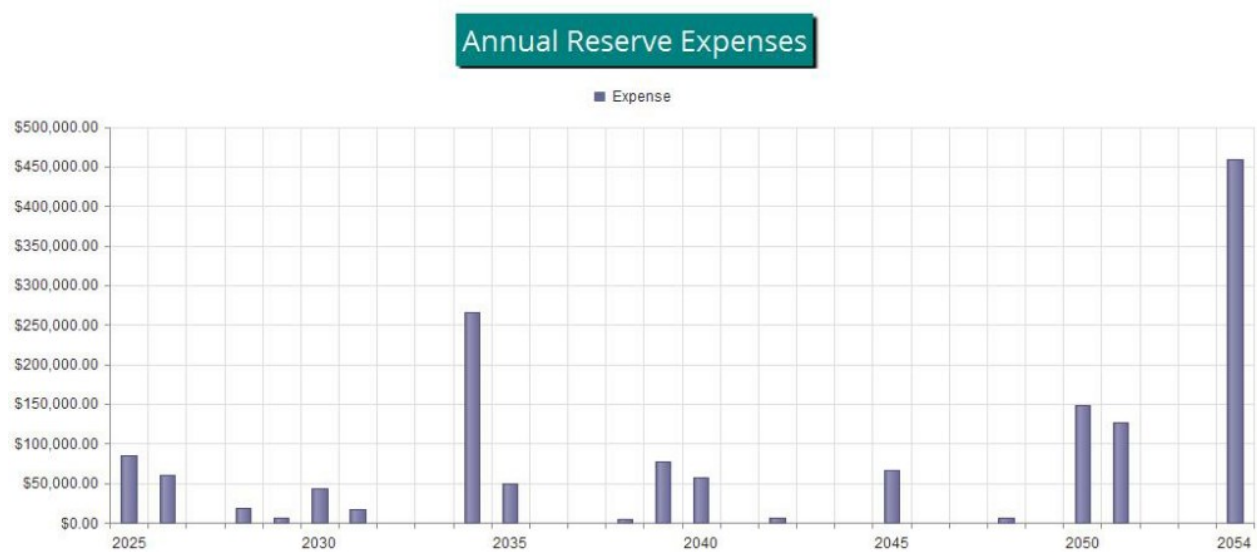


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$85,783 as-of the start of your Fiscal Year on 1/1/2025. As of that date, your Fully Funded Balance is computed to be \$276,269 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of \$31,700 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

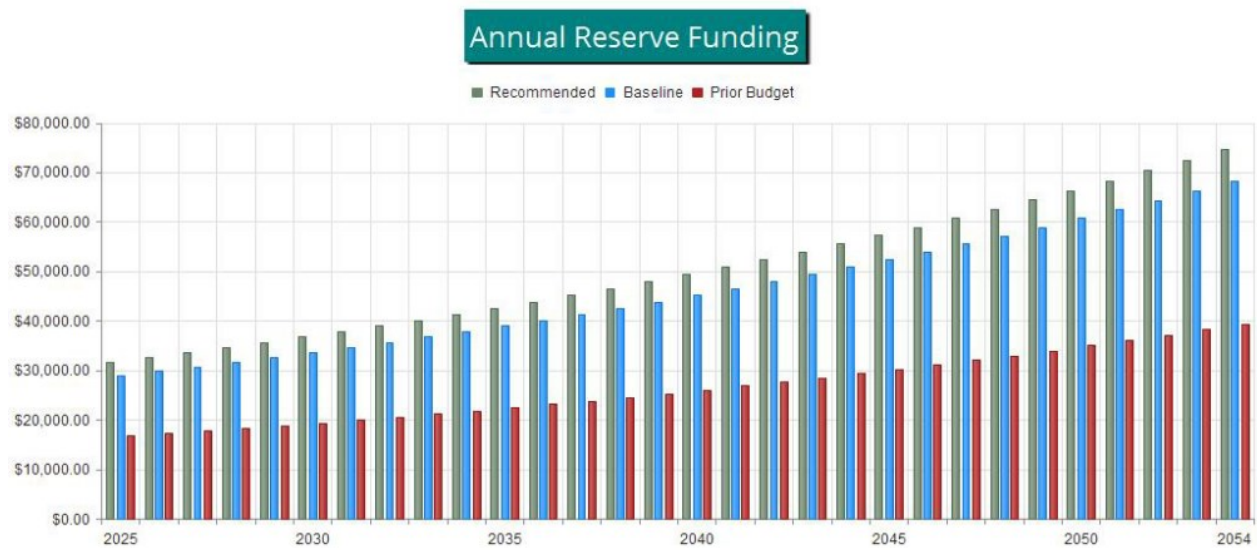


Figure 2

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

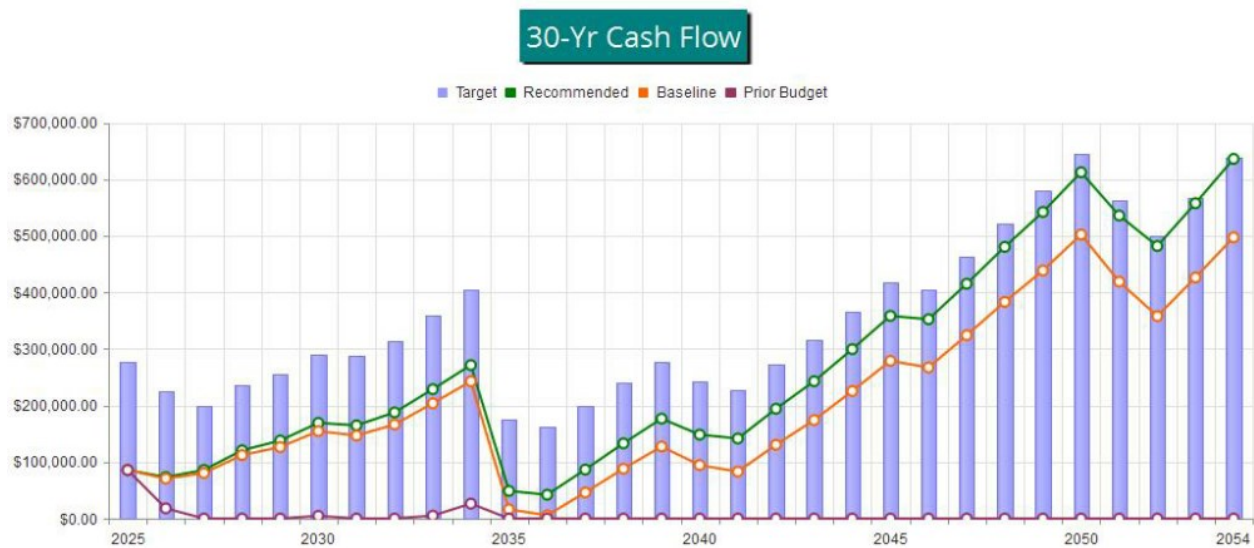


Figure 3

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

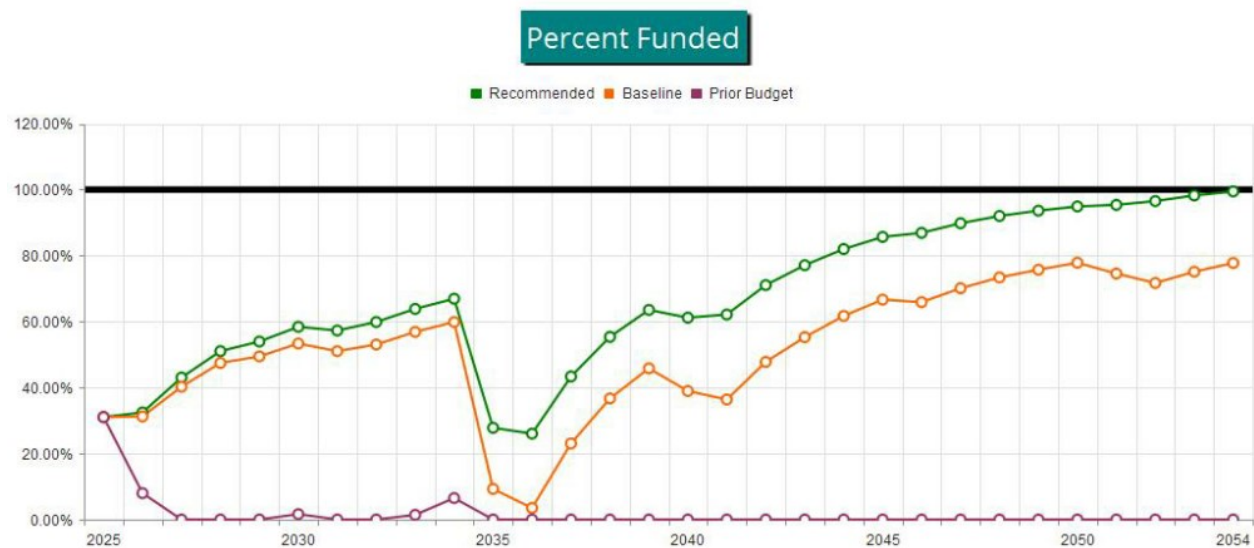


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Inventory Appendix						
100	Concrete - Repair/Replace	Sidewalks, etc.	10	3	\$2,370	\$3,610
140	Wood Fence - Replace	~ 3,250 LF 6' tall wood	20	9	\$160,000	\$219,000
141	Wood Fence - Stain	~ 3,250 LF 6' tall wood	5	0	\$20,000	\$40,000
170	Landscape - Refurbish	Trees, shrubs, turf	5	0	\$3,000	\$5,000
171	Trees - Trim/Remove & Replace	Landscape trees	3	0	\$12,600	\$15,400
175	Irrigation System - Repair/Replace	Extensive system	5	0	\$2,370	\$3,610
200	Monument Signage - Replace	~ (1) masonry, (1) rock	25	4	\$4,120	\$6,490
205	Mailboxes - Replace	~ (14) mail, (1) parcel	25	0	\$30,900	\$37,100
340	Play Equipment - Replace (a)	~ (1) metal (1) tireswing	25	14	\$41,200	\$61,800
340	Play Equipment - Replace (b)	~ (1) metal, (1) swing	25	1	\$41,200	\$61,800
346	Site Furniture - Replace (a)	~ (3) picnic tables	25	17	\$2,780	\$4,330
346	Site Furniture - Replace (b)	~ (9) assorted	25	1	\$7,110	\$8,030
12	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix								
100	Concrete - Repair/Replace	\$2,990	X	7	/	10	=	\$2,093
140	Wood Fence - Replace	\$189,500	X	11	/	20	=	\$104,225
141	Wood Fence - Stain	\$30,000	X	5	/	5	=	\$30,000
170	Landscape - Refurbish	\$4,000	X	5	/	5	=	\$4,000
171	Trees - Trim/Remove & Replace	\$14,000	X	3	/	3	=	\$14,000
175	Irrigation System - Repair/Replace	\$2,990	X	5	/	5	=	\$2,990
200	Monument Signage - Replace	\$5,305	X	21	/	25	=	\$4,456
205	Mailboxes - Replace	\$34,000	X	25	/	25	=	\$34,000
340	Play Equipment - Replace (a)	\$51,500	X	11	/	25	=	\$22,660
340	Play Equipment - Replace (b)	\$51,500	X	24	/	25	=	\$49,440
346	Site Furniture - Replace (a)	\$3,555	X	8	/	25	=	\$1,138
346	Site Furniture - Replace (b)	\$7,570	X	24	/	25	=	\$7,267
								\$276,269



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix				
100 Concrete - Repair/Replace	10	\$2,990	\$299	1.07 %
140 Wood Fence - Replace	20	\$189,500	\$9,475	33.87 %
141 Wood Fence - Stain	5	\$30,000	\$6,000	21.45 %
170 Landscape - Refurbish	5	\$4,000	\$800	2.86 %
171 Trees - Trim/Remove & Replace	3	\$14,000	\$4,667	16.68 %
175 Irrigation System - Repair/Replace	5	\$2,990	\$598	2.14 %
200 Monument Signage - Replace	25	\$5,305	\$212	0.76 %
205 Mailboxes - Replace	25	\$34,000	\$1,360	4.86 %
340 Play Equipment - Replace (a)	25	\$51,500	\$2,060	7.36 %
340 Play Equipment - Replace (b)	25	\$51,500	\$2,060	7.36 %
346 Site Furniture - Replace (a)	25	\$3,555	\$142	0.51 %
346 Site Furniture - Replace (b)	25	\$7,570	\$303	1.08 %
12 Total Funded Components			\$27,976	100.00 %



30-Year Reserve Plan Summary

Report # 33951-3
With-Site-Visit

Fiscal Year Start: 2025

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2025	\$85,783	\$276,269	31.1 %		Medium	89.56 %	\$31,700	\$40,000	\$795	\$84,990
2026	\$73,288	\$225,833	32.5 %		Medium	3.00 %	\$32,651	\$40,000	\$796	\$60,842
2027	\$85,892	\$199,620	43.0 %		Medium	3.00 %	\$33,631	\$0	\$1,032	\$0
2028	\$120,555	\$236,178	51.0 %		Medium	3.00 %	\$34,639	\$0	\$1,292	\$18,565
2029	\$137,921	\$255,628	54.0 %		Medium	3.00 %	\$35,679	\$0	\$1,535	\$5,971
2030	\$169,163	\$289,579	58.4 %		Medium	3.00 %	\$36,749	\$0	\$1,669	\$42,882
2031	\$164,699	\$287,503	57.3 %		Medium	3.00 %	\$37,851	\$0	\$1,761	\$16,717
2032	\$187,595	\$313,317	59.9 %		Medium	3.00 %	\$38,987	\$0	\$2,080	\$0
2033	\$228,662	\$358,155	63.8 %		Medium	3.00 %	\$40,157	\$0	\$2,499	\$0
2034	\$271,318	\$405,402	66.9 %		Medium	3.00 %	\$41,361	\$0	\$1,600	\$265,521
2035	\$48,757	\$175,403	27.8 %		High	3.00 %	\$42,602	\$0	\$454	\$49,711
2036	\$42,102	\$161,727	26.0 %		High	3.00 %	\$43,880	\$0	\$643	\$0
2037	\$86,626	\$199,812	43.4 %		Medium	3.00 %	\$45,197	\$0	\$1,097	\$0
2038	\$132,919	\$240,037	55.4 %		Medium	3.00 %	\$46,553	\$0	\$1,547	\$4,391
2039	\$176,628	\$277,973	63.5 %		Medium	3.00 %	\$47,949	\$0	\$1,624	\$77,898
2040	\$148,303	\$242,392	61.2 %		Medium	3.00 %	\$49,388	\$0	\$1,448	\$57,629
2041	\$141,510	\$227,710	62.1 %		Medium	3.00 %	\$50,869	\$0	\$1,677	\$0
2042	\$194,056	\$273,068	71.1 %		Low	3.00 %	\$52,395	\$0	\$2,183	\$5,876
2043	\$242,758	\$314,890	77.1 %		Low	3.00 %	\$53,967	\$0	\$2,710	\$0
2044	\$299,435	\$365,209	82.0 %		Low	3.00 %	\$55,586	\$0	\$3,287	\$0
2045	\$358,309	\$418,265	85.7 %		Low	3.00 %	\$57,254	\$0	\$3,552	\$66,808
2046	\$352,306	\$405,362	86.9 %		Low	3.00 %	\$58,971	\$0	\$3,835	\$0
2047	\$415,113	\$462,186	89.8 %		Low	3.00 %	\$60,740	\$0	\$4,475	\$0
2048	\$480,329	\$522,054	92.0 %		Low	3.00 %	\$62,563	\$0	\$5,110	\$5,901
2049	\$542,100	\$579,021	93.6 %		Low	3.00 %	\$64,440	\$0	\$5,770	\$0
2050	\$612,310	\$645,196	94.9 %		Low	3.00 %	\$66,373	\$0	\$5,738	\$148,637
2051	\$535,783	\$561,723	95.4 %		Low	3.00 %	\$68,364	\$0	\$5,086	\$127,390
2052	\$481,843	\$499,140	96.5 %		Low	3.00 %	\$70,415	\$0	\$5,194	\$0
2053	\$557,452	\$567,444	98.2 %		Low	3.00 %	\$72,527	\$0	\$5,964	\$0
2054	\$635,944	\$639,397	99.5 %		Low	3.00 %	\$74,703	\$0	\$4,458	\$459,071



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 33951-3
With-Site-Visit

Fiscal Year Start: 2025

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year				% Increase						
	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses	
2025	\$85,783	\$276,269	31.1 %	<div></div>	Medium	73.41 %	\$29,000	\$40,000	\$781	\$84,990
2026	\$70,574	\$225,833	31.3 %	<div></div>	Medium	3.00 %	\$29,870	\$40,000	\$754	\$60,842
2027	\$80,357	\$199,620	40.3 %	<div></div>	Medium	3.00 %	\$30,766	\$0	\$962	\$0
2028	\$112,085	\$236,178	47.5 %	<div></div>	Medium	3.00 %	\$31,689	\$0	\$1,192	\$18,565
2029	\$126,400	\$255,628	49.4 %	<div></div>	Medium	3.00 %	\$32,640	\$0	\$1,404	\$5,971
2030	\$154,473	\$289,579	53.3 %	<div></div>	Medium	3.00 %	\$33,619	\$0	\$1,505	\$42,882
2031	\$146,716	\$287,503	51.0 %	<div></div>	Medium	3.00 %	\$34,628	\$0	\$1,564	\$16,717
2032	\$166,190	\$313,317	53.0 %	<div></div>	Medium	3.00 %	\$35,666	\$0	\$1,849	\$0
2033	\$203,705	\$358,155	56.9 %	<div></div>	Medium	3.00 %	\$36,736	\$0	\$2,231	\$0
2034	\$242,673	\$405,402	59.9 %	<div></div>	Medium	3.00 %	\$37,838	\$0	\$1,294	\$265,521
2035	\$16,284	\$175,403	9.3 %	<div></div>	High	3.00 %	\$38,974	\$0	\$110	\$49,711
2036	\$5,656	\$161,727	3.5 %	<div></div>	High	3.00 %	\$40,143	\$0	\$258	\$0
2037	\$46,057	\$199,812	23.1 %	<div></div>	High	3.00 %	\$41,347	\$0	\$670	\$0
2038	\$88,074	\$240,037	36.7 %	<div></div>	Medium	3.00 %	\$42,587	\$0	\$1,077	\$4,391
2039	\$127,347	\$277,973	45.8 %	<div></div>	Medium	3.00 %	\$43,865	\$0	\$1,108	\$77,898
2040	\$94,423	\$242,392	39.0 %	<div></div>	Medium	3.00 %	\$45,181	\$0	\$886	\$57,629
2041	\$82,860	\$227,710	36.4 %	<div></div>	Medium	3.00 %	\$46,536	\$0	\$1,066	\$0
2042	\$130,463	\$273,068	47.8 %	<div></div>	Medium	3.00 %	\$47,933	\$0	\$1,522	\$5,876
2043	\$174,042	\$314,890	55.3 %	<div></div>	Medium	3.00 %	\$49,371	\$0	\$1,996	\$0
2044	\$225,409	\$365,209	61.7 %	<div></div>	Medium	3.00 %	\$50,852	\$0	\$2,520	\$0
2045	\$278,780	\$418,265	66.7 %	<div></div>	Medium	3.00 %	\$52,377	\$0	\$2,728	\$66,808
2046	\$267,078	\$405,362	65.9 %	<div></div>	Medium	3.00 %	\$53,949	\$0	\$2,954	\$0
2047	\$323,980	\$462,186	70.1 %	<div></div>	Low	3.00 %	\$55,567	\$0	\$3,534	\$0
2048	\$383,081	\$522,054	73.4 %	<div></div>	Low	3.00 %	\$57,234	\$0	\$4,106	\$5,901
2049	\$438,520	\$579,021	75.7 %	<div></div>	Low	3.00 %	\$58,951	\$0	\$4,701	\$0
2050	\$502,173	\$645,196	77.8 %	<div></div>	Low	3.00 %	\$60,720	\$0	\$4,603	\$148,637
2051	\$418,858	\$561,723	74.6 %	<div></div>	Low	3.00 %	\$62,541	\$0	\$3,882	\$127,390
2052	\$357,891	\$499,140	71.7 %	<div></div>	Low	3.00 %	\$64,417	\$0	\$3,919	\$0
2053	\$426,228	\$567,444	75.1 %	<div></div>	Low	3.00 %	\$66,350	\$0	\$4,615	\$0
2054	\$497,193	\$639,397	77.8 %	<div></div>	Low	3.00 %	\$68,340	\$0	\$3,032	\$459,071



30-Year Income/Expense Detail

Report # 33951-3
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$85,783	\$73,288	\$85,892	\$120,555	\$137,921
Annual Reserve Funding	\$31,700	\$32,651	\$33,631	\$34,639	\$35,679
Recommended Special Assessments	\$40,000	\$40,000	\$0	\$0	\$0
Interest Earnings	\$795	\$796	\$1,032	\$1,292	\$1,535
Total Income	\$158,278	\$146,735	\$120,555	\$156,486	\$175,134
# Component					
Inventory Appendix					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$3,267	\$0
140 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
141 Wood Fence - Stain	\$30,000	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$4,000	\$0	\$0	\$0	\$0
171 Trees - Trim/Remove & Replace	\$14,000	\$0	\$0	\$15,298	\$0
175 Irrigation System - Repair/Replace	\$2,990	\$0	\$0	\$0	\$0
200 Monument Signage - Replace	\$0	\$0	\$0	\$0	\$5,971
205 Mailboxes - Replace	\$34,000	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (a)	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (b)	\$0	\$53,045	\$0	\$0	\$0
346 Site Furniture - Replace (a)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (b)	\$0	\$7,797	\$0	\$0	\$0
Total Expenses	\$84,990	\$60,842	\$0	\$18,565	\$5,971
Ending Reserve Balance	\$73,288	\$85,892	\$120,555	\$137,921	\$169,163

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$169,163	\$164,699	\$187,595	\$228,662	\$271,318
Annual Reserve Funding	\$36,749	\$37,851	\$38,987	\$40,157	\$41,361
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,669	\$1,761	\$2,080	\$2,499	\$1,600
Total Income	\$207,581	\$204,311	\$228,662	\$271,318	\$314,279
# Component					
Inventory Appendix					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
140 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$247,255
141 Wood Fence - Stain	\$34,778	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$4,637	\$0	\$0	\$0	\$0
171 Trees - Trim/Remove & Replace	\$0	\$16,717	\$0	\$0	\$18,267
175 Irrigation System - Repair/Replace	\$3,466	\$0	\$0	\$0	\$0
200 Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (a)	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (b)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (a)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$42,882	\$16,717	\$0	\$0	\$265,521
Ending Reserve Balance	\$164,699	\$187,595	\$228,662	\$271,318	\$48,757

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$48,757	\$42,102	\$86,626	\$132,919	\$176,628
Annual Reserve Funding	\$42,602	\$43,880	\$45,197	\$46,553	\$47,949
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$454	\$643	\$1,097	\$1,547	\$1,624
Total Income	\$91,813	\$86,626	\$132,919	\$181,019	\$226,201
# Component					
Inventory Appendix					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$4,391	\$0
140 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
141 Wood Fence - Stain	\$40,317	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$5,376	\$0	\$0	\$0	\$0
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$4,018	\$0	\$0	\$0	\$0
200 Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (a)	\$0	\$0	\$0	\$0	\$77,898
340 Play Equipment - Replace (b)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (a)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$49,711	\$0	\$0	\$4,391	\$77,898
Ending Reserve Balance	\$42,102	\$86,626	\$132,919	\$176,628	\$148,303

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$148,303	\$141,510	\$194,056	\$242,758	\$299,435
Annual Reserve Funding	\$49,388	\$50,869	\$52,395	\$53,967	\$55,586
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,448	\$1,677	\$2,183	\$2,710	\$3,287
Total Income	\$199,139	\$194,056	\$248,634	\$299,435	\$358,309
# Component					
Inventory Appendix					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
140 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
141 Wood Fence - Stain	\$46,739	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$6,232	\$0	\$0	\$0	\$0
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$4,658	\$0	\$0	\$0	\$0
200 Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (a)	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (b)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (a)	\$0	\$0	\$5,876	\$0	\$0
346 Site Furniture - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$57,629	\$0	\$5,876	\$0	\$0
Ending Reserve Balance	\$141,510	\$194,056	\$242,758	\$299,435	\$358,309

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$358,309	\$352,306	\$415,113	\$480,329	\$542,100
Annual Reserve Funding	\$57,254	\$58,971	\$60,740	\$62,563	\$64,440
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,552	\$3,835	\$4,475	\$5,110	\$5,770
Total Income	\$419,114	\$415,113	\$480,329	\$548,001	\$612,310
# Component					
Inventory Appendix					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$5,901	\$0
140 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
141 Wood Fence - Stain	\$54,183	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$7,224	\$0	\$0	\$0	\$0
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$5,400	\$0	\$0	\$0	\$0
200 Monument Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (a)	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (b)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (a)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$66,808	\$0	\$0	\$5,901	\$0
Ending Reserve Balance	\$352,306	\$415,113	\$480,329	\$542,100	\$612,310

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$612,310	\$535,783	\$481,843	\$557,452	\$635,944
Annual Reserve Funding	\$66,373	\$68,364	\$70,415	\$72,527	\$74,703
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,738	\$5,086	\$5,194	\$5,964	\$4,458
Total Income	\$684,420	\$609,233	\$557,452	\$635,944	\$715,105
# Component					
Inventory Appendix					
100 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
140 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$446,569
141 Wood Fence - Stain	\$62,813	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$8,375	\$0	\$0	\$0	\$0
171 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair/Replace	\$6,260	\$0	\$0	\$0	\$0
200 Monument Signage - Replace	\$0	\$0	\$0	\$0	\$12,502
205 Mailboxes - Replace	\$71,188	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (a)	\$0	\$0	\$0	\$0	\$0
340 Play Equipment - Replace (b)	\$0	\$111,064	\$0	\$0	\$0
346 Site Furniture - Replace (a)	\$0	\$0	\$0	\$0	\$0
346 Site Furniture - Replace (b)	\$0	\$16,325	\$0	\$0	\$0
Total Expenses	\$148,637	\$127,390	\$0	\$0	\$459,071
Ending Reserve Balance	\$535,783	\$481,843	\$557,452	\$635,944	\$256,034



Accuracy, Limitations, and Disclosures

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



Terms and Definitions

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



Component Details

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

Inventory Appendix

Comp #: 100 Concrete - Repair/Replace**Quantity: Sidewalks, etc.**

Location: Sidewalks adjacent to common areas, pads under picnic tables, mail box pads, play area curbing, etc.

Funded?: Yes.

History: None known

Comments: Research with the City of Kennewick found that although sidewalks throughout community are considered public, the adjacent owner is responsible for maintenance of sidewalks which includes repair/replacement of trip hazards and tree root uplift. The City confirmed that the Association is responsible for the sidewalks adjacent to common areas. The Association's sidewalks did not appear to have unusual wear or damage. Some grass was beginning to grow between sidewalk panels, which could eventually cause damage to the concrete.

Due to general age and eventual wear, we suggest a rotating funding allowance to supplement the operating budget for periodic larger scale repair/replacements as reflected below.

Time larger repairs to coincide with Asphalt Seal/Repair (Component #121) and curb painting for cost efficiency when possible. As routine maintenance utilizing operating funds, inspect regularly and pressure wash for appearance. Repair promptly as needed to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality of the concrete include; the preparation of the underlying soil and drainage, thickness and strength of concrete used, steel reinforcement (none likely), and amount and weight of vehicle traffic, if any.

Additional Resources:

<http://www.mrsc.org/subjects/pubworks/sidew.aspx>http://www.sakrete.com/media-center/blog-detail.cfm/bp_alias/Placing-Concrete-in-hot-or-cold-weather<http://www.concretenetwork.com/cold-weather-concrete/weather.html>

Useful Life:

10 years

Remaining Life:

3 years



Best Case: \$ 2,370

Worst Case: \$ 3,610

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 120 Asphalt - Resurface**Quantity: Roadways, etc.**

Location: Roadways throughout association

Funded?: No. Roads are reportedly public, therefore municipality responsibility to maintain, repair and replace

History: None known

Comments: Roads throughout association are reportedly public, therefore they are the responsibility of the local municipality to maintain, repair and replace. No reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 140 Wood Fence - Replace**Quantity: ~ 3,250 LF 6' tall wood**

Location: Partial perimeter along association at W 36th Ave & S Ely Street, going all the way to W 27th Ave

Funded?: Yes.

History: 2024-Repairs \$1,820; Replaced 2013

Comments: The wood fence showed some natural signs of aging, with some warping of the wood. In the areas observed, the fence appeared to be clear of the soil.

This component has been significantly affected by inflation. Cost estimates adjusted to current market costs.

Plan to replace at roughly the time frame below. Typical failures occur from deterioration through end grains, contact with ground and surrounding landscape.

As routine maintenance, inspect regularly for any damage and repair as needed. Avoid unnecessary contact with ground, sprinkler patterns and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance. Painting or staining the fence has a higher overall life cycle cost but may extend life somewhat in addition to aesthetic benefit.

Useful Life:

20 years

Remaining Life:

9 years



Best Case: \$ 160,000

Worst Case: \$ 219,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 141 Wood Fence - Stain

Quantity: ~ 3,250 LF 6' tall wood

Location: Partial perimeter along association at W 36th Ave & S Ely Street, going all the way to W 27th Ave

Funded?: Yes.

History: 2019 \$8,405.64

Comments: The stain on the fences did not appear to be peeling or showing bare wood.

This component has been significantly affected by inflation. Cost estimates adjusted to current market costs.

Regular sealer applications are recommended for the appearance, protection, and maximum useful life of the wood. Actual timing of staining will vary based on exposure and quality of material and application. In our experience, quality solid-bodied stain typically produces best result. Remove any unnecessary contact with ground and surrounding landscape and sprinkler patterns. Repair as needed and clean prior to sealer application.

There are three general options for finishing wood fences. The first and least expensive option is to leave it unfinished. The second option is regular cycles of penetrating water repellent (typically clear or semi-transparent). The third option is painting or staining. The second option typically has a shorter useful life and perhaps a lower life-cycle cost than staining/painting. Left unfinished, the wood will "gray" from its exposure to weather and often exhibit mildew - the lesser appearance may adversely affect marketability however. The third option to apply a penetrating stain is similar to painting, in that it will extend the life of the wood fence. The costs for applying the penetrating water repellent can be much less than staining, but needs to be done more often (every two to three years). Using a quality solid-bodied stain is often thought to best balance the objectives of the association and is therefore factored below.

If the wood is cedar, the Western Red Cedar Lumber Association (WRCLA) has additional information available on their website at www.wrcla.org.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 40,000

Cost Source: Client Cost History

Comp #: 145 Brick Columns - Replace**Quantity: ~ (10) brick**

Location: Adjacent to perimeter fencing

Funded?: No. Useful life not predictable

History: Added at time of 2013 fence replacement

Comments: Brick columns showed no major damage or deterioration of brick or grout.

There is no basis to expect complete replacement of these study brick structures, therefore no reserve funding included. As routine maintenance, inspect, repair and clean as needed utilizing general maintenance operating funds. Update future reserve studies should need for large scale repair or replacement arise.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 160 Pole Lights - Replace**Quantity: Public street lighting**

Location: Adjacent to public streets

Funded?: No. Reportedly local municipality/utility responsibility to maintain, repair and replace

History: None known

Comments: Commercial quality cobra head street lights are reportedly the responsibility of the local municipality/utility to maintain, repair and replace, therefore no reserve funding included.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 170 Landscape - Refurbish

Quantity: Trees, shrubs, turf

Location: Common area landscaping

Funded?: Yes.

History: 2024-Anticipated expense of \$14K for trees; Trees planted 2019 \$4k

Comments: Common area landscaping consisting of primarily mature trees, shrubs and turf appeared to be maintained regularly. Some trees appeared to be coming to the end of Useful Life. Association reported that heat stress, mower damage, water restrictions, etc, are leading to the need to replace trees. Funding is added in component #171 for ongoing removal and replacement of trees.

Currently, landscaping maintenance is funded out of the operating budget however we have included funding for periodic larger projects that cannot be easily absorbed into the operating budget. As associations age, many find the need or desire for larger scale refurbish projects not covered within the maintenance contract, and they allocate funds within reserves. These types of projects can include: bed renovations, major replanting, large scale bark or mulch replacements, turf renovations, drainage improvements, irrigation system extensions / replacement, etc.

Walk area each year with landscape contractor and perhaps landscape architect to assess the overall health, function and future needs of maintenance and refurbish to determine how much supplemental reserve funding should be planned for.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 171 Trees - Trim/Remove & Replace

Quantity: Landscape trees

Location: Throughout the community.

Funded?: Yes.

History: 2024-Anticipated expense of \$14K

Comments: Some trees appeared to be coming to the end of Useful Life. Association reported that heat stress, mower damage, water restrictions, etc, are leading to the need to replace trees. Funding is added in this component for ongoing removal and replacement of trees. Three cycles of three years is included in this funding, and future funding can be revised as needed.

This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist to assess the current plantings and to prepare a long term plan for the care and management of the community's trees, balancing aesthetics with the protection of the association's assets. Tree roots can be damaging to walkways, irrigation, underground utilities, and building structures. Track actual expenses, and adjust accordingly in reserve study updates.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 12,600

Worst Case: \$ 15,400

Cost Source: Budget Allowance

Comp #: 175 Irrigation System - Repair/Replace

Quantity: Extensive system

Location: Common area landscaping

Funded?: Yes.

History: None known

Comments: Our visual observation of the irrigation system was limited as the majority of system components are below grade. No reports of repairs or problems. At the time of this study, no information (plans and/or specifications) was provided to us regarding the extent of the irrigation system.

No predictable large-scale costs at this time, however we have included funding for periodic projects that are too large to be comfortably absorbed into the operating budget. Have your landscaper or irrigation specialist periodically unearth sections to check lines for any damage or deterioration. PVC can eventually become brittle and leak (typically not before the 40 year mark of life).

As routine maintenance, inspect, test, and repair system as needed from operating budget. Follow proper winterization and spring startup procedures. If properly installed and bedded without defect, the lines could last for many years. Controls for the system can vary greatly in number, cost, and life expectancy - typically each controller is less than \$500. Other elements (i.e. sprinkler heads, valves) within this system are generally lower cost and have a failure rate that is difficult to predict. These elements are better suited to be handled through the maintenance and operating budget, not reserves.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 2,370

Worst Case: \$ 3,610

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 200 Monument Signage - Replace

Quantity: ~ (1) masonry, (1) rock

Location: Entry/exits to association along S Ely Street & W 36th Ave

Funded?: Yes.

History: None known

Comments: Association featured two monument signs; one large masonry and stucco sign at the S Ely Street entrance, and an engraved rock at the W 36th Ave entrance. Both signs appeared clean and legible with no problems noted or reported.

Reserve funding recommended for regular intervals of replacement to maintain a consistent, quality appearance.

Inspect periodically, repair, clean, and touch up for appearance as needed using general maintenance funds.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 4,120

Worst Case: \$ 6,490

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 205 Mailboxes - Replace

Quantity: ~ (14) mail, (1) parcel

Location: Adjacent to streets throughout association

Funded?: Yes.

History: Manufacture dates 1998-2000

Comments: Mailboxes were older models with manufacture dates ranging from 1998-2000 (two sets and parcel locker appeared older). Mailboxes are not protected from the elements by a structure.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time.

As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed from operating budget.

Note: USPS has a limited budget for replacement and should not be relied upon for purposes of long term financial planning.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 30,900

Worst Case: \$ 37,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 340 Play Equipment - Replace (a)

Quantity: ~ (1) metal (1) tireswing

Location: Main park along S Conway Drive

Funded?: Yes.

History: Replaced 2014

Comments: This component represents the large metal and plastic play structure at the main park on S Conway Drive. No damage or unusual wear were noted on the play structure. Some building up "grime" on the surfaces was noted. The pea gravel did not show bare soil.

Replacement cycles vary depending on the amount of use/abuse, however expect extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles.

Resource (although not public, this document is a good guideline):

<http://www.cpsc.gov/PageFiles/122149/325.pdf>

Note: Tire swing was reportedly not replaced during the 2014 equipment replacement project, however replacement is included within funding allowances.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 41,200

Worst Case: \$ 61,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 340 Play Equipment - Replace (b)**Quantity: ~ (1) metal, (1) swing**

Location: Parks on S Dennis Ct & W 32nd Court; and S Buntin and W 34th Place

Funded?: Yes.

History: Original to 2001 construction

Comments: This component represents the play equipment on S Dennis Ct & W 32nd Court and S Buntin and W 34th Place. Equipment showed no major damage or deterioration.. See prior component for additional equipment and equipment maintenance/replacement details.

Photo does not represent equipment on S Dennis Ct & 32nd Court.

Useful Life:
25 years

Remaining Life:
1 years



Best Case: \$ 41,200

Worst Case: \$ 61,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 346 Site Furniture - Replace (a)**Quantity: ~ (3) picnic tables**

Location: Main park on S Conway Drive and park on S Dennis Ct

Funded?: Yes.

History: Installed 2017 \$1,521.89

Comments: No damage or unusual wear were noted. See next component for additional site furniture.

Inspect regularly and repair as needed. Clean with an appropriate cleaner (refinish if desired) using general maintenance funds.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 2,780

Worst Case: \$ 4,330

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 346 Site Furniture - Replace (b)

Quantity: ~ (9) assorted

Location: Throughout common area parks

Funded?: Yes.

History: None known

Comments: No damage or unusual wear were noted.

See prior component for additional furniture and furniture maintenance/replacement details.

Useful Life:

25 years

Remaining Life:

1 years



Best Case: \$ 7,110

Worst Case: \$ 8,030

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 350 Pet Stations - Replace

Quantity: ~ (3) pet stations

Location: One at each common area park

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

History: Installed 2017

Comments: No major damage or deterioration noted.

There is no predictable basis for wide scale replacement of pet stations, and cost of individual replacement is projected to be too small to qualify for reserve funding. Therefore, inspect, repair and replace utilizing general maintenance operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update

Quantity: Annual update

Location: The community common and limited common elements.

Funded?: No. Costs are best handled with operating funds.

History: 2014 FULL; 2019. 2025 WSV; 2021,2024 NSV

Comments: Per Washington State law (RCW), reserve studies are to be updated annually, with site inspections by an independent reserve study professional to occur no less than every three years to assess changes in condition (i.e., physical, economic, governmental, etc), and the resulting effect on the community's long-term reserves plan. Reserve Study costs are most appropriately factored within the annual operating budget, not as a reserves component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
