

Reserve Study Level II

Prepared for Nautica Soundview

2026 Fiscal Year



Prepared by CEDCORE, LLC

Version 3

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1. Executive Summary

Report Details			
Association Name:	Nautica Soundview		
Location:	Everett, WA	Number of Units:	128
Physical Description	Mid-Rise	Site Visit Date:	6/17/2025
Level of Service:	Level II		
Report Period:	FY 2026	Projection Period:	2026 - 2055
Reserve Account Snap Shot January 1, 2026			
Projected Reserve Balance:			\$295,141
Fully Funded Reserve Balance:			\$1,475,448
Percent Funded:			20 %
Reserve Surplus or (-) Deficit Per Unit:			(\$9,221)
Current Monthly Reserve Fund Contribution:			\$11,085
Interest Rate			0.22 %
Inflation Rate			3.00 %
2026 Reserve Contribution Requirements (based on the above position)			
Full Funding	Monthly Reserve Contribution:		\$20,546
	Monthly Reserve Contribution Per Unit (Average):		\$161
	Special Assessment Required for this Plan:		\$0
Baseline Funding	Monthly Reserve Contribution:		\$14,600
	Monthly Reserve Contribution Per Unit (Average):		\$114
	Special Assessment Required for this Plan:		\$0

Based upon the budget and maintenance practices of the association we have used a funding threshold of \$1,000. Expenses below \$1,000 are not funded within this report and best treated as a maintenance expense. We have included comments within the Component Analysis Section of this report.

The projected reserve fund balance is estimated based on the current reserve fund balance adding any remaining budgeted contributions and subtracting any planned projects to be completed prior to the end of the fiscal year.

The Association will need to increase contributions by \$73.91 per Unit per month to get onto the path to becoming Fully Funded in 2055 and have sufficient funds in the Reserve Account to maintain, repair or replace the Common Elements when needed.

1.1 Table 1 - Component List

Component	Quantity	Current Cost	UL	RUL
Appliances: Replace	1 Allowance	\$3,600	20	0
Awnings, Metal: Clean & Paint	1 Allowance	\$22,700	13	0
Bathroom: Refurbish	1 Allowance	\$5,700	20	0
Brass Fire Department Connections	6 Each	\$2,400	1	0
Brick Facade: Clean, Repair & Seal	1 Allowance	\$65,000	9	8
Building Entry Doors: Replace, Hewitt	1 Each	\$17,500	23	9
Building Entry Doors: Replace, Lobby	2 Each	\$35,000	23	9
Concrete Wall, Alley: Repaint	1 Allowance	\$14,600	10	6
Courtyards: Recoat	1 Allowance	\$50,000	10	7
Courtyards: Resurface	1 Allowance	\$310,000	20	17
Deck Railings, Metal: Repaint	1,395 Linear Feet	\$81,000	24	0
Deck, Trex: Replace	2,200 Square Feet	\$167,000	30	27
Deck: Elastomeric, Reseal, Group A	1 Allowance	\$10,000	5	3
Deck: Elastomeric, Reseal, Group B	3,400 Square Feet	\$57,200	5	0
Electrical	Unfunded due to unpredictable nature of component			
Elevator Cab: Refurbish	2 Allowance	\$34,000	30	6
Elevator: Modernization	2 Unit	\$193,000	30	6
Emergency & Exit Lighting: Replace, Phase 1	14 Each	\$4,000	20	16
Emergency & Exit Lighting: Replace, Phase 2	214 Each	\$61,100	20	4
Entry System: Replace	2 Unit	\$12,500	15	6
Fire Alarm Panels: Replacement	1 Each	\$30,000	24	0
Fire Suppression System: Compressor Replacement	1 Allowance	\$13,600	24	0
Fire Suppression System: Control Panel Replacement	1 Allowance	\$4,000	25	1
Fire Suppression System: Refurbish	128 Each	\$192,000	50	26
Fire Suppression System: Wet/Dry System Repair	1 Allowance	\$8,900	10	0
Fitness Equipment: Multigym, Replace	1 Allowance	\$5,000	23	22
Fitness Equipment: Other, Replace	1 Allowance	\$7,500	14	0
Flooring, Lobby: Restain	1 Units	\$22,700		0
Flooring: Carpet, Replace	1,900 Square Yard	\$56,100	13	0
Garage Door Operators: Replace, East	1 Each	\$10,200	14	11
Garage Door Operators: Replace, Remainder	4 Each	\$40,800	14	6
Garage Door, East, Commercial: Replace	1 Each	\$9,400	24	0
Garage Doors, West, Commercial: Replace	4 Each	\$130,000	25	17
Garage Exhaust System: Repair	3 Each	\$5,700	7	1
Guardrail: Metal, Repaint	1,395 Linear Feet	\$12,700	8	1
Guardrail: Metal, Replace	Unfunded, funded within another component			
Gutters & Downspouts: Replacement	525 Linear Feet	\$6,000	25	20
Irrigation System: Repair/Replace	1 Allowance	\$3,900	13	0
Kitchen: Refurbish	1 Allowance	\$7,200	29	5
Landscaping: Refurbish	1 Allowance	\$11,300	7	0

Lighting Timers: Replace	4 Each	\$4,000	10	5
Lights Interior, Hallways: Replace	173 Items	\$26,000	20	13
Lights Interior: Stairwells, Replace	54 Items	\$8,100	25	1
Lights, Garage, Interior: Replace	1 Allowance	\$25,000	25	1
Lights: Exterior, Replace	1 Allowance	\$3,200	20	15
Mailbox Cluster: Replace	7 Clusters	\$28,100	35	11
Plumbing System	1 Allowance	\$9,700	11	0
Roof: Low Slope, Replace, Building A	11,150 Square Feet	\$222,000	20	14
Roof: Low Slope, Replace, Building B	11,150 Square Feet	\$222,000	20	14
Roof: Maintenance, North Bldg B	1 Allowance	\$1,500	10	5
Roof: Maintenance, West Bldg A	1 Allowance	\$1,500	10	5
Roof: Small, East Elevation	1 Allowance	\$5,000	5	0
Siding & Trim: Repair/Replace	1,600 Square Feet	\$41,600	8	11
Siding: Repaint	54,000 Square Feet	\$153,000	8	3
Signs: Replace	Unfunded, operating expense			
Sliding Glass Doors: Replace	35 Each	\$105,000	50	45
Smoke Detectors	70 Each	\$8,800	20	4
Suite Entry Doors Hardware: Replace	128 Each	\$38,400	50	26
Surveillance System: Replace	1 Allowance	\$8,900	18	0
Utility Doors & Hardware: Replace	1 Allowance	\$20,000	50	26
Walls: Interior, Repainting	1 Allowance	\$164,000	12	1
Water Heater: Replace	1 Unit	\$2,500	10	0
Windows, Ground Floor: Replace	Unfunded, no predictable expectation of expense			
Windows: Replace	478 Each	\$717,000	50	45
Total Current Costs		\$3,538,600		
Total Funded Components		60		

Components without a UL are one-time expenses, not expecting to reoccur at this time. It is important to note that actual costs may vary significantly based on scope of work, actual conditions, hidden deterioration, vendor selection, etc. This component list is for budget planning purposes only.

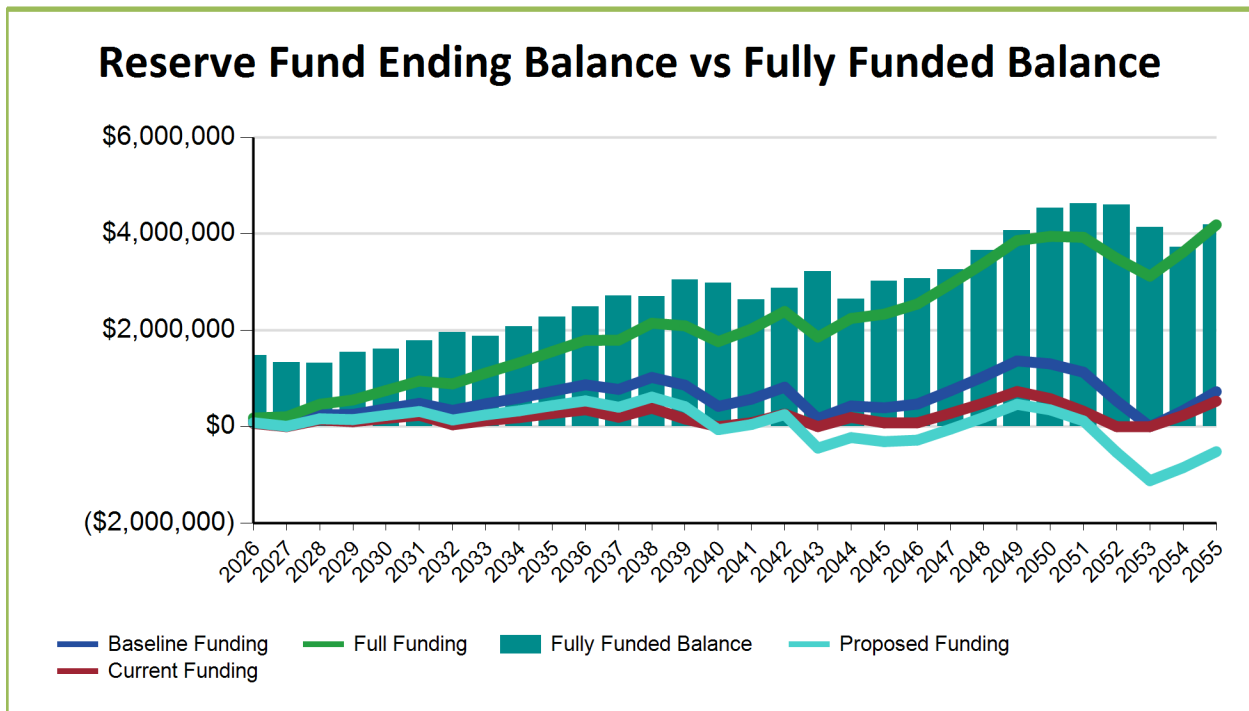
2. Financial Analysis

We have created the financial projections and recommendations based on the component list in Table One and a projected reserve fund balance \$295,141. For your Association to be 100% funded there should be \$1,475,448 in your reserve account(s). Therefore, your Association is projected to be 20.00% funded.

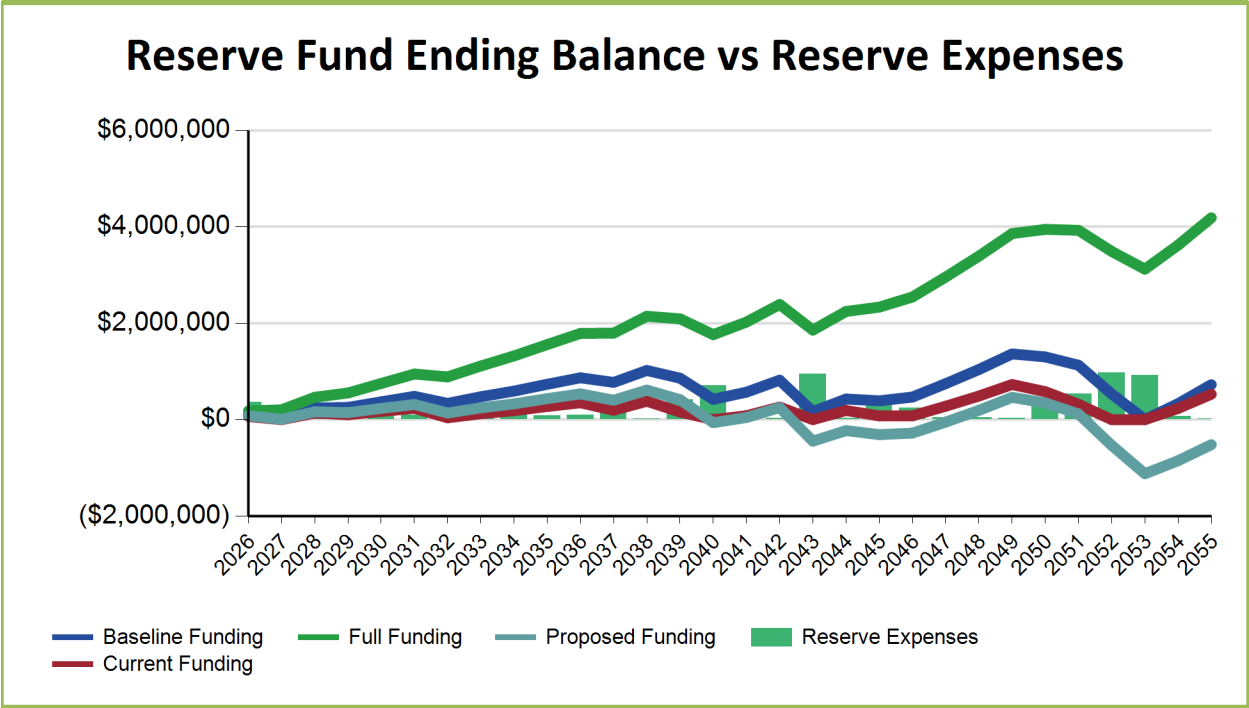
We recommend the Full Funding, which requires a monthly reserve contribution of \$20,546 with a 3.00 % increase in contributions each year for the next 30 years.

Currently the Association has monthly reserve contributions of \$11,085 and are Not projected to be sufficient over the next 30 years. The Baseline monthly reserve contribution requires \$14,600, with a 3.00 % increase in contributions each year for the next 30 years. The baseline funding plan is the lowest contribution amount calculated to prevent the Reserve Fund from dropping below a zero balance.

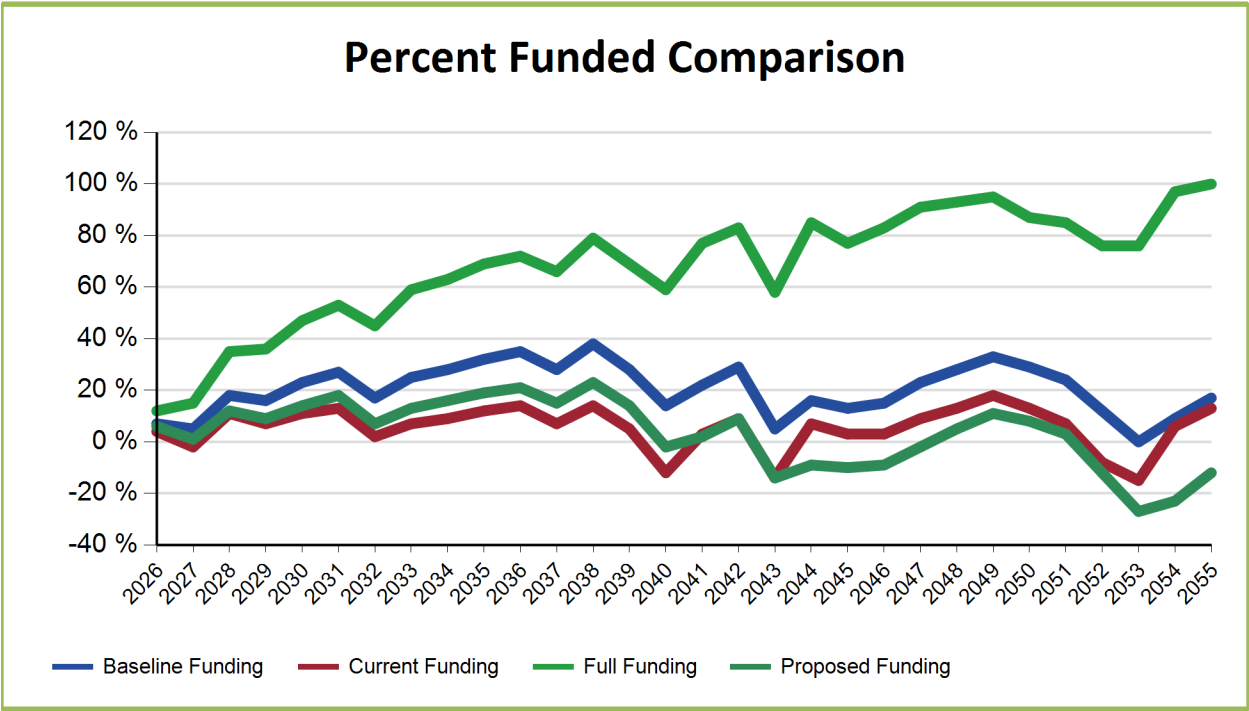
2.1 Figure 1 - Reserve Fund Ending Balance vs Fully Funded Balance



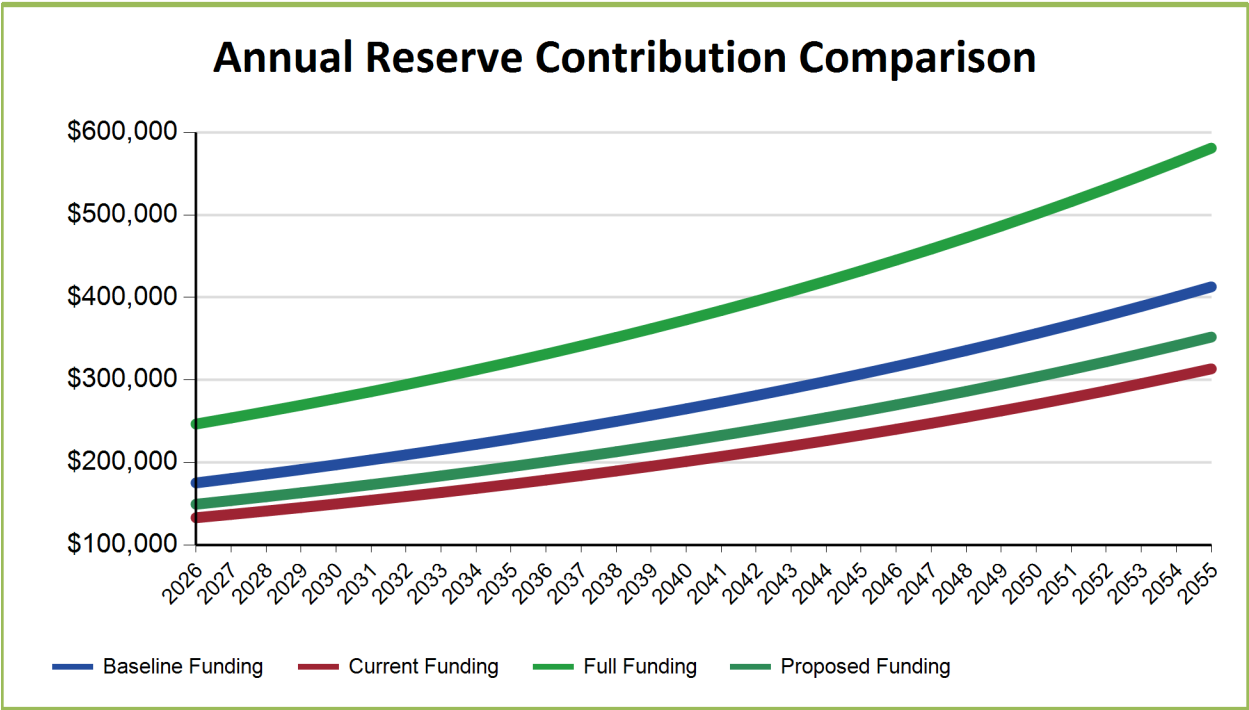
2.2 Figure 2 - Reserve Fund Ending Balance vs Reserve Expenses



2.3 Figure 3 - Percent Funded Comparison



2.4 Figure 4 – Reserve Contribution Comparison



2.5.1 - 30 Year Reserve Fund Projection (Current Funding)

Current Funding Plan									
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Additional Assessments Necessary Per Unit /Per Year	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2026	\$295,141	\$133,020	\$0		\$0	\$362,100	\$66,061	\$1,475,448	4.48 %
2027	\$66,061	\$137,011	\$0	\$199	\$0	\$228,557	\$0	\$1,327,904	-1.92 %
2028	\$0	\$141,121	\$0		\$105	\$2,546	\$138,680	\$1,318,918	10.51 %
2029	\$138,680	\$145,355	\$0		\$47	\$180,737	\$103,345	\$1,548,051	6.68 %
2030	\$103,345	\$149,715	\$0		\$149	\$81,374	\$171,835	\$1,612,140	10.66 %
2031	\$171,835	\$154,207	\$0		\$243	\$91,350	\$234,935	\$1,786,610	13.15 %
2032	\$234,935	\$158,833	\$0		\$0	\$354,992	\$38,776	\$1,962,335	1.98 %
2033	\$38,776	\$163,598	\$0		\$65	\$78,344	\$124,095	\$1,878,268	6.61 %
2034	\$124,095	\$168,506	\$0		\$159	\$105,269	\$187,491	\$2,083,309	9.00 %
2035	\$187,491	\$173,561	\$0		\$287	\$88,203	\$273,136	\$2,273,650	12.01 %
2036	\$273,136	\$178,768	\$0		\$401	\$102,138	\$350,167	\$2,494,366	14.04 %
2037	\$350,167	\$184,131	\$0		\$159	\$339,137	\$195,320	\$2,714,651	7.20 %
2038	\$195,320	\$189,655	\$0		\$442	\$3,422	\$381,995	\$2,704,956	14.12 %
2039	\$381,995	\$195,344	\$0		\$94	\$418,679	\$158,754	\$3,048,501	5.21 %
2040	\$158,754	\$201,205	\$0	\$2,685	\$0	\$703,656	\$0	\$2,982,616	-11.52 %
2041	\$0	\$207,241	\$0		\$0	\$125,416	\$81,825	\$2,629,444	3.11 %
2042	\$81,825	\$213,458	\$0		\$238	\$33,699	\$261,822	\$2,869,728	9.12 %
2043	\$261,822	\$219,862	\$0	\$3,598	\$0	\$942,288	\$0	\$3,220,406	-14.30 %
2044	\$0	\$226,458	\$0		\$119	\$36,262	\$190,315	\$2,654,737	7.17 %
2045	\$190,315	\$233,251	\$0		\$0	\$345,440	\$78,126	\$3,014,554	2.59 %
2046	\$78,126	\$240,249	\$0		\$0	\$238,588	\$79,787	\$3,076,236	2.59 %
2047	\$79,787	\$247,456	\$0		\$238	\$48,740	\$278,741	\$3,259,639	8.55 %
2048	\$278,741	\$254,880	\$0		\$558	\$43,688	\$490,491	\$3,654,193	13.42 %
2049	\$490,491	\$262,526	\$0		\$920	\$24,473	\$729,464	\$4,076,197	17.90 %
2050	\$729,464	\$270,402	\$0		\$686	\$419,366	\$581,186	\$4,541,374	12.80 %
2051	\$581,186	\$278,514	\$0		\$276	\$541,243	\$318,733	\$4,624,809	6.89 %
2052	\$318,733	\$286,870	\$0	\$2,888	\$0	\$975,211	\$0	\$4,596,589	-8.04 %
2053	\$0	\$295,476	\$0	\$4,876	\$0	\$919,613	\$0	\$4,132,249	-15.10 %
2054	\$0	\$304,340	\$0		\$124	\$71,383	\$233,081	\$3,723,312	6.26 %
2055	\$233,081	\$313,470	\$0		\$571	\$19,088	\$528,034	\$4,188,212	12.61 %

- 30 Year Reserve Fund Projection (Proposed Funding)

Proposed Funding Plan								
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2026	\$295,141	\$149,363	\$0	\$12	\$362,100	\$82,416	\$1,475,448	5.59 %
2027	\$82,416	\$153,844	\$0	\$0	\$228,557	\$7,703	\$1,327,904	0.58 %
2028	\$7,703	\$158,459	\$0	\$130	\$2,546	\$163,746	\$1,318,918	12.42 %
2029	\$163,746	\$163,213	\$0	\$100	\$180,737	\$146,322	\$1,548,051	9.45 %
2030	\$146,322	\$168,109	\$0	\$229	\$81,374	\$233,286	\$1,612,140	14.47 %
2031	\$233,286	\$173,153	\$0	\$352	\$91,350	\$315,441	\$1,786,610	17.66 %
2032	\$315,441	\$178,347	\$0	\$76	\$354,992	\$138,872	\$1,962,335	7.08 %
2033	\$138,872	\$183,698	\$0	\$235	\$78,344	\$244,461	\$1,878,268	13.02 %
2034	\$244,461	\$189,209	\$0	\$360	\$105,269	\$328,761	\$2,083,309	15.78 %
2035	\$328,761	\$194,885	\$0	\$521	\$88,203	\$435,964	\$2,273,650	19.17 %
2036	\$435,964	\$200,731	\$0	\$669	\$102,138	\$535,226	\$2,494,366	21.46 %
2037	\$535,226	\$206,753	\$0	\$461	\$339,137	\$403,303	\$2,714,651	14.86 %
2038	\$403,303	\$212,956	\$0	\$780	\$3,422	\$613,617	\$2,704,956	22.68 %
2039	\$613,617	\$219,345	\$0	\$469	\$418,679	\$414,752	\$3,048,501	13.61 %
2040	\$414,752	\$225,925	\$0	\$0	\$703,656	(\$62,979)	\$2,982,616	-2.11 %
2041	(\$62,979)	\$232,703	\$0	\$0	\$125,416	\$44,308	\$2,629,444	1.69 %
2042	\$44,308	\$239,684	\$0	\$201	\$33,699	\$250,494	\$2,869,728	8.73 %
2043	\$250,494	\$246,874	\$0	\$0	\$942,288	(\$444,920)	\$3,220,406	-13.82 %
2044	(\$444,920)	\$254,281	\$0	\$0	\$36,262	(\$226,901)	\$2,654,737	-8.55 %
2045	(\$226,901)	\$261,909	\$0	\$0	\$345,440	(\$310,432)	\$3,014,554	-10.30 %
2046	(\$310,432)	\$269,766	\$0	\$0	\$238,588	(\$279,254)	\$3,076,236	-9.08 %
2047	(\$279,254)	\$277,859	\$0	\$0	\$48,740	(\$50,135)	\$3,259,639	-1.54 %
2048	(\$50,135)	\$286,195	\$0	\$76	\$43,688	\$192,448	\$3,654,193	5.27 %
2049	\$192,448	\$294,781	\$0	\$486	\$24,473	\$463,242	\$4,076,197	11.36 %
2050	\$463,242	\$303,624	\$0	\$301	\$419,366	\$347,801	\$4,541,374	7.66 %
2051	\$347,801	\$312,733	\$0	\$0	\$541,243	\$119,291	\$4,624,809	2.58 %
2052	\$119,291	\$322,115	\$0	\$0	\$975,211	(\$533,805)	\$4,596,589	-11.61 %
2053	(\$533,805)	\$331,778	\$0	\$0	\$919,613	(\$1,121,640)	\$4,132,249	-27.14 %
2054	(\$1,121,640)	\$341,732	\$0	\$0	\$71,383	(\$851,291)	\$3,723,312	-22.86 %
2055	(\$851,291)	\$351,984	\$0	\$0	\$19,088	(\$518,395)	\$4,188,212	-12.38 %

2.5.3 - 30 Year Reserve Fund Projection (Full Funding)

Full Funding Plan								
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2026	\$295,141	\$246,546	\$0	\$87	\$362,100	\$179,674	\$1,475,448	12.18 %
2027	\$179,674	\$253,942	\$0	\$120	\$228,557	\$205,179	\$1,327,904	15.45 %
2028	\$205,179	\$261,561	\$0	\$513	\$2,546	\$464,707	\$1,318,918	35.23 %
2029	\$464,707	\$269,407	\$0	\$645	\$180,737	\$554,022	\$1,548,051	35.79 %
2030	\$554,022	\$277,490	\$0	\$942	\$81,374	\$751,080	\$1,612,140	46.59 %
2031	\$751,080	\$285,814	\$0	\$1,236	\$91,350	\$946,780	\$1,786,610	52.99 %
2032	\$946,780	\$294,389	\$0	\$1,138	\$354,992	\$887,315	\$1,962,335	45.22 %
2033	\$887,315	\$303,220	\$0	\$1,479	\$78,344	\$1,113,670	\$1,878,268	59.29 %
2034	\$1,113,670	\$312,317	\$0	\$1,793	\$105,269	\$1,322,511	\$2,083,309	63.48 %
2035	\$1,322,511	\$321,687	\$0	\$2,149	\$88,203	\$1,558,144	\$2,273,650	68.53 %
2036	\$1,558,144	\$331,337	\$0	\$2,497	\$102,138	\$1,789,840	\$2,494,366	71.76 %
2037	\$1,789,840	\$341,277	\$0	\$2,497	\$339,137	\$1,794,477	\$2,714,651	66.10 %
2038	\$1,794,477	\$351,516	\$0	\$3,029	\$3,422	\$2,145,600	\$2,704,956	79.32 %
2039	\$2,145,600	\$362,061	\$0	\$2,938	\$418,679	\$2,091,920	\$3,048,501	68.62 %
2040	\$2,091,920	\$372,923	\$0	\$2,425	\$703,656	\$1,763,612	\$2,982,616	59.13 %
2041	\$1,763,612	\$384,111	\$0	\$2,819	\$125,416	\$2,025,126	\$2,629,444	77.02 %
2042	\$2,025,126	\$395,634	\$0	\$3,371	\$33,699	\$2,390,432	\$2,869,728	83.30 %
2043	\$2,390,432	\$407,503	\$0	\$2,544	\$942,288	\$1,858,191	\$3,220,406	57.70 %
2044	\$1,858,191	\$419,728	\$0	\$3,129	\$36,262	\$2,244,786	\$2,654,737	84.56 %
2045	\$2,244,786	\$432,320	\$0	\$3,258	\$345,440	\$2,334,924	\$3,014,554	77.46 %
2046	\$2,334,924	\$445,290	\$0	\$3,571	\$238,588	\$2,545,197	\$3,076,236	82.74 %
2047	\$2,545,197	\$458,648	\$0	\$4,198	\$48,740	\$2,959,303	\$3,259,639	90.79 %
2048	\$2,959,303	\$472,408	\$0	\$4,854	\$43,688	\$3,392,877	\$3,654,193	92.85 %
2049	\$3,392,877	\$486,580	\$0	\$5,562	\$24,473	\$3,860,546	\$4,076,197	94.71 %
2050	\$3,860,546	\$501,177	\$0	\$5,685	\$419,366	\$3,948,042	\$4,541,374	86.93 %
2051	\$3,948,042	\$516,213	\$0	\$5,644	\$541,243	\$3,928,656	\$4,624,809	84.95 %
2052	\$3,928,656	\$531,699	\$0	\$4,958	\$975,211	\$3,490,102	\$4,596,589	75.93 %
2053	\$3,490,102	\$547,650	\$0	\$4,380	\$919,613	\$3,122,519	\$4,132,249	75.56 %
2054	\$3,122,519	\$564,079	\$0	\$5,133	\$71,383	\$3,620,348	\$3,723,312	97.23 %
2055	\$3,620,348	\$581,002	\$0	\$5,993	\$19,088	\$4,188,255	\$4,188,212	100.00 %

2.5.2 - 30 Year Reserve Fund Projection (Baseline Funding)

Baseline Funding Plan								
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2026	\$295,141	\$175,197	\$0	\$32	\$362,100	\$108,270	\$1,475,448	7.34 %
2027	\$108,270	\$180,453	\$0	\$0	\$228,557	\$60,166	\$1,327,904	4.53 %
2028	\$60,166	\$185,867	\$0	\$232	\$2,546	\$243,718	\$1,318,918	18.48 %
2029	\$243,718	\$191,442	\$0	\$244	\$180,737	\$254,667	\$1,548,051	16.45 %
2030	\$254,667	\$197,186	\$0	\$419	\$81,374	\$370,898	\$1,612,140	23.01 %
2031	\$370,898	\$203,101	\$0	\$587	\$91,350	\$483,236	\$1,786,610	27.05 %
2032	\$483,236	\$209,194	\$0	\$359	\$354,992	\$337,797	\$1,962,335	17.21 %
2033	\$337,797	\$215,470	\$0	\$565	\$78,344	\$475,488	\$1,878,268	25.32 %
2034	\$475,488	\$221,934	\$0	\$741	\$105,269	\$592,894	\$2,083,309	28.46 %
2035	\$592,894	\$228,592	\$0	\$953	\$88,203	\$734,236	\$2,273,650	32.29 %
2036	\$734,236	\$235,450	\$0	\$1,155	\$102,138	\$868,703	\$2,494,366	34.83 %
2037	\$868,703	\$242,514	\$0	\$1,002	\$339,137	\$773,082	\$2,714,651	28.48 %
2038	\$773,082	\$249,789	\$0	\$1,378	\$3,422	\$1,020,827	\$2,704,956	37.74 %
2039	\$1,020,827	\$257,283	\$0	\$1,125	\$418,679	\$860,556	\$3,048,501	28.23 %
2040	\$860,556	\$265,001	\$0	\$446	\$703,656	\$422,347	\$2,982,616	14.16 %
2041	\$422,347	\$272,951	\$0	\$667	\$125,416	\$570,549	\$2,629,444	21.70 %
2042	\$570,549	\$281,140	\$0	\$1,043	\$33,699	\$819,033	\$2,869,728	28.54 %
2043	\$819,033	\$289,574	\$0	\$33	\$942,288	\$166,352	\$3,220,406	5.17 %
2044	\$166,352	\$298,261	\$0	\$430	\$36,262	\$428,781	\$2,654,737	16.15 %
2045	\$428,781	\$307,209	\$0	\$365	\$345,440	\$390,915	\$3,014,554	12.97 %
2046	\$390,915	\$316,425	\$0	\$478	\$238,588	\$469,230	\$3,076,236	15.25 %
2047	\$469,230	\$325,918	\$0	\$899	\$48,740	\$747,307	\$3,259,639	22.93 %
2048	\$747,307	\$335,696	\$0	\$1,342	\$43,688	\$1,040,657	\$3,654,193	28.48 %
2049	\$1,040,657	\$345,766	\$0	\$1,831	\$24,473	\$1,363,781	\$4,076,197	33.46 %
2050	\$1,363,781	\$356,139	\$0	\$1,729	\$419,366	\$1,302,283	\$4,541,374	28.68 %
2051	\$1,302,283	\$366,824	\$0	\$1,454	\$541,243	\$1,129,318	\$4,624,809	24.42 %
2052	\$1,129,318	\$377,828	\$0	\$528	\$975,211	\$532,463	\$4,596,589	11.58 %
2053	\$532,463	\$389,163	\$0	\$0	\$919,613	\$2,013	\$4,132,249	0.05 %
2054	\$2,013	\$400,838	\$0	\$202	\$71,383	\$331,670	\$3,723,312	8.91 %
2055	\$331,670	\$412,863	\$0	\$799	\$19,088	\$726,244	\$4,188,212	17.34 %

2.6 Funding Plan Cash Flow Projections

Full Funding Plan					
Year	2026	2027	2028	2029	2030
Percent Funded	12.18 %	15.45 %	35.23 %	35.79 %	46.59 %
Fully Funded Balance	\$1,475,448	\$1,327,904	\$1,318,918	\$1,548,051	\$1,612,140
Beginning Balance	\$295,141	\$179,674	\$205,179	\$464,707	\$554,022
Annual Contributions	\$246,546	\$253,942	\$261,561	\$269,407	\$277,490
Interest Earnings	\$87	\$120	\$513	\$645	\$942
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$362,100	\$228,557	\$2,546	\$180,737	\$81,374
Ending Balance	\$179,674	\$205,179	\$464,707	\$554,022	\$751,080

Expenses by Component & Year					
Components	2026	2027	2028	2029	2030
Appliances: Replace	\$3,600	\$0	\$0	\$0	\$0
Awnings, Metal: Clean & Paint	\$22,700	\$0	\$0	\$0	\$0
Bathroom: Refurbish	\$5,700	\$0	\$0	\$0	\$0
Brass Fire Department Connections	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701
Brick Facade: Clean, Repair & Seal	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Hewitt	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Lobby	\$0	\$0	\$0	\$0	\$0
Concrete Wall, Alley: Repaint	\$0	\$0	\$0	\$0	\$0
Courtyards: Recoat	\$0	\$0	\$0	\$0	\$0
Courtyards: Resurface	\$0	\$0	\$0	\$0	\$0
Deck Railings, Metal: Repaint	\$81,000	\$0	\$0	\$0	\$0
Deck, Trex: Replace	\$0	\$0	\$0	\$0	\$0
Deck: Elastomeric, Reseal, Group A	\$0	\$0	\$0	\$10,927	\$0
Deck: Elastomeric, Reseal, Group B	\$57,200	\$0	\$0	\$0	\$0
Elevator Cab: Refurbish	\$0	\$0	\$0	\$0	\$0
Elevator: Modernization	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 1	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 2	\$0	\$0	\$0	\$0	\$68,769
Entry System: Replace	\$0	\$0	\$0	\$0	\$0
Fire Alarm Panels: Replacement	\$30,000	\$0	\$0	\$0	\$0
Fire Suppression System: Compressor Replacement	\$13,600	\$0	\$0	\$0	\$0
Fire Suppression System: Control Panel Replacement	\$0	\$4,120	\$0	\$0	\$0
Fire Suppression System: Refurbish	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Wet/Dry System Repair	\$8,900	\$0	\$0	\$0	\$0
Fitness Equipment: Multigym, Replace	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Other, Replace	\$7,500	\$0	\$0	\$0	\$0
Flooring, Lobby: Restain	\$22,700	\$0	\$0	\$0	\$0
Flooring: Carpet, Replace	\$56,100	\$0	\$0	\$0	\$0

Garage Door Operators: Replace, East	\$0	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, Remainder	\$0	\$0	\$0	\$0	\$0
Garage Door, East, Commercial: Replace	\$9,400	\$0	\$0	\$0	\$0
Garage Doors, West, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Exhaust System: Repair	\$0	\$5,871	\$0	\$0	\$0
Guardrail: Metal, Repaint	\$0	\$13,081	\$0	\$0	\$0
Gutters & Downspouts: Replacement	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$3,900	\$0	\$0	\$0	\$0
Kitchen: Refurbish	\$0	\$0	\$0	\$0	\$0
Landscaping: Refurbish	\$11,300	\$0	\$0	\$0	\$0
Lighting Timers: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior, Hallways: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior: Stairwells, Replace	\$0	\$8,343	\$0	\$0	\$0
Lights, Garage, Interior: Replace	\$0	\$25,750	\$0	\$0	\$0
Lights: Exterior, Replace	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace	\$0	\$0	\$0	\$0	\$0
Plumbing System	\$9,700	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building A	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, North Bldg B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, West Bldg A	\$0	\$0	\$0	\$0	\$0
Roof: Small, East Elevation	\$5,000	\$0	\$0	\$0	\$0
Siding & Trim: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Siding: Repaint	\$0	\$0	\$0	\$167,187	\$0
Sliding Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
Smoke Detectors	\$0	\$0	\$0	\$0	\$9,904
Suite Entry Doors Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System: Replace	\$8,900	\$0	\$0	\$0	\$0
Utility Doors & Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Walls: Interior, Repainting	\$0	\$168,920	\$0	\$0	\$0
Water Heater: Replace	\$2,500	\$0	\$0	\$0	\$0
Windows: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2031	2032	2033	2034	2035
Percent Funded	52.99 %	45.22 %	59.29 %	63.48 %	68.53 %
Fully Funded Balance	\$1,786,610	\$1,962,335	\$1,878,268	\$2,083,309	\$2,273,650
Beginning Balance	\$751,080	\$946,780	\$887,315	\$1,113,670	\$1,322,511
Annual Contributions	\$285,814	\$294,389	\$303,220	\$312,317	\$321,687
Interest Earnings	\$1,236	\$1,138	\$1,479	\$1,793	\$2,149
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$91,350	\$354,992	\$78,344	\$105,269	\$88,203
Ending Balance	\$946,780	\$887,315	\$1,113,670	\$1,322,511	\$1,558,144

Expenses by Component & Year					
Components	2031	2032	2033	2034	2035
Appliances: Replace	\$0	\$0	\$0	\$0	\$0
Awnings, Metal: Clean & Paint	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish	\$0	\$0	\$0	\$0	\$0
Brass Fire Department Connections	\$2,782	\$2,866	\$2,952	\$3,040	\$3,131
Brick Facade: Clean, Repair & Seal	\$0	\$0	\$0	\$82,340	\$0
Building Entry Doors: Replace, Hewitt	\$0	\$0	\$0	\$0	\$22,834
Building Entry Doors: Replace, Lobby	\$0	\$0	\$0	\$0	\$45,667
Concrete Wall, Alley: Repaint	\$0	\$17,433	\$0	\$0	\$0
Courtyards: Recoat	\$0	\$0	\$61,494	\$0	\$0
Courtyards: Resurface	\$0	\$0	\$0	\$0	\$0
Deck Railings, Metal: Repaint	\$0	\$0	\$0	\$0	\$0
Deck, Trex: Replace	\$0	\$0	\$0	\$0	\$0
Deck: Elastomeric, Reseal, Group A	\$0	\$0	\$0	\$12,668	\$0
Deck: Elastomeric, Reseal, Group B	\$66,310	\$0	\$0	\$0	\$0
Elevator Cab: Refurbish	\$0	\$40,598	\$0	\$0	\$0
Elevator: Modernization	\$0	\$230,452	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 1	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 2	\$0	\$0	\$0	\$0	\$0
Entry System: Replace	\$0	\$14,926	\$0	\$0	\$0
Fire Alarm Panels: Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Compressor Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Control Panel Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Refurbish	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Wet/Dry System Repair	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Multigym, Replace	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Other, Replace	\$0	\$0	\$0	\$0	\$0
Flooring, Lobby: Restain	\$0	\$0	\$0	\$0	\$0
Flooring: Carpet, Replace	\$0	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, East	\$0	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, Remainder	\$0	\$48,717	\$0	\$0	\$0

Garage Door, East, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Doors, West, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Exhaust System: Repair	\$0	\$0	\$0	\$7,221	\$0
Guardrail: Metal, Repaint	\$0	\$0	\$0	\$0	\$16,571
Gutters & Downspouts: Replacement	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Kitchen: Refurbish	\$8,347	\$0	\$0	\$0	\$0
Landscaping: Refurbish	\$0	\$0	\$13,898	\$0	\$0
Lighting Timers: Replace	\$4,637	\$0	\$0	\$0	\$0
Lights Interior, Hallways: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior: Stairwells, Replace	\$0	\$0	\$0	\$0	\$0
Lights, Garage, Interior: Replace	\$0	\$0	\$0	\$0	\$0
Lights: Exterior, Replace	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace	\$0	\$0	\$0	\$0	\$0
Plumbing System	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building A	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, North Bldg B	\$1,739	\$0	\$0	\$0	\$0
Roof: Maintenance, West Bldg A	\$1,739	\$0	\$0	\$0	\$0
Roof: Small, East Elevation	\$5,796	\$0	\$0	\$0	\$0
Siding & Trim: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Sliding Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
Smoke Detectors	\$0	\$0	\$0	\$0	\$0
Suite Entry Doors Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System: Replace	\$0	\$0	\$0	\$0	\$0
Utility Doors & Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Walls: Interior, Repainting	\$0	\$0	\$0	\$0	\$0
Water Heater: Replace	\$0	\$0	\$0	\$0	\$0
Windows: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2036	2037	2038	2039	2040
Percent Funded	71.76 %	66.10 %	79.32 %	68.62 %	59.13 %
Fully Funded Balance	\$2,494,366	\$2,714,651	\$2,704,956	\$3,048,501	\$2,982,616
Beginning Balance	\$1,558,144	\$1,789,840	\$1,794,477	\$2,145,600	\$2,091,920
Annual Contributions	\$331,337	\$341,277	\$351,516	\$362,061	\$372,923
Interest Earnings	\$2,497	\$2,497	\$3,029	\$2,938	\$2,425
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$102,138	\$339,137	\$3,422	\$418,679	\$703,656
Ending Balance	\$1,789,840	\$1,794,477	\$2,145,600	\$2,091,920	\$1,763,612

Expenses by Component & Year					
Components	2036	2037	2038	2039	2040
Appliances: Replace	\$0	\$0	\$0	\$0	\$0
Awnings, Metal: Clean & Paint	\$0	\$0	\$0	\$33,336	\$0
Bathroom: Refurbish	\$0	\$0	\$0	\$0	\$0
Brass Fire Department Connections	\$3,225	\$3,322	\$3,422	\$3,524	\$3,630
Brick Facade: Clean, Repair & Seal	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Hewitt	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Lobby	\$0	\$0	\$0	\$0	\$0
Concrete Wall, Alley: Repaint	\$0	\$0	\$0	\$0	\$0
Courtyards: Recoat	\$0	\$0	\$0	\$0	\$0
Courtyards: Resurface	\$0	\$0	\$0	\$0	\$0
Deck Railings, Metal: Repaint	\$0	\$0	\$0	\$0	\$0
Deck, Trex: Replace	\$0	\$0	\$0	\$0	\$0
Deck: Elastomeric, Reseal, Group A	\$0	\$0	\$0	\$14,685	\$0
Deck: Elastomeric, Reseal, Group B	\$76,872	\$0	\$0	\$0	\$0
Elevator Cab: Refurbish	\$0	\$0	\$0	\$0	\$0
Elevator: Modernization	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 1	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 2	\$0	\$0	\$0	\$0	\$0
Entry System: Replace	\$0	\$0	\$0	\$0	\$0
Fire Alarm Panels: Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Compressor Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Control Panel Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Refurbish	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Wet/Dry System Repair	\$11,961	\$0	\$0	\$0	\$0
Fitness Equipment: Multigym, Replace	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Other, Replace	\$0	\$0	\$0	\$0	\$11,344
Flooring, Lobby: Restain	\$0	\$0	\$0	\$0	\$0
Flooring: Carpet, Replace	\$0	\$0	\$0	\$82,385	\$0
Garage Door Operators: Replace, East	\$0	\$14,119	\$0	\$0	\$0
Garage Door Operators: Replace, Remainder	\$0	\$0	\$0	\$0	\$0

Garage Door, East, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Doors, West, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Exhaust System: Repair	\$0	\$0	\$0	\$0	\$0
Guardrail: Metal, Repaint	\$0	\$0	\$0	\$0	\$0
Gutters & Downspouts: Replacement	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$5,727	\$0
Kitchen: Refurbish	\$0	\$0	\$0	\$0	\$0
Landscaping: Refurbish	\$0	\$0	\$0	\$0	\$17,092
Lighting Timers: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior, Hallways: Replace	\$0	\$0	\$0	\$38,182	\$0
Lights Interior: Stairwells, Replace	\$0	\$0	\$0	\$0	\$0
Lights, Garage, Interior: Replace	\$0	\$0	\$0	\$0	\$0
Lights: Exterior, Replace	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace	\$0	\$38,897	\$0	\$0	\$0
Plumbing System	\$0	\$13,427	\$0	\$0	\$0
Roof: Low Slope, Replace, Building A	\$0	\$0	\$0	\$0	\$335,795
Roof: Low Slope, Replace, Building B	\$0	\$0	\$0	\$0	\$335,795
Roof: Maintenance, North Bldg B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, West Bldg A	\$0	\$0	\$0	\$0	\$0
Roof: Small, East Elevation	\$6,720	\$0	\$0	\$0	\$0
Siding & Trim: Repair/Replace	\$0	\$57,584	\$0	\$0	\$0
Siding: Repaint	\$0	\$211,788	\$0	\$0	\$0
Sliding Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
Smoke Detectors	\$0	\$0	\$0	\$0	\$0
Suite Entry Doors Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System: Replace	\$0	\$0	\$0	\$0	\$0
Utility Doors & Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Walls: Interior, Repainting	\$0	\$0	\$0	\$240,840	\$0
Water Heater: Replace	\$3,360	\$0	\$0	\$0	\$0
Windows: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2041	2042	2043	2044	2045
Percent Funded	77.02 %	83.30 %	57.70 %	84.56 %	77.46 %
Fully Funded Balance	\$2,629,444	\$2,869,728	\$3,220,406	\$2,654,737	\$3,014,554
Beginning Balance	\$1,763,612	\$2,025,126	\$2,390,432	\$1,858,191	\$2,244,786
Annual Contributions	\$384,111	\$395,634	\$407,503	\$419,728	\$432,320
Interest Earnings	\$2,819	\$3,371	\$2,544	\$3,129	\$3,258
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$125,416	\$33,699	\$942,288	\$36,262	\$345,440
Ending Balance	\$2,025,126	\$2,390,432	\$1,858,191	\$2,244,786	\$2,334,924

Expenses by Component & Year					
Components	2041	2042	2043	2044	2045
Appliances: Replace	\$0	\$0	\$0	\$0	\$0
Awnings, Metal: Clean & Paint	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish	\$0	\$0	\$0	\$0	\$0
Brass Fire Department Connections	\$3,739	\$3,851	\$3,967	\$4,086	\$4,208
Brick Facade: Clean, Repair & Seal	\$0	\$0	\$107,435	\$0	\$0
Building Entry Doors: Replace, Hewitt	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Lobby	\$0	\$0	\$0	\$0	\$0
Concrete Wall, Alley: Repaint	\$0	\$23,429	\$0	\$0	\$0
Courtyards: Recoat	\$0	\$0	\$82,642	\$0	\$0
Courtyards: Resurface	\$0	\$0	\$512,383	\$0	\$0
Deck Railings, Metal: Repaint	\$0	\$0	\$0	\$0	\$0
Deck, Trex: Replace	\$0	\$0	\$0	\$0	\$0
Deck: Elastomeric, Reseal, Group A	\$0	\$0	\$0	\$17,024	\$0
Deck: Elastomeric, Reseal, Group B	\$89,116	\$0	\$0	\$0	\$0
Elevator Cab: Refurbish	\$0	\$0	\$0	\$0	\$0
Elevator: Modernization	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 1	\$0	\$6,419	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 2	\$0	\$0	\$0	\$0	\$0
Entry System: Replace	\$0	\$0	\$0	\$0	\$0
Fire Alarm Panels: Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Compressor Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Control Panel Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Refurbish	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Wet/Dry System Repair	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Multigym, Replace	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Other, Replace	\$0	\$0	\$0	\$0	\$0
Flooring, Lobby: Restain	\$0	\$0	\$0	\$0	\$0
Flooring: Carpet, Replace	\$0	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, East	\$0	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, Remainder	\$0	\$0	\$0	\$0	\$0

Garage Door, East, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Doors, West, Commercial: Replace	\$0	\$0	\$214,870	\$0	\$0
Garage Exhaust System: Repair	\$8,880	\$0	\$0	\$0	\$0
Guardrail: Metal, Repaint	\$0	\$0	\$20,991	\$0	\$0
Gutters & Downspouts: Replacement	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Kitchen: Refurbish	\$0	\$0	\$0	\$0	\$0
Landscaping: Refurbish	\$0	\$0	\$0	\$0	\$0
Lighting Timers: Replace	\$6,232	\$0	\$0	\$0	\$0
Lights Interior, Hallways: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior: Stairwells, Replace	\$0	\$0	\$0	\$0	\$0
Lights, Garage, Interior: Replace	\$0	\$0	\$0	\$0	\$0
Lights: Exterior, Replace	\$4,986	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace	\$0	\$0	\$0	\$0	\$0
Plumbing System	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building A	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, North Bldg B	\$2,337	\$0	\$0	\$0	\$0
Roof: Maintenance, West Bldg A	\$2,337	\$0	\$0	\$0	\$0
Roof: Small, East Elevation	\$7,790	\$0	\$0	\$0	\$0
Siding & Trim: Repair/Replace	\$0	\$0	\$0	\$0	\$72,946
Siding: Repaint	\$0	\$0	\$0	\$0	\$268,286
Sliding Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
Smoke Detectors	\$0	\$0	\$0	\$0	\$0
Suite Entry Doors Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System: Replace	\$0	\$0	\$0	\$15,152	\$0
Utility Doors & Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Walls: Interior, Repainting	\$0	\$0	\$0	\$0	\$0
Water Heater: Replace	\$0	\$0	\$0	\$0	\$0
Windows: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2046	2047	2048	2049	2050
Percent Funded	82.74 %	90.79 %	92.85 %	94.71 %	86.93 %
Fully Funded Balance	\$3,076,236	\$3,259,639	\$3,654,193	\$4,076,197	\$4,541,374
Beginning Balance	\$2,334,924	\$2,545,197	\$2,959,303	\$3,392,877	\$3,860,546
Annual Contributions	\$445,290	\$458,648	\$472,408	\$486,580	\$501,177
Interest Earnings	\$3,571	\$4,198	\$4,854	\$5,562	\$5,685
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$238,588	\$48,740	\$43,688	\$24,473	\$419,366
Ending Balance	\$2,545,197	\$2,959,303	\$3,392,877	\$3,860,546	\$3,948,042

Expenses by Component & Year					
Components	2046	2047	2048	2049	2050
Appliances: Replace	\$6,502	\$0	\$0	\$0	\$0
Awnings, Metal: Clean & Paint	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish	\$10,295	\$0	\$0	\$0	\$0
Brass Fire Department Connections	\$4,335	\$4,465	\$4,599	\$4,737	\$4,879
Brick Facade: Clean, Repair & Seal	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Hewitt	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Lobby	\$0	\$0	\$0	\$0	\$0
Concrete Wall, Alley: Repaint	\$0	\$0	\$0	\$0	\$0
Courtyards: Recoat	\$0	\$0	\$0	\$0	\$0
Courtyards: Resurface	\$0	\$0	\$0	\$0	\$0
Deck Railings, Metal: Repaint	\$0	\$0	\$0	\$0	\$164,656
Deck, Trex: Replace	\$0	\$0	\$0	\$0	\$0
Deck: Elastomeric, Reseal, Group A	\$0	\$0	\$0	\$19,736	\$0
Deck: Elastomeric, Reseal, Group B	\$103,310	\$0	\$0	\$0	\$0
Elevator Cab: Refurbish	\$0	\$0	\$0	\$0	\$0
Elevator: Modernization	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 1	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 2	\$0	\$0	\$0	\$0	\$124,204
Entry System: Replace	\$0	\$23,254	\$0	\$0	\$0
Fire Alarm Panels: Replacement	\$0	\$0	\$0	\$0	\$60,984
Fire Suppression System: Compressor Replacement	\$0	\$0	\$0	\$0	\$27,646
Fire Suppression System: Control Panel Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Refurbish	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Wet/Dry System Repair	\$16,074	\$0	\$0	\$0	\$0
Fitness Equipment: Multigym, Replace	\$0	\$0	\$9,581	\$0	\$0
Fitness Equipment: Other, Replace	\$0	\$0	\$0	\$0	\$0
Flooring, Lobby: Restain	\$0	\$0	\$0	\$0	\$0
Flooring: Carpet, Replace	\$0	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, East	\$0	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, Remainder	\$73,689	\$0	\$0	\$0	\$0

Garage Door, East, Commercial: Replace	\$0	\$0	\$0	\$0	\$19,108
Garage Doors, West, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Exhaust System: Repair	\$0	\$0	\$10,922	\$0	\$0
Guardrail: Metal, Repaint	\$0	\$0	\$0	\$0	\$0
Gutters & Downspouts: Replacement	\$10,837	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Kitchen: Refurbish	\$0	\$0	\$0	\$0	\$0
Landscaping: Refurbish	\$0	\$21,021	\$0	\$0	\$0
Lighting Timers: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior, Hallways: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior: Stairwells, Replace	\$0	\$0	\$0	\$0	\$0
Lights, Garage, Interior: Replace	\$0	\$0	\$0	\$0	\$0
Lights: Exterior, Replace	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace	\$0	\$0	\$0	\$0	\$0
Plumbing System	\$0	\$0	\$18,586	\$0	\$0
Roof: Low Slope, Replace, Building A	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, North Bldg B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, West Bldg A	\$0	\$0	\$0	\$0	\$0
Roof: Small, East Elevation	\$9,031	\$0	\$0	\$0	\$0
Siding & Trim: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Sliding Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
Smoke Detectors	\$0	\$0	\$0	\$0	\$17,889
Suite Entry Doors Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System: Replace	\$0	\$0	\$0	\$0	\$0
Utility Doors & Hardware: Replace	\$0	\$0	\$0	\$0	\$0
Walls: Interior, Repainting	\$0	\$0	\$0	\$0	\$0
Water Heater: Replace	\$4,515	\$0	\$0	\$0	\$0
Windows: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2051	2052	2053	2054	2055
Percent Funded	84.95	75.93	75.56	97.23	100.00
Fully Funded Balance	\$4,624,809	\$4,596,589	\$4,132,249	\$3,723,312	\$4,188,212
Beginning Balance	\$3,948,042	\$3,928,656	\$3,490,102	\$3,122,519	\$3,620,348
Annual Contributions	\$516,213	\$531,699	\$547,650	\$564,079	\$581,002
Interest Earnings	\$5,644	\$4,958	\$4,380	\$5,133	\$5,993
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$541,243	\$975,211	\$919,613	\$71,383	\$19,088
Ending Balance	\$3,928,656	\$3,490,102	\$3,122,519	\$3,620,348	\$4,188,255

Expenses by Component & Year					
Components	2051	2052	2053	2054	2055
Appliances: Replace	\$0	\$0	\$0	\$0	\$0
Awnings, Metal: Clean & Paint	\$0	\$48,955	\$0	\$0	\$0
Bathroom: Refurbish	\$0	\$0	\$0	\$0	\$0
Brass Fire Department Connections	\$5,025	\$5,176	\$5,331	\$5,491	\$5,656
Brick Facade: Clean, Repair & Seal	\$0	\$140,178	\$0	\$0	\$0
Building Entry Doors: Replace, Hewitt	\$0	\$0	\$0	\$0	\$0
Building Entry Doors: Replace, Lobby	\$0	\$0	\$0	\$0	\$0
Concrete Wall, Alley: Repaint	\$0	\$31,486	\$0	\$0	\$0
Courtyards: Recoat	\$0	\$0	\$111,064	\$0	\$0
Courtyards: Resurface	\$0	\$0	\$0	\$0	\$0
Deck Railings, Metal: Repaint	\$0	\$0	\$0	\$0	\$0
Deck, Trex: Replace	\$0	\$0	\$370,955	\$0	\$0
Deck: Elastomeric, Reseal, Group A	\$0	\$0	\$0	\$22,879	\$0
Deck: Elastomeric, Reseal, Group B	\$119,764	\$0	\$0	\$0	\$0
Elevator Cab: Refurbish	\$0	\$0	\$0	\$0	\$0
Elevator: Modernization	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 1	\$0	\$0	\$0	\$0	\$0
Emergency & Exit Lighting: Replace, Phase 2	\$0	\$0	\$0	\$0	\$0
Entry System: Replace	\$0	\$0	\$0	\$0	\$0
Fire Alarm Panels: Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Compressor Replacement	\$0	\$0	\$0	\$0	\$0
Fire Suppression System: Control Panel Replacement	\$0	\$8,626	\$0	\$0	\$0
Fire Suppression System: Refurbish	\$0	\$414,066	\$0	\$0	\$0
Fire Suppression System: Wet/Dry System Repair	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Multigym, Replace	\$0	\$0	\$0	\$0	\$0
Fitness Equipment: Other, Replace	\$0	\$0	\$0	\$17,159	\$0
Flooring, Lobby: Restain	\$0	\$0	\$0	\$0	\$0
Flooring: Carpet, Replace	\$0	\$120,985	\$0	\$0	\$0
Garage Door Operators: Replace, East	\$21,357	\$0	\$0	\$0	\$0
Garage Door Operators: Replace, Remainder	\$0	\$0	\$0	\$0	\$0

Garage Door, East, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Doors, West, Commercial: Replace	\$0	\$0	\$0	\$0	\$0
Garage Exhaust System: Repair	\$0	\$0	\$0	\$0	\$13,432
Guardrail: Metal, Repaint	\$26,591	\$0	\$0	\$0	\$0
Gutters & Downspouts: Replacement	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$8,411	\$0	\$0	\$0
Kitchen: Refurbish	\$0	\$0	\$0	\$0	\$0
Landscaping: Refurbish	\$0	\$0	\$0	\$25,854	\$0
Lighting Timers: Replace	\$8,375	\$0	\$0	\$0	\$0
Lights Interior, Hallways: Replace	\$0	\$0	\$0	\$0	\$0
Lights Interior: Stairwells, Replace	\$0	\$17,468	\$0	\$0	\$0
Lights, Garage, Interior: Replace	\$0	\$53,915	\$0	\$0	\$0
Lights: Exterior, Replace	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace	\$0	\$0	\$0	\$0	\$0
Plumbing System	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building A	\$0	\$0	\$0	\$0	\$0
Roof: Low Slope, Replace, Building B	\$0	\$0	\$0	\$0	\$0
Roof: Maintenance, North Bldg B	\$3,141	\$0	\$0	\$0	\$0
Roof: Maintenance, West Bldg A	\$3,141	\$0	\$0	\$0	\$0
Roof: Small, East Elevation	\$10,469	\$0	\$0	\$0	\$0
Siding & Trim: Repair/Replace	\$0	\$0	\$92,406	\$0	\$0
Siding: Repaint	\$0	\$0	\$339,857	\$0	\$0
Sliding Glass Doors: Replace	\$0	\$0	\$0	\$0	\$0
Smoke Detectors	\$0	\$0	\$0	\$0	\$0
Suite Entry Doors Hardware: Replace	\$0	\$82,813	\$0	\$0	\$0
Surveillance System: Replace	\$0	\$0	\$0	\$0	\$0
Utility Doors & Hardware: Replace	\$0	\$43,132	\$0	\$0	\$0
Walls: Interior, Repainting	\$343,380	\$0	\$0	\$0	\$0
Water Heater: Replace	\$0	\$0	\$0	\$0	\$0
Windows: Replace	\$0	\$0	\$0	\$0	\$0

3. Physical Analysis

We completed a site visit as part of this reserve study on 6/17/2025. Table 2 below shows all the components considered for funding and explains the basis of the funding decision.

3.1 Table 2: Component Funding Basis

Component	Condition	Funding Basis
Appliances: Replace	Assorted Condition	Funded based on the typical life expectancy
Awnings, Metal: Clean & Paint	Fair	Funded based on Association direction
Bathroom: Refurbish	Fair	Funded based on the typical life expectancy
Brass Fire Department Connections	Not Applicable	Funded based on Association direction
Brick Facade: Clean, Repair & Seal	Excellent	Funded based on Association direction
Building Entry Doors: Replace, Hewitt	Excellent	Funded based on Association records
Building Entry Doors: Replace, Lobby	Newer	Funded based on the typical life expectancy
Concrete Wall, Alley: Repaint	Good	Funded based on Association records
Courtyards: Recoat	Good	Funded based on Association records
Courtyards: Resurface	Excellent	Funded based on Association records
Deck Railings, Metal: Repaint	Poor	Funded based on the typical life expectancy
Deck, Trex: Replace	Excellent	Funded based on Association direction
Deck: Elastomeric, Reseal, Group A	Good	Funded based on Association records
Deck: Elastomeric, Reseal, Group B	Excellent	Funded based on Association direction
Electrical	Unknown	Unfunded due to unpredictable nature of component
Elevator Cab: Refurbish	Good	Funded based on the typical life expectancy
Elevator: Modernization	Functional	Funded based on the typical life expectancy
Emergency & Exit Lighting: Replace, Phase 1	Excellent	Funded based on Association records
Emergency & Exit Lighting: Replace, Phase 2	Functional	Funded based on Association records
Entry System: Replace	Good	Funded based on the typical life expectancy
Fire Alarm Panels: Replacement	Functional	Funded based on the typical life expectancy
Fire Suppression System: Compressor Replacement	Functional	Funded based on the typical life expectancy
Fire Suppression System: Control Panel Replacement	Unknown	Funded based on the typical life expectancy
Fire Suppression System: Refurbish	Functional	Funded based on the typical life expectancy
Fire Suppression System: Wet/Dry System Repair	Functional	Funded based on prior reserve study
Fitness Equipment: Multigym, Replace	Assorted Condition	Funded based on the typical life expectancy
Fitness Equipment: Other, Replace	Assorted Condition	Funded based on the typical life expectancy
Flooring, Lobby: Restain	Functional	Funded for further evaluation/investigation/inspection
Flooring: Carpet, Replace	Assorted Condition	Funded based on the typical life expectancy
Garage Door Operators: Replace, East	Assorted Condition	Funded based on Association records
Garage Door Operators: Replace, Remainder	Unknown	Funded based on the typical life expectancy
Garage Door, East, Commercial: Replace	Fair	Funded based on the typical life expectancy
Garage Doors, West, Commercial: Replace	Excellent	Funded based on the typical life expectancy
Garage Exhaust System: Repair	Functional	Funded based on the typical life expectancy
Guardrail: Metal, Repaint	Excellent	Funded based on Association records
Guardrail: Metal, Replace	Excellent	Unfunded, funded within another component
Gutters & Downspouts: Replacement	Excellent	Funded based on the typical life expectancy
Irrigation System: Repair/Replace	Assorted Condition	Funded based on prior reserve study

Kitchen: Refurbish	Fair	Funded based on the typical life expectancy
Landscaping: Refurbish	Assorted Condition	Funded based on prior reserve study
Lighting Timers: Replace	Functional	Funded based on the typical life expectancy
Lights Interior, Hallways: Replace	Excellent	Funded based on the typical life expectancy
Lights Interior: Stairwells, Replace	Functional	Funded based on the typical life expectancy
Lights, Garage, Interior: Replace	Fair	Funded based on the typical life expectancy
Lights: Exterior, Replace	Excellent	Funded based on the typical life expectancy
Mailbox Cluster: Replace	Good	Funded based on Association records
Plumbing System	Unknown	Funded based on prior reserve study
Roof: Low Slope, Replace, Building A	Excellent	Funded based on the typical life expectancy
Roof: Low Slope, Replace, Building B	Excellent	Funded based on Association direction
Roof: Maintenance, North Bldg B	Excellent	Funded based on Association direction
Roof: Maintenance, West Bldg A	Good	Funded based on Association direction
Roof: Small, East Elevation	Unknown	Funded based on Association records
Siding & Trim: Repair/Replace	Excellent	Funded based on the typical life expectancy
Siding: Repaint	Excellent	Funded based on the typical life expectancy
Signs: Replace	Good	Unfunded, operating expense
Sliding Glass Doors: Replace	Excellent	Funded based on the typical life expectancy
Smoke Detectors	Functional	Funded based on the typical life expectancy
Suite Entry Doors Hardware: Replace	Good	Funded based on the typical life expectancy
Surveillance System: Replace	Unknown	Funded based on the typical life expectancy
Utility Doors & Hardware: Replace	Assorted Condition	Funded based on the typical life expectancy
Walls: Interior, Repainting	Assorted Condition	Funded based on Association direction
Water Heater: Replace	Unknown	Funded based on the typical life expectancy
Windows, Ground Floor: Replace	Functional	Unfunded, no predictable expectation of expense
Windows: Replace	Good	Funded based on the typical life expectancy

3.2 Table 3: Component Metrics

Component	FFB	% FFB	Annual Cost	% Annual Cost
Appliances: Replace	\$3,600	0.24%	\$180	0.10%
Awnings, Metal: Clean & Paint	\$22,700	1.54%	\$1,746	0.96%
Bathroom: Refurbish	\$5,700	0.39%	\$285	0.16%
Brass Fire Department Connections	\$2,400	0.16%	\$2,400	1.33%
Brick Facade: Clean, Repair & Seal	\$7,222	0.49%	\$7,222	3.99%
Building Entry Doors: Replace, Hewitt	\$10,652	0.72%	\$761	0.42%
Building Entry Doors: Replace, Lobby	\$21,304	1.44%	\$1,522	0.84%
Concrete Wall, Alley: Repaint	\$5,840	0.40%	\$1,460	0.81%
Courtyards: Recoat	\$15,000	1.02%	\$5,000	2.76%
Courtyards: Resurface	\$46,500	3.15%	\$15,500	8.56%
Deck Railings, Metal: Repaint	\$81,000	5.49%	\$3,375	1.86%
Deck, Trex: Replace	\$16,700	1.13%	\$5,567	3.07%
Deck: Elastomeric, Reseal, Group A	\$4,000	0.27%	\$2,000	1.10%
Deck: Elastomeric, Reseal, Group B	\$57,200	3.88%	\$11,440	6.32%
Elevator Cab: Refurbish	\$27,200	1.84%	\$1,133	0.63%
Elevator: Modernization	\$154,400	10.46%	\$6,433	3.55%
Emergency & Exit Lighting: Replace, Phase 1	\$800	0.05%	\$200	0.11%
Emergency & Exit Lighting: Replace, Phase 2	\$48,880	3.31%	\$3,055	1.69%
Entry System: Replace	\$7,500	0.51%	\$833	0.46%
Fire Alarm Panels: Replacement	\$30,000	2.03%	\$1,250	0.69%
Fire Suppression System: Compressor Replacement	\$13,600	0.92%	\$567	0.31%
Fire Suppression System: Control Panel Replacement	\$3,840	0.26%	\$160	0.09%
Fire Suppression System: Refurbish	\$92,160	6.25%	\$3,840	2.12%
Fire Suppression System: Wet/Dry System Repair	\$8,900	0.60%	\$890	0.49%
Fitness Equipment: Multigym, Replace	\$217	0.01%	\$217	0.12%
Fitness Equipment: Other, Replace	\$7,500	0.51%	\$536	0.30%
Flooring, Lobby: Restain	\$22,700	1.54%		
Flooring: Carpet, Replace	\$56,100	3.80%	\$4,315	2.38%
Garage Door Operators: Replace, East	\$2,186	0.15%	\$729	0.40%
Garage Door Operators: Replace, Remainder	\$23,314	1.58%	\$2,914	1.61%
Garage Door, East, Commercial: Replace	\$9,400	0.64%	\$392	0.22%
Garage Doors, West, Commercial: Replace	\$41,600	2.82%	\$5,200	2.87%
Garage Exhaust System: Repair	\$4,886	0.33%	\$814	0.45%
Guardrail: Metal, Repaint	\$11,113	0.75%	\$1,588	0.88%
Gutters & Downspouts: Replacement	\$1,200	0.08%	\$240	0.13%
Irrigation System: Repair/Replace	\$3,900	0.26%	\$300	0.17%
Kitchen: Refurbish	\$5,959	0.40%	\$248	0.14%
Landscaping: Refurbish	\$11,300	0.77%	\$1,614	0.89%
Lighting Timers: Replace	\$2,000	0.14%	\$400	0.22%
Lights Interior, Hallways: Replace	\$9,100	0.62%	\$1,300	0.72%
Lights Interior: Stairwells, Replace	\$7,776	0.53%	\$324	0.18%
Lights, Garage, Interior: Replace	\$24,000	1.63%	\$1,000	0.55%

Lights: Exterior, Replace	\$800	0.05%	\$160	0.09%
Mailbox Cluster: Replace	\$19,269	1.31%	\$803	0.44%
Plumbing System	\$9,700	0.66%	\$882	0.49%
Roof: Low Slope, Replace, Building A	\$66,600	4.51%	\$11,100	6.13%
Roof: Low Slope, Replace, Building B	\$66,600	4.51%	\$11,100	6.13%
Roof: Maintenance, North Bldg B	\$750	0.05%	\$150	0.08%
Roof: Maintenance, West Bldg A	\$750	0.05%	\$150	0.08%
Roof: Small, East Elevation	\$5,000	0.34%	\$1,000	0.55%
Siding & Trim: Repair/Replace	\$0	0.00%	\$5,200	2.87%
Siding: Repaint	\$95,625	6.48%	\$19,125	10.56%
Sliding Glass Doors: Replace	\$10,500	0.71%	\$2,100	1.16%
Smoke Detectors	\$7,040	0.48%	\$440	0.24%
Suite Entry Doors Hardware: Replace	\$18,432	1.25%	\$768	0.42%
Surveillance System: Replace	\$8,900	0.60%	\$494	0.27%
Utility Doors & Hardware: Replace	\$9,600	0.65%	\$400	0.22%
Walls: Interior, Repainting	\$150,333	10.19%	\$13,667	7.55%
Water Heater: Replace	\$2,500	0.17%	\$250	0.14%
Windows: Replace	\$71,700	4.86%	\$14,340	7.92%
Current Fully Funded Balance		\$1,475,448	\$181,079 Per Year	
Current Reserve Fund Deficit/Surplus		(\$1,180,307)	\$15,090 Per Month	

This table shows metric information regarding the influence each component has on the fully funded balance and contribution requirements.

3.3 Component Details

Recreation - Appliances: Replace

Location: Kitchen
 Quantity: 1 Allowance
 UL: 20
 RUL: 0
 Current Cost: \$3,600
 Condition: Assorted Condition
 Funding Basis: Funded based on the typical life expectancy



We have included an allowance for appliance replacement. Use of this allowance is at the discretion of the Board.

Building Exterior - Awnings, Metal: Clean & Paint

Location: Ground floor
 Quantity: 1 Allowance
 UL: 13
 RUL: 0
 Current Cost: \$22,700
 Condition: Fair
 Funding Basis: Funded based on Association direction



Building Interior - Bathroom: Refurbish

Location: Fitness Center
 Quantity: 1 Allowance
 UL: 20
 RUL: 0
 Current Cost: \$5,700
 Condition: Fair
 Funding Basis: Funded based on the typical life expectancy



We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

Building Exterior - Brass Fire Department Connections

Location: Near Front Entrance
 Quantity: 6 Each
 UL: 1
 RUL: 0
 Current Cost: \$2,400
 Condition: Not Applicable
 Funding Basis: Funded based on Association direction



Requested by the Association due to numerous thefts.

Building Exterior - Brick Facade: Clean, Repair & Seal

Location: Bldg A & B

Quantity: 1 Allowance

UL: 9

RUL: 8

Current Cost: \$65,000

Condition: Excellent

Funding Basis: Funded based on Association direction



Building Exterior - Building Entry Doors: Replace, Hewitt

Quantity: 1 Each

UL: 23

Condition: Excellent

RUL: 9

Funding Basis: Funded based on
Association records

Current Cost: \$17,500.00

Building Exterior - Building Entry Doors: Replace, Lobby

Location: Entrance

Quantity: 2 Each

UL: 23

RUL: 9

Current Cost: \$35,000

Condition: Newer

Funding Basis: Funded based on the typical life
expectancy



Building Exterior - Concrete Wall, Alley: Repaint

Location: Alley

Quantity: 1 Allowance

UL: 10

RUL: 6

Current Cost: \$14,600

Condition: Good

Funding Basis: Funded based on Association records



Building Exterior - Courtyards: Recoat

Quantity: 1 Allowance

UL: 10

Condition: Good

RUL: 7

Funding Basis: Funded based on
Association records

Current Cost: \$50,000.00

Placeholder amount pending ROM cost from Wood Solutions.

This is believed to be the Master Builders Solutions product MasterSeal Pedestrian Traffic 2500 Primerless with a 10 year warranty. Warranty expires on September 7, 2033

Building Exterior - Courtyards: Resurface

Location: Courtyards

Quantity: 1 Allowance

UL: 20

RUL: 17

Current Cost: \$310,000

Condition: Excellent

Funding Basis: Funded based on Association records



This is believed to be the Master Builders Solutions product MasterSeal Pedestrian Traffic 2500 Primerless with a 10 year warranty. Installation date September 8, 2023. Warranty expires on September 7, 2033. See separate component for recoating.

Building Exterior - Deck Railings, Metal: Repaint

Location: Balconies

Quantity: 1395 Linear Feet

UL: 24

RUL: 0

Current Cost: \$81,000

Condition: Poor

Funding Basis: Funded based on the typical life expectancy



Poor condition with rust observed during our limited scope visual inspection. Clean and repaint as needed for appearance.

Building Exterior - Deck, Trex: Replace

Location: Rooftop

Quantity: 2200 Square Feet

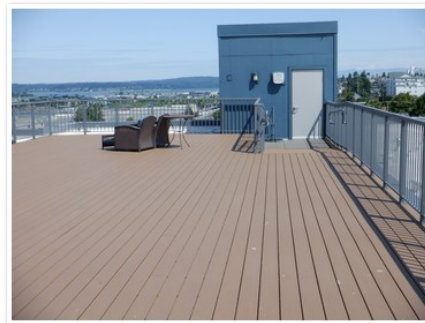
UL: 30

RUL: 27

Current Cost: \$167,000

Condition: Excellent

Funding Basis: Funded based on Association direction



The elevated decks in some of the community utilize a spaced composite board, possibly Trex, for the deck surface. Currently the surface of the decks are in generally good condition. Some adjacent wood trim boards have failed and are in need of replacement.

Building Exterior - Deck: Elastomeric, Reseal, Group A

Quantity: 1 Allowance

UL: 5

Condition: Good

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$10,000.00

For Units that had ITW Polymers Elasto-deck 5000 applied by Wood Solutions and Restorco product applied at A504 and A604. This is a placeholder amount pending a ROM from Wood Solutions.

The Association should consider checking the compatibility of the different products to simplify future maintenance and recoatings.

Building Exterior - Deck: Elastomeric, Reseal, Group B

Location: Each Balcony

Quantity: 3400 Square Feet

UL: 5

RUL: 0

Current Cost: \$57,200

Condition: Excellent

Funding Basis: Funded based on Association direction



46 Units as follows:

A202, 302, 402, 502, 602, A203, 303, 403, 503, 603, A205, 206, 207, A305/306, A405/406, A605/606, B302, 402, 502, 602, B303, 403, 503, 603, B305/306; 405/406; 505/506; 605/606, 504, 604, B308, 408, 508, 608, B309, 409, 509, 409 and B601. Include the Front Courtyard between Lobbies as it has the same product.

Placeholder amount pending ROM from Trinity for their Elasto-glaze 6001.

Mechanical & Equipment - Electrical

Location: Throughout

Current Cost:

Condition: Unknown

Funding Basis: Unfunded due to unpredictable nature
of component



No reported problems. Analysis of the electrical system is beyond the scope of a Reserve Study. At this time, there is no expectation of significant repair or expenses required. An inspection by an electrical engineer would warn the Board of any current problems and allow them to be repaired or replaced in an organized process rather than in an emergency with a price premium cost. This inspection could include the use of infrared or thermographic equipment to detect hot spots. We recommend regular inspections of the system by a qualified electrician incorporating the results into future reserve study updates.

Mechanical & Equipment - Elevator Cab: Refurbish

Quantity: 2 Allowance

UL: 30

RUL: 6

Current Cost: \$34,000

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Good condition with no concerns at this time. This component suggest planning for cycles of interior surfaces replacement for aesthetics. We suggest a funding allowance every 15 to 30 years.

Mechanical & Equipment - Elevator: Modernization

Quantity: 2 Unit

UL: 30

RUL: 6

Current Cost: \$193,000

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Reportedly functional with no major concerns. This component includes funding for a new controller, pump unit, electrical, etc. While we don't anticipate the need to replace the jack at this time, we suggest that it be inspected.

Mechanical & Equipment - Emergency & Exit Lighting: Replace, Phase 1

Location: Throughout

Quantity: 14 Each

UL: 20

RUL: 16

Current Cost: \$4,000

Condition: Excellent

Funding Basis: Funded based on Association records



Mechanical & Equipment - Emergency & Exit Lighting: Replace, Phase 2

Quantity: 214 Each

UL: 20

Condition: Functional

RUL: 4

Funding Basis: Funded based on Association records

Current Cost: \$61,100.00

Mechanical & Equipment - Entry System: Replace

Location: Building entry

Quantity: 2 Unit

UL: 15

RUL: 6

Current Cost: \$12,500

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Good functional condition with no concerns at this time. We recommend working with a qualified vendor to develop and establish an operating and maintenance plan. Reserve funding recommended for cycles of replacement.

Mechanical & Equipment - Fire Alarm Panels: Replacement

Quantity: 1 Each

UL: 24

RUL: 0

Current Cost: \$30,000

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Reportedly functional condition with no problems at this time. Panels are enclosed for weather protection. Generally these panels can last for an extended period of time barring a damaging electrical event. However, funding is included for repair/replacement and anticipated upgrade needs.

Mechanical & Equipment - Fire Suppression System: Compressor Replacement

Location: Fire Supression room

Quantity: 1 Allowance

UL: 24

RUL: 0

Current Cost: \$13,600

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Mechanical & Equipment - Fire Suppression System: Control Panel Replacement

Quantity: 1 Allowance

UL: 25

Condition: Unknown

RUL: 1

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$4,000.00

Mechanical & Equipment - Fire Suppression System: Refurbish

Quantity: 128 Each

UL: 50

Condition: Functional

RUL: 26

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$192,000.00

The fire suppression system will need an upgrade at 50 years of age. The refurbishment includes replacement of the heads as a minimum. At this point, this component is beyond the 30 year time horizon of this Reserve Study.

Mechanical & Equipment - Fire Suppression System: Wet/Dry System Repair

Quantity: 1 Allowance

UL: 10

Condition: Functional

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$8,900.00

Recreation - Fitness Equipment: Multigym, Replace

Location: Fitness Room

Quantity: 1 Allowance

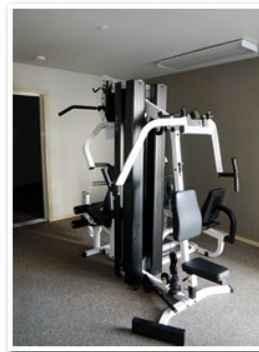
UL: 23

RUL: 22

Current Cost: \$5,000

Condition: Assorted Condition

Funding Basis: Funded based on the typical life
expectancy



Reportedly all equipment is functional with no concerns at this time. We recommend regular inspections and repair as needed. The life expectancy varies greatly based on frequency of use, quality etc. We have included a funding allowance for partial repair/replacement every 12 years.

Recreation - Fitness Equipment: Other, Replace

Location: Fitness Center

Quantity: 1 Allowance

UL: 14

RUL: 0

Current Cost: \$7,500

Condition: Assorted Condition

Funding Basis: Funded based on the typical life
expectancy



Building Interior - Flooring, Lobby: Restain

Location: Lobby

Quantity: 1 Units

RUL: 0

Current Cost: \$22,700

Condition: Functional

Funding Basis: Funded for further
evaluation/investigation/inspection



Building Interior - Flooring: Carpet, Replace

Quantity: 1900 Square Yard

UL: 13

RUL: 0

Current Cost: \$56,100

Condition: Assorted Condition

Funding Basis: Funded based on the typical life expectancy



Exact age unknown, however, generally good condition with no significant staining or deterioration observed.

Mechanical & Equipment - Garage Door Operators: Replace, East

Location: Garage

Quantity: 1 Each

UL: 14

RUL: 11

Current Cost: \$10,200

Condition: Assorted Condition

Funding Basis: Funded based on Association records



Mechanical & Equipment - Garage Door Operators: Replace, Remainder

Quantity: 4 Each

UL: 14

Condition: Unknown

RUL: 6

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$40,800.00

Mechanical & Equipment - Garage Door, East, Commercial: Replace

Quantity: 1 Each

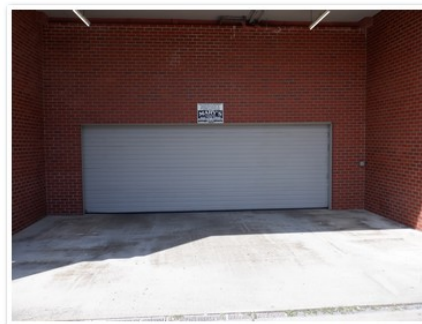
UL: 24

RUL: 0

Current Cost: \$9,400

Condition: Fair

Funding Basis: Funded based on the typical life expectancy



Generally fair condition with no significant dents and damage. These units can last an extended period of time if not damaged or abused. We recommend regular maintenance and lubrication as needed. Reserve funding recommended for replacement at the typical life expectancy of 20 years.

Mechanical & Equipment - Garage Doors, West, Commercial: Replace

Quantity: 4 Each

UL: 25

RUL: 17

Current Cost: \$130,000

Condition: Excellent

Funding Basis: Funded based on the typical life expectancy



Mechanical & Equipment - Garage Exhaust System: Repair

Location: Garage

Quantity: 3 Each

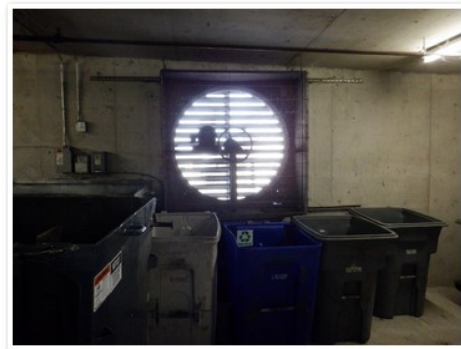
UL: 7

RUL: 1

Current Cost: \$5,700

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



There is no expectation of complete replacement, however the sensors and fans will need to be replaced. We have included a small allowance for these.

Building Exterior - Guardrail: Metal, Repaint

Location: Balconies

Quantity: 1395 Linear Feet

UL: 8

RUL: 1

Current Cost: \$12,700

Condition: Excellent

Funding Basis: Funded based on Association records



Fair condition of the black steel guardrail. In need of repainting.

Building Exterior - Guardrail: Metal, Replace

Condition: Excellent

Funding Basis: Unfunded, funded within another component

Building Exterior - Gutters & Downspouts: Replacement

Location: Exterior Walls

Quantity: 525 Linear Feet

UL: 25

RUL: 20

Current Cost: \$6,000

Condition: Excellent

Funding Basis: Funded based on the typical life expectancy



No reported problems observed or reported during our site inspection. No widespread damage or indications of early replacement indicated. In general keep clean and free of debris to ensure proper functionality. Reserve funding recommended for replacement timed to coincide with roof replacement projects for cost efficiency.

Site/Grounds - Irrigation System: Repair/Replace

Quantity: 1 Allowance

UL: 13

Condition: Assorted Condition

RUL: 0

Funding Basis: Funded based on prior reserve study

Current Cost: \$3,900.00

Fair condition with no reported problems at this time. We suggest including irrigation maintenance within the Association's annual landscape budget/contract, such as select sprinkler head replacements. As the community and irrigation lines age, local areas of line replacement may be needed and generally is not covered by the landscape contract. At this time there is no expectation of total line replacement, however, we have included an allowance for partial repair/replacement every few years. As these expenses occur and trends are developed update the reserve funding as needed.

Recreation - Kitchen: Refurbish

Quantity: 1 Allowance

UL: 29

RUL: 5

Current Cost: \$7,200

Condition: Fair

Funding Basis: Funded based on the typical life expectancy



This allowance may be used for replacement and refurbishment of the kitchen. Currently in good condition with no significant deterioration noted. Adjust funding based on the desires of the Board.

Site/Grounds - Landscaping: Refurbish

Quantity: 1 Allowance

UL: 7

RUL: 0

Current Cost: \$11,300

Condition: Assorted Condition

Funding Basis: Funded based on prior reserve study



This component may be used to fund large landscape projects not budgeted within the Operating Budget. This expense may vary greatly depending on the desires of the Board. We suggest starting with an allowance every couple of years to complete cycles of refurbishment such as replanting's, bark mulch etc.

Mechanical & Equipment - Lighting Timers: Replace

Quantity: 4 Each

UL: 10

RUL: 5

Current Cost: \$4,000

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Building Interior - Lights Interior, Hallways: Replace

Location: Throughout

Quantity: 173 Items

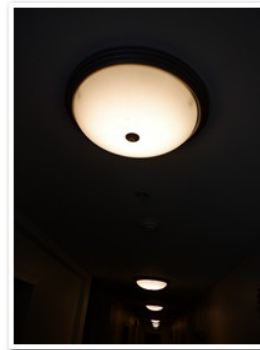
UL: 20

RUL: 13

Current Cost: \$26,000

Condition: Excellent

Funding Basis: Funded based on the typical life expectancy



Good condition with no unusual deterioration or instability observed. No history of concern. Repair as needed from the operating budget. Best to plan for total replacement for appearance and functionality.

Building Interior - Lights Interior: Stairwells, Replace

Location: Stairwells

Quantity: 54 Items

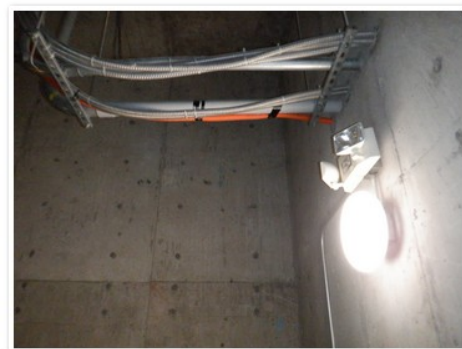
UL: 25

RUL: 1

Current Cost: \$8,100

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Functional condition with no unusual deterioration or instability observed. No history of concern. Repair as needed from the operating budget. Best to plan for total replacement for appearance and functionality.

Building Interior - Lights, Garage, Interior: Replace

Location: Garage

Quantity: 1 Allowance

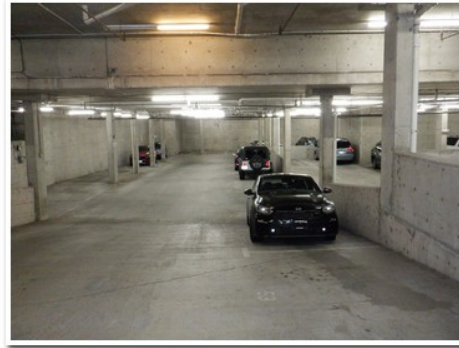
UL: 25

RUL: 1

Current Cost: \$25,000

Condition: Fair

Funding Basis: Funded based on the typical life expectancy



Fair condition with no unusual deterioration or instability observed. No history of concern. Repair as needed from the operating budget. Best to plan for total replacement for appearance and functionality.

Mechanical & Equipment - Lights: Exterior, Replace

Quantity: 1 Allowance

UL: 20

RUL: 15

Current Cost: \$3,200

Condition: Excellent

Funding Basis: Funded based on the typical life expectancy



Excellent condition with no unusual deterioration or instability observed. No history of concern. Repair as needed from the operating budget. Best to plan for total replacement for appearance and functionality.

Building Exterior - Mailbox Cluster: Replace

Location: Lobby

Quantity: 7 Clusters

UL: 35

RUL: 11

Current Cost: \$28,100

Condition: Good

Funding Basis: Funded based on Association records



Fair condition of mailboxes with no unusual damage observed. Clean as needed to maintain appearance. Oil hinges to maintain ease of operation. Planned replacement in 2023.

Mechanical & Equipment - Plumbing System

Quantity: 1 Allowance

UL: 11

Condition: Unknown

RUL: 0

Funding Basis: Funded based on prior reserve study

Current Cost: \$9,700.00

No reported problems. Analysis of the plumbing system is beyond the scope of a Reserve Study. There is no history of building plumbing expenses reported. No expectation of large scale repair or replacement expenses within the scope of this report; however, we recommend regular video camera inspections and repair as needed. Should patterns of expense develop, funding may need to be updated in future Reserve Study updates.

Building Exterior - Roof: Low Slope, Replace, Building A

Location: Building A

Quantity: 11150 Square Feet

UL: 20

RUL: 14

Current Cost: \$222,000

Condition: Excellent

Funding Basis: Funded based on the typical life expectancy



Excellent condition with no known concerns or issues reported or observed during our limited ground level inspection. Regular inspection by a qualified roofing professional is recommended to identify areas of concern or failure. Composition shingles should last their full design life with regular yearly moss removal, visual inspections and proper maintenance.

Building Exterior - Roof: Low Slope, Replace, Building B

Location: Building B

Quantity: 11150 Square Feet

UL: 20

RUL: 14

Current Cost: \$222,000

Condition: Excellent

Funding Basis: Funded based on Association direction



Excellent condition with no known concerns or issues reported or observed during our limited ground level inspection. Regular inspection by a qualified roofing professional is recommended to identify areas of concern or failure. Composition shingles should last their full design life with regular yearly moss removal, visual inspections and proper maintenance.

Building Exterior - Roof: Maintenance, North Bldg B

Quantity: 1 Allowance

UL: 10

Condition: Excellent

RUL: 5

Funding Basis: Funded based on Association direction

Current Cost: \$1,500.00

Building Exterior - Roof: Maintenance, West Bldg A

Quantity: 1 Allowance

UL: 10

Condition: Good

RUL: 5

Funding Basis: Funded based on Association direction

Current Cost: \$1,500.00

Building Exterior - Roof: Small, East Elevation

Quantity: 1 Allowance

UL: 5

Condition: Unknown

RUL: 0

Funding Basis: Funded based on Association records

Current Cost: \$5,000.00

Product is Soprema Alsan PMMA applied by Trinity in 2021. 5 Year warranty expires on Nov. 1, 2026

Building Exterior - Siding & Trim: Repair/Replace

Location: Throughout

Quantity: 1600 Square Feet

UL: 8

RUL: 11

Current Cost: \$41,600

Condition: Excellent

Funding Basis: Funded based on the typical life expectancy



Funding for siding and trim that has deteriorated and should be replaced prior to each repainting cycle after the first one.

Building Exterior - Siding: Repaint

Location: Throughout

Quantity: 54000 Square Feet

UL: 8

RUL: 3

Current Cost: \$153,000

Condition: Excellent

Funding Basis: Funded based on the typical life expectancy



Excellent condition at this time with no peeling or fading of exterior surfaces. Regular paint cycles are important to maintaining and protecting the HardiPlank siding. Inspect regularly touch up paint and caulking as needed from the operating budget. To optimize the painting costs, we recommend that a professional painting and/or coating inspector be retained to inspect the existing paint film thickness and adhesion. A painting inspector can also prepare a written specification which would ensure that selected painting contractors are all quoting on the same products and methods of painting. The painting inspector can also perform wet film tests while the painting is being done to ensure that the correct amount of paint is being applied. The painting costs can be further optimized by repainting those wall elevations that receive the most weathering from sun and rain are repainted frequently enough. Similarly, those elevations, such as north facing walls, that do not require repainting as frequently the repainting cycle can be extended.

Building Exterior - Signs: Replace

Location: Various

Current Cost:

Condition: Good

Funding Basis: Unfunded, operating expense



Building Exterior - Sliding Glass Doors: Replace

Location: Each Unit
 Quantity: 35 Each
 UL: 50
 RUL: 45
 Current Cost: \$105,000
 Condition: Excellent
 Funding Basis: Funded based on the typical life expectancy



Excellent condition with no known water intrusion or concerns. We strongly recommend regular inspections and repair to ensure the integrity of the building envelope. Reserve funding recommended for eventual replacement at the typical life expectancy of 30 to 40 years. Should patterns of repair arise, additional funding may be included in future reserve studies, however, at this time there is no need.

Mechanical & Equipment - Smoke Detectors

Quantity: 70 Each	UL: 20
Condition: Functional	RUL: 4
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$8,800.00

Building Interior - Suite Entry Doors Hardware: Replace

Location: Throughout
 Quantity: 128 Each
 UL: 50
 RUL: 26
 Current Cost: \$38,400
 Condition: Good
 Funding Basis: Funded based on the typical life expectancy



Mechanical & Equipment - Surveillance System: Replace

Location: Various
 Quantity: 1 Allowance
 UL: 18
 RUL: 0
 Current Cost: \$8,900
 Condition: Unknown
 Funding Basis: Funded based on the typical life expectancy



This component may be used to fund partial replacement as needed. These systems typically become technologically obsolete before they become nonfunctional.

Building Interior - Utility Doors & Hardware: Replace

Location: Various

Quantity: 1 Allowance

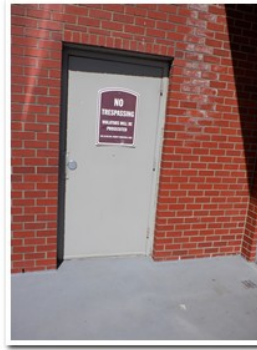
UL: 50

RUL: 26

Current Cost: \$20,000

Condition: Assorted Condition

Funding Basis: Funded based on the typical life expectancy



Building Interior - Walls: Interior, Repainting

Location: Throughout Interior Common Areas

Quantity: 1 Allowance

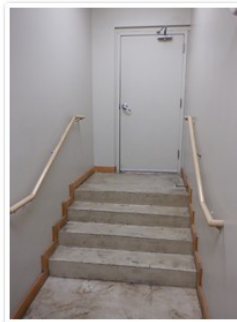
UL: 12

RUL: 1

Current Cost: \$164,000

Condition: Assorted Condition

Funding Basis: Funded based on Association direction



Fair condition with no concerns at this time. This component suggest planning for cycles of interior surfaces replacement for aesthetics. We suggest a funding allowance every 12-15 years.

Mechanical & Equipment - Water Heater: Replace

Quantity: 1 Unit

UL: 10

Condition: Unknown

RUL: 0

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$2,500.00

Not observed.

Building Exterior - Windows, Ground Floor: Replace

Location: Ground Floor

Quantity: 32 Each

Current Cost:

Condition: Functional

Funding Basis: Unfunded, no predictable expectation of expense



Waiting on cost estimate.

Building Exterior - Windows: Replace

Location: Throughout

Quantity: 478 Each

UL: 50

RUL: 45

Current Cost: \$717,000

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Excellent condition with no known water intrusion or concerns. We strongly recommend regular inspections and repair to ensure the integrity of the building envelope. Reserve funding recommended for eventual replacement at the typical life expectancy of 30 to 40 years. Should patterns of repair arise, additional funding may be included in future reserve studies, however, at this time there is no need.

4. How to Read Your Reserve Study

This reserve study is an important planning tool that contains long-term common area replacement and financial recommendations for your Association. In order to accomplish this, we provide you with critical information that should be considered when evaluating the current health of your reserve fund, future maintenance, repair and replacement expenses and reserve contribution rates to include within the regular unit owner assessments. With the use of this reserve study your Association will be better prepared for present and future expenses.

We have worked to identify your common area assets, called **components**, which have maintenance or replacement expenses that can be anticipated. Our recommendations should help to minimize deferred maintenance and special assessments, as well as maximize your property value.

Having properly funded reserves enables the Association to keep the common area assets in good condition. When potential buyers consider which association to purchase a home in, the overall condition of the association and reserve fund may be considered. Having good financials, maintenance, and curb appeal, all work together to increase your property value.

We know that your needs are different from the needs of others. Therefore, we have created this report specifically for your Association. When possible, we have had discussions with the Association Board of Directors, vendors and professional management to provide recommendations that will help you meet your Association's goals and objectives.

4.1 About Reserve Studies

By definition a reserve study is a budget planning tool. It identifies the current status of the reserve fund with a stable and equitable funding plan, to offset the anticipated future major common area expenditures. Plainly, a reserve study is a long term plan that indicates how much money needs to be set aside to pay for future expenses. The reserve study consists of two parts: the physical analysis and financial analysis.

The **physical analysis** identifies which components are appropriate for reserve funding and the current physical condition assessment of each asset; then indicates the life expectancy or useful life of the component as well as the life remaining or remaining useful life of each component. The physical analysis is concluded with the current cost to replace each component. The physical analysis information is used within the financial analysis. Therefore, it generally contains many recommendations and justifications regarding component repair, maintenance and replacement recommendations as well as cost and life cycles.

The **financial analysis** includes two results. First, it reveals the health of the reserve fund. This is completed by determining the current status of the reserve fund known as percent funded. The second result is the reserve contribution recommendation. Using the information contained within the physical analysis, the future expected expenses are analyzed and reviewed. Then multi-year funding plans are developed to meet various funding goals. The reserve contributions required to meet the funding goal desired is then presented and recommended to the Association.

4.2 Reserve Study Levels

- **Level I:** Full Reserve Study Funding Analysis and Plan. This is the most labor intensive reserve study, as it includes both a physical and financial analysis. The component inventory list and current component condition assessments with life and valuation estimates are determined from an on-site visual inspection. This information is used to conduct the financial analysis, which includes the current fund status and a recommended funding plan. A "Full Reserve Study" is recommended when a previous reserve study is not available, a substantial time has elapsed since the last study (7-10

years), or there are concerns with an existing reserve study's component inventory or measurements.

- **Level II:** Update with Visual Site Inspection. This report updates both the physical analysis and financial analysis of an existing report. An on-site visual inspection is conducted to verify and/or make adjustments to the existing component list, condition assessments, useful life and component valuation estimates. The financial analysis is also updated, including the current fund status and recommended funding plan. A level II report is recommended at least every three years, before and after major projects and as required by state law.
- **Level III:** Update with No Visual Site Inspection. This report updates the financial analysis of an existing reserve study only. No on-site visual inspection is completed. An existing fund status and funding plan is updated using research conducted with board members, vendors, association managers and information contained within a prior reserve study. A level III report is recommended to review, adjust and verify that the existing funding plan is accurate and suitable for current economic conditions. A level III report is recommended at least annually.

4.3 Percent Funded

Percent funded is a way to measure the strength of the reserve fund. The Community Associations Institute (CAI) defines "Percent Funded" as "the ratio, at a particular point of time, of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage." The **fully funded balance** is the total accrued depreciation or deterioration of the component(s). This balance is the cost of how much life has been used up. The fully funded balance is then used as an indicator against which the actual (or projected) reserve fund balance can be compared; known as percent funded.

For example, if an association were to replace interior carpeting in 10 years at an expense of \$10,000; then each year the cost of deterioration is 1/10th of the replacement cost. Therefore, each year \$1,000 of cost is accrued. In year 2, the fully funded balance would be \$2,000. In year 5, the cost of existing deterioration is \$5,000, and so on. To determine the percent funded, the FFB is compared to the reserve fund balance. To continue the above example, the association has \$2,000 in their reserve fund in year 2. The total accrued deterioration or FFB is \$2,000, therefore they are 100% funded. The association has saved 100% of the accrued deterioration or fully funded balance. If they have set aside only \$1,000, the association is 50% funded, having saved 50% of the existing deterioration or cost.

Using Percent Funded to Measure Strength

- **0-30% Funded is a "weak" status.** There is a lack of funds reserved toward the amount of accrued deterioration. Whenever an association has a weak status there is an increased possibility of requiring special assessments, loans or deferred maintenance.
- **31-69% Funded is a "fair" status.** There is a decreased chance of requiring special assessments or deferred maintenance, however, cash flow problems may very easily arise.
- **70-100% Funded is a "strong" status.** Associations in this range generally have financial stability. There are generally no cash flow issues, special assessments or deferred maintenance necessary.
- **100% Funded is known as "ideal."** The reserve fund balance equals the fully funded balance. This is "ideal" because funds are reserved as components are used. It is thought to be the most fair for members because they pay as they go, or they pay their share.

Use Caution When Using Percent Funded

Percent funded is a ratio and therefore does not convey the urgency that is often times required. There are two aspects that need to be considered when evaluating the urgency of the current situation, the time remaining before an expense is scheduled to occur, as well as the cost of the expense.

The first aspect that percent funded does not consider is the time remaining before the expense is to occur. Use the same carpet replacement example (\$10,000 carpet expense to be saved over 10 years). If, in year 5 they have only saved \$2,500 they are 50% funded (remember the total accrued deterioration or FFB would be \$5,000). To have the capital required to complete the project as scheduled in year 10 for \$10,000, they would need to save \$1,500 each year for the next 5 years.

Changing the time frames, if in year 10 they have set aside \$5,000, they would still be 50% funded (having saved 50% of the total accrued deterioration of \$10,000). However, they now need to attain \$5,000 of the required \$10,000 expense immediately rather than over a period of time.

These examples show that the percent funded ratio lacks the urgency that each association may have in attaining the rest of the financing.

Percent funded also does not consider the cost of the expense. Using the same 10 year cycle, changing the cost of the required expense from \$10,000 to a \$30,000 paint project, in year 5 the association is 50% funded by having set aside \$15,000. In this case, they must save \$3,000 each year, not \$1,500. If in year 10, they are 50% funded, they would need to save \$15,000 not \$5,000. Notice how the percent funded is the same, but the amount needed to meet the financial obligation is very different.

Percent funded is a very useful ratio, however, it must be placed in context. Remember to evaluate not only the percent funded but also the cash balance and size of the upcoming expenditures as well.

4.4 Reserve Funding Plans & Goals

To determine the contribution rate to the reserve fund, the association needs to determine their reserve fund goal. This may be based on a number of objectives and analysis' corresponding to the reserve fund. There are three different funding goals associations may choose based on their risk tolerance:

- **Baseline Funding Goal** – This sets the reserve contribution amount as low as possible without the reserve fund dropping below a zero balance. This is the most risky method with the least contributed to the reserve fund. If an expense arrives early, or unexpected, there is a significant chance of needing a special assessment or loan.
- **Threshold Funding Goal** - The goal of Threshold Funding is to set the reserve contribution amount to meet a specified goal. Common goals to achieve and maintain are 70 Percent Funded, to maintain a cash-balance of 15% of the prior year's expenses, or to maintain a minimum cash-balance of the prior year's reserve contribution amount.
- **Full Funding Goal** – Sets the goal at being fully funded. This plan sets the reserve contribution amount to achieve a fully funded balance. Fully funded is achieved when the percent funded is 100%. It requires the largest contribution to the reserve fund of the three goals, but is also the least risky.

4.5 Reserve Contributions

There are three ways to contribute to your Reserve Account:

- **Regular Contributions:** If adequate regular contributions are not established the reserve fund will eventually be underfunded. An underfunded reserve account leads to deferred maintenance and potentially extensive repair. As already mentioned, the effects of deferred maintenance and extensive repair are significantly more than routine or preventative maintenance. Additionally, it is the most fair and equitable to the association members. If reserve contributions are not set properly, whether too high or low, the individuals who use the asset will not be paying for it. If the contributions are set too high, current owners are paying for what future owners should pay for.

Likewise, when contributions are set too low, future owners will pay for what current owners should have paid for. Having properly set reserve contributions is the most fair for everyone involved.

- **Special Assessments:** If the reserve fund is underfunded at the time an expense is required, the association is forced to hold a special assessment. Most often, this occurs when deferred maintenance catches up and the association is forced to deal with it. It is better to have a small monthly increase now rather than a very large and unexpected increase later.
- **Loans:** If the association members do not have the finances to contribute to a special assessment or the required repairs are too extensive and costly for a special assessment, a loan may be required. This not only requires a monthly increase in dues, but members are then paying for past as well as future expenses, rather than just future expenses. The future still needs to be anticipated and saved for.

4.6 Reserve Components

The components of a reserve study have significant impact on the accuracy of the report. If items are improperly included or excluded from the reserve study, then the projected expenses and subsequent required reserve contributions will likewise be affected. Before a component is included within the reserve study, it is evaluated and qualified using a nationally recognized four-part test:

- **Common Area:** The component must be association responsibility; limited common areas may be included.
- **Limited Useful Life:** The life of the component must be limited.
- **Predictable Life:** The limited life must be predictable.
- **Minimum Threshold Cost:** Generally greater than 1% of the annual operating budget or \$1,000 whichever is greater.

Repairs or replacements of components that are predicted to have an estimated remaining useful life exceeding this 30-year report period are generally not included. Items that are below the minimum threshold cost, or reoccur annually are generally included within the annual operating budget. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Maintaining Components

There are three ways to manage capital reserve expenses:

- **Preventative Maintenance:** This is the most effective way to extend the useful life of components and save money in the long run, as it is a proactive maintaining of components. The cost of maintaining the condition and quality of a component is much less than repair or replacing the component to bring it back to a usable condition and may also prolong the life expectancy of an asset.
- **Deferred Maintenance:** This is deferring routine maintenance rather than completing maintenance as recommended. A common household example of this is deferring the oil changes in a vehicle. Deferred maintenance is likely the first indication of, and results in, having inadequate reserve funds. While in the short run the association is contributing less money, the effects of deferring maintenance and the costs associated with it are far greater than the cost of preventative maintenance.
- **Extensive Repair or Replacement:** This is when a component needs to have significant repair(s) completed or even replacement prior than anticipated. While not always, this is generally a result of deferred maintenance. The cost of significant repair or advanced replacement is not only expensive, it also decreases association morale through poor association management, poor curb appeal and out of commission assets.

4.7 Implementing Your Reserve Study

- **Step 1 - Understand:** The board of directors has the responsibility to lead the association, therefore, the first step is for the board to hold a meeting. This meeting should discuss the results of the reserve study in order for the Board to better understand the current position of the association and the upcoming reserve requirements of the association.
- **Step 2 - Plan:** The board should then create a plan to determine how best to manage the association's common area assets and financial position. Using this reserve study as a guide, the board should make the adjustments required to meet the needs of the association and its members. This includes setting the reserve contribution amount.
- **Step 3 - Communicate:** After the board has determined the best course of action, the plan needs to be communicated to the association members. This can be accomplished through the distribution of the results of this reserve study and/or through association meetings. This allows them to ask questions and understand the direction the association will be heading.
- **Step 4 - Update and Adjust:** Reserve studies are a one-year document, and need to be updated and adjusted annually. We recommend additional collaboration with specialized professionals to provide the expertise and adjustments to this reserve study. Additionally, we recommend the board review and make minor adjustments of this plan before and after reserve projects throughout the year.

5. Supplemental Report Information

5.1 Definitions

COMPONENT: The individual line items in the Reserve Study developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components are defined as being:

1. Association responsibility
2. Having a limited Useful Life expectancy
3. Predictable Remaining Useful Life expectancies
4. Above a minimum threshold cost
5. As required by law

DEFICIT/SURPLUS: The Reserve Balance less the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Equivalent to Total Accrued Depreciation. This represents the deteriorated or used portion of the component. This is calculated for each component, then summed together for a total FFB.
$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

PERCENT FUNDED: The ratio at a particular point of time of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PROJECTED RESERVE BALANCE: The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

REMAINING USEFUL LIFE (RUL): The estimated time, in years, that a reserve component can be expected to continue to serve its intended function.

REPLACEMENT COST: 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 that particular year.

USEFUL LIFE (UL): 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.

5.2 Table 4 - RCW Required Information & Location

RCW Required Information	Report Location
(a) A reserve component list, including any reserve component that would cost more than one percent of the annual budget of the association, not including the reserve account, for major maintenance, repair, or replacement. If one of these reserve components is not included in the reserve study, the study should provide commentary explaining the basis for its exclusion. The study must also include quantities and estimates for the useful life of each reserve component, remaining useful life of each reserve component, and current major maintenance, repair, or replacement cost for each reserve component;	Table 1 Table 4
(b) The date of the study and a statement that the study meets the requirements of this section;	Disclosure Page
(c) The level of reserve study performed;	Cover Page
(d) The association's reserve account balance;	Executive Summary
(e) The percentage of the fully funded balance that the reserve account is funded;	Executive Summary Financial Summary
(f) Special assessments already implemented or planned;	Executive Summary Financial Summary
(g) Interest and inflation assumptions;	Executive Summary Financial Summary
(h) Current reserve account contribution rate;	Executive Summary Financial Summary
(i) Recommended reserve account contribution rate; a contribution rate for a full funding plan to achieve one hundred percent fully funded reserves by the end of the thirty-year study period, a baseline funding plan to maintain the reserve balance above zero throughout the thirty-year study period without special assessments, and a contribution rate recommended by the reserve study professional;	Executive Summary Financial Summary
(j) Projected reserve account balance for thirty years and a funding plan to pay for projected costs from those reserves without reliance on future unplanned special assessments;	Spread Sheet of Reserve Expenses
(k) Whether the reserve study was prepared with the assistance of a reserve study professional.	Executive Summary
(3) A reserve study shall include the following disclosure: "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 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."	Disclosure Page

5.3 Reserve Study Disclosure

This document is the sole opinion of CEDCORE, LLC and has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of CEDCORE. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialists and independent contractors. The site visit is a limited scope visual observation of the surface condition of identified and exposed components. Hidden systems including but not limited to mechanical, electrical, structural, plumbing, storm water, sewer, water supply, foundations, etc. are beyond the scope of a reserve study. No destructive testing was undertaken, nor does this study purport to address any latent and/or patent defects or life expectancies which are abnormally short due to either improper design and/or installation or due to subsequent improper maintenance. It is assumed that all components are to be reasonably maintained for the remainder of their life expectancy.

Various construction pricing and scheduling manuals may be used as well as costs and life expectancies obtained from numerous vendors, vendor catalogues, actual quotations or historical costs, and our own experience in the field of Reserve Study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated Useful Life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your Reserve Study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the useful life and cost of many of the assets under consideration.

This Reserve Study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. Additionally, other unanticipated expenses may arise that are not included within this reserve study. 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.

This Reserve Study was prepared by or under the direct supervision of a Reserve Study Professional following National Reserve Study Standards and complies with RCW 64.34.382 and 64.90.550. The Reserve Study Professional is independent from the Association, and has no other involvement with the Association which would result in actual or perceived conflicts of interest. This Reserve Study needs to be updated annually as well as when any new material information is obtained.



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