ACCURATE RESERVE PROFESSIONALS, LLC
159 Basin Street # 147
Ephrata, WA 98823-1855
(509) 765-6601
www.accuratereserves.com

Level I – FULL Reserve Study Report

For Fiscal Year Beginning July 1, 2025

Washington Land Yacht Harbor

Lacey, WA

June 11, 2025

Reserve Study Summary for Washington Land Yacht Harbor

192 Units

For Fiscal Year Beginning July 1, 2025

Overview	
Starting Reserve Balance	$451,060
Fully Funded Balance	$1,069,609
Percent Funded	42%
Reserve Fund Strength (Weak, Fair or Strong)	Fair
Total Surplus or (Deficit) of Reserve Funding	$(618,549)
Surplus or (Deficit) on a Per Unit Average Basis***	$(3,222)
Current Reserve Contribution Based on Last Approved Budget	
Current Reserve Contribution Rate, Annually	$71,957
Current Special Assessment For Reserves, Annually	$86,240(see note below)
Is the Current Contribution Rate Within Range Provided by Study Below?	Yes
Reserve Study Funding Plan Options Beginning July 1, 2025	
100% Full Funding Contribution Rate, Annually	$118,600
70% Threshold Funding Contribution Rate, Annually	$98,825
Baseline Funding Contribution Rate, Annually	$55,150
Recommended Annual Special Assessment	N/A

Study Description & Assumptions

This is a Level I Full reserve study. As part of this report, a site visit was performed on February 19, 2025. This report assumes a 3% annual inflation rate and 1% interest rate. Taxes on interest income and other outside factors are not included.

Property Description

Washington Land Yacht Harbor consists of 192 lots located in Lacey, WA. It was constructed in or around 1960.

Recommended Funding Plan

We recommend that the association budget for annual reserve contributions of $98,825 to $118,600 per year in the 2025/2026 fiscal year.

Recommended Special Assessment(s)

No special assessments are recommended at this time. The association budgeted a $86,240 special assessment for the 2025/2026 fiscal year for the purpose of water line replacement between A and B streets.

Other Notes

None.

***Current surplus or deficit is calculated on an average per unit. If the association calculates its assessments based on a fraction or percentage that varies by unit, it should calculate the current deficit or surplus based on that schedule. To do so, subtract the association's starting reserve balance above from the fully funded balance, and multiply the resulting number by the fraction or percentage allocable to each unit.

Washington Land Yacht Harbor
Component List

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Grounds					
1000	Concrete - Repair Allowance	Unfunded			
1015	Asphalt - Repair/Resurface	2		1	$30,000
1020	Street Signs - Replace	Unfunded			
1048	Gravel Areas - Replenish	Unfunded			
1058	Bollards - Replace	Unfunded			
1060	Monument Sign - Refurb/Replace	Unfunded			
1062	Lighthouse - Refurb/Replace	Unfunded			
1064	Readerboards - Refurb/Replace	Unfunded			
1065	Mailboxes - Replace	Unfunded			
1090	Chainlink Fence - Replace	50		44	$285,180
1095	Entrance Chain Link Fence - Replace	50		44	$5,040
1105	Split Rail Fence - Replace	Unfunded			
1107	Trash Enclosures - Repair/Replace	25		18	$6,000
1110	Metal Railings - Replace	50		39	$8,250
1120	Entry Gates - Replace	30		0	$7,500
1125	Gate Operators - Replace	15		0	$6,000
1130	Gate Keypad - Replace	12		5	$5,000
1135	Landscape - Refurbish Allotment	Unfunded			
1155	Irrigation System - Repair Allotment	Unfunded			
1160	Drainage System - Maintain	Unfunded			
1165	Stormwater Ponds - Maintain	Unfunded			
1175	Pole Lights - Replace	Unfunded			
1185	Landscape Lights - Replace	Unfunded			
1215	Storage Shed (Gatehouse) - Replace	Unfunded			
1220	Storage Sheds - Replace	30		5	$12,000
Recreation					
2005	Gazebo - Replace	Unfunded			
2010	Outdoor Furniture - Replace	Unfunded			
2015	Pet Stations/Garbage Bins - Replace	Unfunded			
2155	Harmony Hall Comp Shingle Roof - Replace	25	2	23	$107,200
2157	Harmony Hall Low Slope Roof - Replace	20		16	$80,000
2160	Harmony Hall Gutters - Replace	25		23	$3,690
2165	Harmony Hall Siding - Replace	50	8	5	$131,220
2175	Harmony Hall Windows - Replace	25		24	$45,900

Washington Land Yacht Harbor
Component List

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Recreation continued...					
2180	Harmony Hall Ext Doors - Replace	Unfunded			
2185	Harmony Hall Wood Deck - Repair/Replace	30		15	$48,000
2190	Harmony Hall Interior - Paint	10		9	$37,800
2192	Harmony Hall Carpet - Replace	Unfunded			
2195	Harmony Hall Vinyl Floor - Replace	30	5	29	$30,000
2197	Harmony Hall Kitchen Flooring - Replace	Unfunded			
2200	Harmony Hall Stage Floor - Refurbish/Replace	Unfunded			
2205	Harmony Hall Kitchen - Refurbish	25		6	$30,000
2210	Harmony Hall Double Oven - Replace	15	20	6	$18,000
2212	Harmony Hall Heated Holding Cab - Replace	Unfunded			
2214	Harmony Hall Gas Stovetops - Replace	Unfunded			
2216	Harmony Hall Commercial Refrigerators - Replace	15		5	$22,000
2225	Harmony Hall Stove/Oven Hoods - Replace	Unfunded			
2230	Harmony Hall Washer/Dryer - Replace	Unfunded			
2235	Harmony Hall Restrooms - Refurbish	25		2	$20,000
2240	Harmony Hall Furniture - Replace	Unfunded			
2245	Harmony Hall Stage Curtains - Replace	Unfunded			
2250	Harmony Hall Audio/Visual Equipment - Replace	8	8	8	$25,000
2255	Harmony Hall Exercise Equipment - Replace	Unfunded			
2260	Harmony Hall Rubber Mat Flooring - Replace	Unfunded			
Building Interior					
3010	Gatehouse Wood Flooring - Replace	25		14	$12,000
3020	Gatehouse Interior Walls/Ceilings - Paint	15		4	$5,700
3050	Gatehouse Furniture - Replace	Unfunded			
3055	Gatehouse Kitchen - Refurbish	25		14	$12,000
3060	Gatehouse Appliances - Replace	Unfunded			
3065	Gatehouse Restrooms - Refurbish	Unfunded			
Building Exterior					
4000	Gatehouse Roof - Replace	25		23	$11,780
4035	Gatehouse Gutters/Downspouts - Replace	Unfunded			
4040	Gatehouse Siding - Replace	50		39	$43,740
4045	Gatehouse Exterior Surfaces - Repair & Paint	10	10	10	$4,860

Washington Land Yacht Harbor
Component List

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Building Exterior continued...					
4050	Gatehouse Windows - Replace	25		14	$12,500
4055	Gatehouse Wood Decks - Replace	25		14	$15,000
4060	Gatehouse Wood Deck Rail - Replace	25		14	$6,300
4065	Exterior Surfaces - Repair & Paint	10		5	$19,980
4068	Exterior Lights - Replace	Unfunded			
4140	Whitney Utility Bldg Siding - Replace	50	10	5	$45,000
4145	Garage Doors - Replace	40		25	$4,500
Equipment & Mechanical					
5000	Electrical System - Repair/Replace	Unfunded			
5005	Plumbing System - Repair/Replace	Unfunded			
5010	Septic System - Maintain	65	1	1	$40,000
5020	Surveillance System - Replace	Unfunded			
5045	Mini-Split System - Replace	18		8	$8,000
5085	Furnace - Replace (Attic)	15		14	$11,200
5087	Furnaces - Replace	15		11	$13,000
5090	Heat Pumps - Replace	15		5	$36,000
5095	Hot Water Heaters - Replace	Unfunded			
5100	Air Compressor - Replace	Unfunded			
5115	Fire Sprinkler Sys - Replace	Unfunded			
5120	Yamaha Golf Cart - Replace	Unfunded			
5125	EXmark Mower - Replace (a)	Unfunded			
5130	EXmark Mower - Replace (b)	8		6	$9,200
5135	Kubota Tractor - Replace	20	5	4	$40,000
5140	John Deere Tractor - Replace	20		10	$5,000
5145	GEM Utility Vehicle - Replace	10		4	$20,000
5150	Misc. Small Tools & Equipment - Replace	Unfunded			
Professional					
6010	Preventive Maintenance Plan	Unfunded			
6015	Reserve Study - Annual Update	Unfunded			

Washington Land Yacht Harbor
Component List

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Water System					
7000	Fire Hydrant - Replace	Unfunded			
7002	Well Casing - Replace (1)	75		59	$100,000
7003	Well Casings - Replace (2 & 3)	75		10	$200,000
7005	Submersible Well Pump - Replace	12		1	$15,000
7006	Submersible Well Pumps - Replace	12	9	5	$30,000
7015	Water Mains - Replace	75		69	$1,395,000
7020	Water Meters - Replace	Unfunded			
7025	Booster Pump - Replace (a)	15		11	$11,000
7027	Booster Pump - Replace (b)	15		5	$11,000
7030	Hydropneumatic Tanks - Replace	Unfunded			
7035	Valves - Replace	Unfunded			
7040	Water Tank (35.2k gal) - Replace	75		30	$140,000
7045	Water Tank Fence - Replace	50		5	$7,800
7050	Generator - Replace	30		3	$60,000
7060	Pump House Exterior - Refurbish	40	10	5	$4,000

An Introduction to Your Reserve Study

The Purpose of Your Reserve Study

The purpose of your reserve study is to develop a budgetary model to assist the association with preparing for the maintenance, repair and replacement of the assets which are under the association's responsibility. The report provides both estimated timeframes in which these projects are expected to occur as well as a cost allowance for the project. A reserve study consists of two parts; the physical analysis and the financial analysis. The physical analysis includes the component inventory and associated information including useful life, remaining useful life and cost allowances. The financial analysis includes the association's current reserve fund status (the percent funded) and funding recommendations.

Reserve Study Standards

This report is prepared in accordance with the National Reserve Study Standards (NRSS) by Community Associations Institute (CAI). First published in 1998, the NRSS provides guidelines related to the preparation of reserve studies including what information is included and how calculations are prepared. The full NRSS can be viewed at National Reserve Study Standards and an explanation of the NRSS is available at NRSS Explanation.

Types of Reserve Studies

There are four types of reserve studies under National Reserve Study Standards:

- ***Level I Full*** – This is the initial report prepared by the association. This report includes a site visit in which a non-intrusive basic visual review is conducted and association assets are counted, measured and/or quantified. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly. A Full study is typically only prepared once as the quantities and other data can be used in future reports.
- ***Level II With-Site-Visit*** – This report includes a site visit in which a non-intrusive basic visual review is conducted. No assets are quantified as this process was previously completed during the Full study process. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated accordingly. After the initial full study, most associations perform a with-site-visit report every third year; this cycle is required for Washington State associations with significant assets.
- ***Level III No-Site-Visit*** – This report does not include a site visit. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated. The No-Site-Visit update is primarily based on the current reserve account balance, projects completed since the last report, current industry costs, and any proposals the association may have received for upcoming projects.
- ***Level IV Preliminary, Community Not Yet Constructed*** – This report is prepared for communities that are in the development phase and have not yet been constructed. The component list is typically developed using building and site plans along with details provided by the developer. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly.

What Components are Included

National Reserve Study Standards provide for a three-part test to determine which items are funded within a reserve study. First, the component needs to be an item that the association is responsible to maintain, repair and replace. It cannot be an item that an owner or other party is responsible for. Next, the item must be "predictable" in that it has a predictable useful life (i.e. we need to be able to determine how long, on average, the item will last), and a remaining useful life (i.e. we need to be able to determine how much longer until that item requires replacement). Lastly, the cost to maintain, repair and replace the component must be above a minimum cost which is typically defined as 1% or more of the annual operating budget, however some associations may opt to define a different funding threshold. Using 1% of the annual operating budget, an association with a $100,000 annual budget would have a $1,000 reserve funding

threshold.

One consideration that is not included within the NRSS three-part test are significant expenses which occur annually. Some associations opt to include annual expenses that exceed the 1% funding threshold in their study, however it is our opinion that these expenses are best handled through the operating budget. From an administrative and practical standpoint it is most advantageous to budget and pay for those expenses through the operating account, particularly in states such as Washington State which feature statutory limitations regarding reserve fund disbursements.

The intent of funding for reserve components is to maintain, repair or replace those exact components in the future. Capital improvements are not included within a reserve study and reserve funds should not be used accordingly. A capital improvement is the addition of an item that does not previously exist, such as installing a swimming pool when one was not previously present. Repurposing an existing item into something new is also considered a capital improvement; an example would be converting a janitorial closet in the clubhouse into an additional restroom. Replacing an existing item with an upgraded but like-kind product is not considered a capital improvement and reserve funds may be used in this instance; an example would be replacement of a wood deck with a composite (Trex®) material.

How Are Costs Determined

The cost allowances within a reserve study are determined in a number of ways. First, the association's prior cost history or recent vendor proposals are generally the best predictor of future costs as they are specific to your community. When a cost history is unavailable, a number of methods to determine costs may be used by the reserve study provider including, but not limited to research with vendors (including the association's vendors) and/or industry average costs. When industry average costs are used, they are adjusted based on the geographical location and current economical market of each client.

Fully Funded Balance Calculation

One of the most common questions related to a reserve study is how the fully funded balance is calculated. Contrary to popular belief, the fully funded balance is *not* the cost to replace all the association's assets today. Rather, it is the total accumulated deterioration of the association's assets. Let's take the example of a roof. If the roof lasts 30 years and costs $30,000 to replace, the association would save $1,000 per year so that it would have the $30,000 it needs to replace the roof by the 30th year. If the roof is two years old, the association would need $2,000 on hand to be 100% funded, meaning that it had the exact amount of cash on hand that the roof had deteriorated to date. If the association only saved $1,000 by the second year, it would then be 50% funded instead. The reserve study calculates the deterioration of each of the association's assets through the date of the study, taking into consideration their age and replacement cost allowances, and the cumulative total of those numbers is the association's fully funded balance.

Reserve Fund Strength, Also Known As Percent Funded

The association's percent funded is calculated by comparing the association's current reserve balance against the fully funded balance, which we defined above. Generally speaking, an association that is less than 30% funded is considered to have a weak reserve account balance and thus a high risk of requiring a special assessment. Associations which are between 30% and 69% funded are considered to have a moderate funding position and therefore a medium risk of a special assessment. Association's which are 70% or more funded have a strong funding position and a low risk of requiring a special assessment. One of the many goals of your reserve study is to help the association achieve, and keep, a strong funding position with a low risk of a special assessment.

How to Pay for Reserve Projects

The question of reserve expenses is not if they will occur, but when they will occur. The best and most cost-effective way to ensure that funds are available for these expenses is to save for future projects through regular contributions to the reserve fund. This not only ensures that funds are available as projects arise, thus reducing the chances of deferred

maintenance, but it is also the most equitable to ownership groups over time. If a person owns a unit for one year, they contribute toward one year of reserves. The same goes for a person who owns their unit for five years, or for 30 years. If the association does not fund the reserve account through regular contributions and instead assesses a special assessment or takes out a loan for the project, the current ownership group is unfairly burdened with paying the full project cost even though previous owners enjoyed the use of those assets.

Properly reserving for anticipated maintenance, repair and replacement projects also results in lower overall costs to the association. Inadequate reserve funds often result in deferred maintenance, which can cause higher project costs and risk potential damage to association assets. For example, deferring an exterior paint project may result in increased future costs due to the additional prep work required to address peeling paint, repairs to exposed wood which has started to decay, etc. There are also administrative expenses associated with levying a special assessment and interest expenses associated with taking out a loan, both of which are avoided when adequate reserve funds are available.

Preventive Maintenance Manual

Preventive maintenance is a critical aspect of properly maintaining association assets and achieving their longest useful life. National Reserve Study Standards (NRSS) recommends that a preventive maintenance manual be prepared by each community and updated regularly. Preparation of such manual is beyond the scope of standard reserve study services and should be prepared independently by the association. Additional resources are available within Community Associations Institute's Best Practices: Community Association Maintenance at www.condosafety.com. The preventive maintenance manual should incorporate maintenance of all common elements, not just those included within the reserve study. Some preventive maintenance projects, such as asphalt sealcoating for example, may be funded within the association's reserve study. Other projects, such as gutter cleaning, are most commonly funded through the annual operating budget. Additional preventive maintenance projects identified by the maintenance manual may be added to the reserve study as needed provided they are significant in cost and do not occur annually, as annual expenditures are generally best handled through the annual operating budget. Any preventive maintenance contracts reported by client are notated on the appropriate components within the component detail inventory toward the rear of this report; common contracts include the maintenance of pool equipment, elevators, fire alarm/sprinkler equipment and HVAC equipment.

Report Sections

This report was designed to provide clear, distinct chapters for the different funding plan options so the association can easily compare and select a funding plan to follow. Your report includes separate sections detailing the Full Funding plan, 70% Funding plan, Baseline Funding plan, as well as data illustrating the reserve funding projections based on the association's current contribution rate. The different funding options are also summarized in the Report Summary at the beginning of this study. In rare instances, associations with unique funding scenarios may not have a 70% Funding option available; in those cases the 70% Funding chapter has been omitted.

Annual Expenditure Charts

The data within this section represents the association's projected expenses over the 30 year scope of this report. These expenses are projected to occur independent of which funding plan the association chooses to follow (Full, 70% or Baseline), and the charts are particularly helpful to the association in planning near term projects (i.e. within the next 1-5 years).

This section also includes a deterioration summary, which shows the total deterioration of the association's assets on an annual basis. It is important that the association consider this data when selecting an annual reserve contribution, as contributing significantly less than the annual deterioration rate means that the association's assets are deteriorating at a faster rate than the association is reserving.

Washington Land Yacht Harbor

Lacey, WA

Year By Year Spread Sheet

ID	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Grounds											
1000	Concrete - Repair Allowance	*Unfunded*									
1015	Asphalt - Repair/Resurface		30,900		32,782		34,778		36,896		39,143
1020	Street Signs - Replace	*Unfunded*									
1048	Gravel Areas - Replenish	*Unfunded*									
1058	Bollards - Replace	*Unfunded*									
1060	Monument Sign - Refurb/Replace	*Unfunded*									
1062	Lighthouse - Refurb/Replace	*Unfunded*									
1064	Readerboards - Refurb/Replace	*Unfunded*									
1065	Mailboxes - Replace	*Unfunded*									
1090	Chainlink Fence - Replace										
1095	Entrance Chain Link Fence - Replace										
1105	Split Rail Fence - Replace	*Unfunded*									
1107	Trash Enclosures - Repair/Replace										
1110	Metal Railings - Replace										
1120	Entry Gates - Replace	7,500									
1125	Gate Operators - Replace	6,000									
1130	Gate Keypad - Replace						5,796				
1135	Landscape - Refurbish Allotment	*Unfunded*									
1155	Irrigation System - Repair Allotment	*Unfunded*									
1160	Drainage System - Maintain	*Unfunded*									
1165	Stormwater Ponds - Maintain	*Unfunded*									
1175	Pole Lights - Replace	*Unfunded*									
1185	Landscape Lights - Replace	*Unfunded*									
1215	Storage Shed (Gatehouse) - Replace	*Unfunded*									
1220	Storage Sheds - Replace						13,911				
Grounds Total:		**13,500**	**30,900**		**32,782**		**54,486**		**36,896**		**39,143**
Recreation											
2005	Gazebo - Replace	*Unfunded*									
2010	Outdoor Furniture - Replace	*Unfunded*									
2015	Pet Stations/Garbage Bins - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Recreation continued...											
2155	Harmony Hall Comp Shingle Roof - Replace										
2157	Harmony Hall Low Slope Roof - Replace										
2160	Harmony Hall Gutters - Replace										
2165	Harmony Hall Siding - Replace						152,120				
2175	Harmony Hall Windows - Replace										
2180	Harmony Hall Ext Doors - Replace	*Unfunded*									
2185	Harmony Hall Wood Deck - Repair/Replace										
2190	Harmony Hall Interior - Paint										49,320
2192	Harmony Hall Carpet - Replace	*Unfunded*									
2195	Harmony Hall Vinyl Floor - Replace										
2197	Harmony Hall Kitchen Flooring - Replace	*Unfunded*									
2200	Harmony Hall Stage Floor - Refurbish/Replace	*Unfunded*									
2205	Harmony Hall Kitchen - Refurbish							35,822			
2210	Harmony Hall Double Oven - Replace							21,493			
2212	Harmony Hall Heated Holding Cab - Replace	*Unfunded*									
2214	Harmony Hall Gas Stovetops - Replace	*Unfunded*									
2216	Harmony Hall Commercial Refrigerators - Rep..						25,504				
2225	Harmony Hall Stove/Oven Hoods - Replace	*Unfunded*									
2230	Harmony Hall Washer/Dryer - Replace	*Unfunded*									
2235	Harmony Hall Restrooms - Refurbish			21,218							
2240	Harmony Hall Furniture - Replace	*Unfunded*									
2245	Harmony Hall Stage Curtains - Replace	*Unfunded*									
2250	Harmony Hall Audio/Visual Equipment - Repl..									31,669	
2255	Harmony Hall Exercise Equipment - Replace	*Unfunded*									
2260	Harmony Hall Rubber Mat Flooring - Replace	*Unfunded*									
Recreation Total:				**21,218**			**177,624**	**57,315**		**31,669**	**49,320**
Building Interior											
3010	Gatehouse Wood Flooring - Replace										
3020	Gatehouse Interior Walls/Ceilings - Paint					6,415					
3050	Gatehouse Furniture - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building Interior continued...											
3055	Gatehouse Kitchen - Refurbish										
3060	Gatehouse Appliances - Replace	*Unfunded*									
3065	Gatehouse Restrooms - Refurbish	*Unfunded*									
Building Interior Total:						**6,415**					
Building Exterior											
4000	Gatehouse Roof - Replace										
4035	Gatehouse Gutters/Downspouts - Replace	*Unfunded*									
4040	Gatehouse Siding - Replace										
4045	Gatehouse Exterior Surfaces - Repair & Paint										
4050	Gatehouse Windows - Replace										
4055	Gatehouse Wood Decks - Replace										
4060	Gatehouse Wood Deck Rail - Replace										
4065	Exterior Surfaces - Repair & Paint						23,162				
4068	Exterior Lights - Replace	*Unfunded*									
4140	Whitney Utility Bldg Siding - Replace						52,167				
4145	Garage Doors - Replace										
Building Exterior Total:							**75,330**				
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	*Unfunded*									
5005	Plumbing System - Repair/Replace	*Unfunded*									
5010	Septic System - Maintain		41,200								
5020	Surveillance System - Replace	*Unfunded*									
5045	Mini-Split System - Replace									10,134	
5085	Furnace - Replace (Attic)										
5087	Furnaces - Replace										
5090	Heat Pumps - Replace						41,734				
5095	Hot Water Heaters - Replace	*Unfunded*									
5100	Air Compressor - Replace	*Unfunded*									
5115	Fire Sprinkler Sys - Replace	*Unfunded*									
5120	Yamaha Golf Cart - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Equipment & Mechanical continued...											
5125	EXmark Mower - Replace (a)	*Unfunded*									
5130	EXmark Mower - Replace (b)							10,985			
5135	Kubota Tractor - Replace					45,020					
5140	John Deere Tractor - Replace										
5145	GEM Utility Vehicle - Replace					22,510					
5150	Misc. Small Tools & Equipment - Replace	*Unfunded*									
Equipment & Mechanical Total:			**41,200**			**67,531**	**41,734**	**10,985**		**10,134**	
Professional											
6010	Preventive Maintenance Plan	*Unfunded*									
6015	Reserve Study - Annual Update	*Unfunded*									
Water System											
7000	Fire Hydrant - Replace	*Unfunded*									
7002	Well Casing - Replace (1)										
7003	Well Casings - Replace (2 & 3)										
7005	Submersible Well Pump - Replace		15,450								
7006	Submersible Well Pumps - Replace						34,778				
7015	Water Mains - Replace										
7020	Water Meters - Replace	*Unfunded*									
7025	Booster Pump - Replace (a)										
7027	Booster Pump - Replace (b)						12,752				
7030	Hydropneumatic Tanks - Replace	*Unfunded*									
7035	Valves - Replace	*Unfunded*									
7040	Water Tank (35.2k gal) - Replace										
7045	Water Tank Fence - Replace						9,042				
7050	Generator - Replace				65,564						
7060	Pump House Exterior - Refurbish						4,637				
Water System Total:			**15,450**		**65,564**		**61,210**				
Year Total:		**13,500**	**87,550**	**21,218**	**98,345**	**73,946**	**410,383**	**68,300**	**36,896**	**41,803**	**88,464**

Washington Land Yacht Harbor

Lacey, WA

Year By Year Spread Sheet

ID	Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Grounds											
1000	Concrete - Repair Allowance	*Unfunded*									
1015	Asphalt - Repair/Resurface		41,527		44,056		46,739		49,585		52,605
1020	Street Signs - Replace	*Unfunded*									
1048	Gravel Areas - Replenish	*Unfunded*									
1058	Bollards - Replace	*Unfunded*									
1060	Monument Sign - Refurb/Replace	*Unfunded*									
1062	Lighthouse - Refurb/Replace	*Unfunded*									
1064	Readerboards - Refurb/Replace	*Unfunded*									
1065	Mailboxes - Replace	*Unfunded*									
1090	Chainlink Fence - Replace										
1095	Entrance Chain Link Fence - Replace										
1105	Split Rail Fence - Replace	*Unfunded*									
1107	Trash Enclosures - Repair/Replace									10,215	
1110	Metal Railings - Replace										
1120	Entry Gates - Replace										
1125	Gate Operators - Replace						9,348				
1130	Gate Keypad - Replace								8,264		
1135	Landscape - Refurbish Allotment	*Unfunded*									
1155	Irrigation System - Repair Allotment	*Unfunded*									
1160	Drainage System - Maintain	*Unfunded*									
1165	Stormwater Ponds - Maintain	*Unfunded*									
1175	Pole Lights - Replace	*Unfunded*									
1185	Landscape Lights - Replace	*Unfunded*									
1215	Storage Shed (Gatehouse) - Replace	*Unfunded*									
1220	Storage Sheds - Replace										
Grounds Total:			**41,527**		**44,056**		**56,087**		**57,850**	**10,215**	**52,605**
Recreation											
2005	Gazebo - Replace	*Unfunded*									
2010	Outdoor Furniture - Replace	*Unfunded*									
2015	Pet Stations/Garbage Bins - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Recreation continued...											
2155	Harmony Hall Comp Shingle Roof - Replace										
2157	Harmony Hall Low Slope Roof - Replace							128,377			
2160	Harmony Hall Gutters - Replace										
2165	Harmony Hall Siding - Replace										
2175	Harmony Hall Windows - Replace										
2180	Harmony Hall Ext Doors - Replace	*Unfunded*									
2185	Harmony Hall Wood Deck - Repair/Replace						74,782				
2190	Harmony Hall Interior - Paint										66,283
2192	Harmony Hall Carpet - Replace	*Unfunded*									
2195	Harmony Hall Vinyl Floor - Replace										
2197	Harmony Hall Kitchen Flooring - Replace	*Unfunded*									
2200	Harmony Hall Stage Floor - Refurbish/Replace	*Unfunded*									
2205	Harmony Hall Kitchen - Refurbish										
2210	Harmony Hall Double Oven - Replace										
2212	Harmony Hall Heated Holding Cab - Replace	*Unfunded*									
2214	Harmony Hall Gas Stovetops - Replace	*Unfunded*									
2216	Harmony Hall Commercial Refrigerators - Rep..										
2225	Harmony Hall Stove/Oven Hoods - Replace	*Unfunded*									
2230	Harmony Hall Washer/Dryer - Replace	*Unfunded*									
2235	Harmony Hall Restrooms - Refurbish										
2240	Harmony Hall Furniture - Replace	*Unfunded*									
2245	Harmony Hall Stage Curtains - Replace	*Unfunded*									
2250	Harmony Hall Audio/Visual Equipment - Repl..							40,118			
2255	Harmony Hall Exercise Equipment - Replace	*Unfunded*									
2260	Harmony Hall Rubber Mat Flooring - Replace	*Unfunded*									
Recreation Total:							**74,782**	**168,494**			**66,283**
Building Interior											
3010	Gatehouse Wood Flooring - Replace					18,151					
3020	Gatehouse Interior Walls/Ceilings - Paint										9,995
3050	Gatehouse Furniture - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Building Interior continued...											
3055	Gatehouse Kitchen - Refurbish					18,151					
3060	Gatehouse Appliances - Replace	*Unfunded*									
3065	Gatehouse Restrooms - Refurbish	*Unfunded*									
Building Interior Total:						**36,302**					**9,995**
Building Exterior											
4000	Gatehouse Roof - Replace										
4035	Gatehouse Gutters/Downspouts - Replace	*Unfunded*									
4040	Gatehouse Siding - Replace										
4045	Gatehouse Exterior Surfaces - Repair & Paint	6,531									
4050	Gatehouse Windows - Replace					18,907					
4055	Gatehouse Wood Decks - Replace					22,689					
4060	Gatehouse Wood Deck Rail - Replace					9,529					
4065	Exterior Surfaces - Repair & Paint						31,128				
4068	Exterior Lights - Replace	*Unfunded*									
4140	Whitney Utility Bldg Siding - Replace										
4145	Garage Doors - Replace										
Building Exterior Total:		**6,531**				**51,126**	**31,128**				
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	*Unfunded*									
5005	Plumbing System - Repair/Replace	*Unfunded*									
5010	Septic System - Maintain										
5020	Surveillance System - Replace	*Unfunded*									
5045	Mini-Split System - Replace										
5085	Furnace - Replace (Attic)					16,941					
5087	Furnaces - Replace		17,995								
5090	Heat Pumps - Replace										
5095	Hot Water Heaters - Replace	*Unfunded*									
5100	Air Compressor - Replace	*Unfunded*									
5115	Fire Sprinkler Sys - Replace	*Unfunded*									
5120	Yamaha Golf Cart - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Equipment & Mechanical continued...											
5125	EXmark Mower - Replace (a)	*Unfunded*									
5130	EXmark Mower - Replace (b)					13,916					
5135	Kubota Tractor - Replace										
5140	John Deere Tractor - Replace	6,720									
5145	GEM Utility Vehicle - Replace					30,252					
5150	Misc. Small Tools & Equipment - Replace	*Unfunded*									
Equipment & Mechanical Total:		**6,720**	**17,995**			**61,109**					
Professional											
6010	Preventive Maintenance Plan	*Unfunded*									
6015	Reserve Study - Annual Update	*Unfunded*									
Water System											
7000	Fire Hydrant - Replace	*Unfunded*									
7002	Well Casing - Replace (1)										
7003	Well Casings - Replace (2 & 3)	268,783									
7005	Submersible Well Pump - Replace				22,028						
7006	Submersible Well Pumps - Replace								49,585		
7015	Water Mains - Replace										
7020	Water Meters - Replace	*Unfunded*									
7025	Booster Pump - Replace (a)		15,227								
7027	Booster Pump - Replace (b)										
7030	Hydropneumatic Tanks - Replace	*Unfunded*									
7035	Valves - Replace	*Unfunded*									
7040	Water Tank (35.2k gal) - Replace										
7045	Water Tank Fence - Replace										
7050	Generator - Replace										
7060	Pump House Exterior - Refurbish										
Water System Total:		**268,783**	**15,227**		**22,028**				**49,585**		
Year Total:		**282,034**	**74,749**		**66,084**	**148,536**	**161,997**	**168,494**	**107,435**	**10,215**	**128,883**

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Grounds											
1000	Concrete - Repair Allowance	*Unfunded*									
1015	Asphalt - Repair/Resurface		55,809		59,208		62,813		66,639		70,697
1020	Street Signs - Replace	*Unfunded*									
1048	Gravel Areas - Replenish	*Unfunded*									
1058	Bollards - Replace	*Unfunded*									
1060	Monument Sign - Refurb/Replace	*Unfunded*									
1062	Lighthouse - Refurb/Replace	*Unfunded*									
1064	Readerboards - Refurb/Replace	*Unfunded*									
1065	Mailboxes - Replace	*Unfunded*									
1090	Chainlink Fence - Replace										
1095	Entrance Chain Link Fence - Replace										
1105	Split Rail Fence - Replace	*Unfunded*									
1107	Trash Enclosures - Repair/Replace										
1110	Metal Railings - Replace										
1120	Entry Gates - Replace										
1125	Gate Operators - Replace										
1130	Gate Keypad - Replace										11,783
1135	Landscape - Refurbish Allotment	*Unfunded*									
1155	Irrigation System - Repair Allotment	*Unfunded*									
1160	Drainage System - Maintain	*Unfunded*									
1165	Stormwater Ponds - Maintain	*Unfunded*									
1175	Pole Lights - Replace	*Unfunded*									
1185	Landscape Lights - Replace	*Unfunded*									
1215	Storage Shed (Gatehouse) - Replace	*Unfunded*									
1220	Storage Sheds - Replace										
Grounds Total:			**55,809**		**59,208**		**62,813**		**66,639**		**82,480**
Recreation											
2005	Gazebo - Replace	*Unfunded*									
2010	Outdoor Furniture - Replace	*Unfunded*									
2015	Pet Stations/Garbage Bins - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Recreation continued...											
2155	Harmony Hall Comp Shingle Roof - Replace				211,568						
2157	Harmony Hall Low Slope Roof - Replace										
2160	Harmony Hall Gutters - Replace				7,283						
2165	Harmony Hall Siding - Replace										
2175	Harmony Hall Windows - Replace					93,305					
2180	Harmony Hall Ext Doors - Replace	*Unfunded*									
2185	Harmony Hall Wood Deck - Repair/Replace										
2190	Harmony Hall Interior - Paint										89,078
2192	Harmony Hall Carpet - Replace	*Unfunded*									
2195	Harmony Hall Vinyl Floor - Replace										70,697
2197	Harmony Hall Kitchen Flooring - Replace	*Unfunded*									
2200	Harmony Hall Stage Floor - Refurbish/Replace	*Unfunded*									
2205	Harmony Hall Kitchen - Refurbish										
2210	Harmony Hall Double Oven - Replace		33,485								
2212	Harmony Hall Heated Holding Cab - Replace	*Unfunded*									
2214	Harmony Hall Gas Stovetops - Replace	*Unfunded*									
2216	Harmony Hall Commercial Refrigerators - Rep..	39,734									
2225	Harmony Hall Stove/Oven Hoods - Replace	*Unfunded*									
2230	Harmony Hall Washer/Dryer - Replace	*Unfunded*									
2235	Harmony Hall Restrooms - Refurbish								44,426		
2240	Harmony Hall Furniture - Replace	*Unfunded*									
2245	Harmony Hall Stage Curtains - Replace	*Unfunded*									
2250	Harmony Hall Audio/Visual Equipment - Repl..					50,820					
2255	Harmony Hall Exercise Equipment - Replace	*Unfunded*									
2260	Harmony Hall Rubber Mat Flooring - Replace	*Unfunded*									
Recreation Total:		**39,734**	**33,485**		**218,851**	**144,125**			**44,426**		**159,775**
Building Interior											
3010	Gatehouse Wood Flooring - Replace										
3020	Gatehouse Interior Walls/Ceilings - Paint										
3050	Gatehouse Furniture - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Building Interior continued...											
3055	Gatehouse Kitchen - Refurbish										
3060	Gatehouse Appliances - Replace	*Unfunded*									
3065	Gatehouse Restrooms - Refurbish	*Unfunded*									
Building Interior Total:											
Building Exterior											
4000	Gatehouse Roof - Replace				23,249						
4035	Gatehouse Gutters/Downspouts - Replace	*Unfunded*									
4040	Gatehouse Siding - Replace										
4045	Gatehouse Exterior Surfaces - Repair & Paint	8,778									
4050	Gatehouse Windows - Replace										
4055	Gatehouse Wood Decks - Replace										
4060	Gatehouse Wood Deck Rail - Replace										
4065	Exterior Surfaces - Repair & Paint						41,834				
4068	Exterior Lights - Replace	*Unfunded*									
4140	Whitney Utility Bldg Siding - Replace										
4145	Garage Doors - Replace						9,422				
Building Exterior Total:		**8,778**			**23,249**		**51,256**				
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	*Unfunded*									
5005	Plumbing System - Repair/Replace	*Unfunded*									
5010	Septic System - Maintain										
5020	Surveillance System - Replace	*Unfunded*									
5045	Mini-Split System - Replace							17,253			
5085	Furnace - Replace (Attic)										26,394
5087	Furnaces - Replace							28,036			
5090	Heat Pumps - Replace	65,020									
5095	Hot Water Heaters - Replace	*Unfunded*									
5100	Air Compressor - Replace	*Unfunded*									
5115	Fire Sprinkler Sys - Replace	*Unfunded*									
5120	Yamaha Golf Cart - Replace	*Unfunded*									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Equipment & Mechanical continued...											
5125	EXmark Mower - Replace (a)	*Unfunded*									
5130	EXmark Mower - Replace (b)			17,628							
5135	Kubota Tractor - Replace					81,312					
5140	John Deere Tractor - Replace										
5145	GEM Utility Vehicle - Replace					40,656					
5150	Misc. Small Tools & Equipment - Replace	*Unfunded*									
Equipment & Mechanical Total:		**65,020**		**17,628**		**121,968**		**45,288**			**26,394**
Professional											
6010	Preventive Maintenance Plan	*Unfunded*									
6015	Reserve Study - Annual Update	*Unfunded*									
Water System											
7000	Fire Hydrant - Replace	*Unfunded*									
7002	Well Casing - Replace (1)										
7003	Well Casings - Replace (2 & 3)										
7005	Submersible Well Pump - Replace						31,407				
7006	Submersible Well Pumps - Replace										70,697
7015	Water Mains - Replace										
7020	Water Meters - Replace	*Unfunded*									
7025	Booster Pump - Replace (a)							23,723			
7027	Booster Pump - Replace (b)	19,867									
7030	Hydropneumatic Tanks - Replace	*Unfunded*									
7035	Valves - Replace	*Unfunded*									
7040	Water Tank (35.2k gal) - Replace										
7045	Water Tank Fence - Replace										
7050	Generator - Replace										
7060	Pump House Exterior - Refurbish										
Water System Total:		**19,867**					**31,407**	**23,723**			**70,697**
Year Total:		**133,399**	**89,294**	**17,628**	**301,307**	**266,093**	**145,476**	**69,011**	**111,064**		**339,345**

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Gate Operators - Replace	6,000
Entry Gates - Replace	7,500
Total for 2025	**$13,500**
Replacement Year 2026	
Asphalt - Repair/Resurface	30,900
Submersible Well Pump - Replace	15,450
Septic System - Maintain	41,200
Total for 2026	**$87,550**
Replacement Year 2027	
Harmony Hall Restrooms - Refurbish	21,218
Total for 2027	**$21,218**
Replacement Year 2028	
Asphalt - Repair/Resurface	32,782
Generator - Replace	65,564
Total for 2028	**$98,345**
Replacement Year 2029	
GEM Utility Vehicle - Replace	22,510
Gatehouse Interior Walls/Ceilings - Paint	6,415
Kubota Tractor - Replace	45,020
Total for 2029	**$73,946**
Replacement Year 2030	
Asphalt - Repair/Resurface	34,778
Exterior Surfaces - Repair & Paint	23,162
Gate Keypad - Replace	5,796
Submersible Well Pumps - Replace	34,778
Booster Pump - Replace (b)	12,752
Harmony Hall Commercial Refrigerators - Replace	25,504
Heat Pumps - Replace	41,734
Storage Sheds - Replace	13,911

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030 continued...	
Pump House Exterior - Refurbish	4,637
Harmony Hall Siding - Replace	152,120
Water Tank Fence - Replace	9,042
Whitney Utility Bldg Siding - Replace	52,167
Total for 2030	**$410,383**
Replacement Year 2031	
EXmark Mower - Replace (b)	10,985
Harmony Hall Double Oven - Replace	21,493
Harmony Hall Kitchen - Refurbish	35,822
Total for 2031	**$68,300**
Replacement Year 2032	
Asphalt - Repair/Resurface	36,896
Total for 2032	**$36,896**
Replacement Year 2033	
Harmony Hall Audio/Visual Equipment - Replace	31,669
Mini-Split System - Replace	10,134
Total for 2033	**$41,803**
Replacement Year 2034	
Asphalt - Repair/Resurface	39,143
Harmony Hall Interior - Paint	49,320
Total for 2034	**$88,464**
Replacement Year 2035	
Gatehouse Exterior Surfaces - Repair & Paint	6,531
John Deere Tractor - Replace	6,720
Well Casings - Replace (2 & 3)	268,783
Total for 2035	**$282,034**
Replacement Year 2036	
Asphalt - Repair/Resurface	41,527

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036 continued...	
Booster Pump - Replace (a)	15,227
Furnaces - Replace	17,995
Total for 2036	**$74,749**
No Replacement in 2037	
Replacement Year 2038	
Asphalt - Repair/Resurface	44,056
Submersible Well Pump - Replace	22,028
Total for 2038	**$66,084**
Replacement Year 2039	
EXmark Mower - Replace (b)	13,916
GEM Utility Vehicle - Replace	30,252
Furnace - Replace (Attic)	16,941
Gatehouse Kitchen - Refurbish	18,151
Gatehouse Windows - Replace	18,907
Gatehouse Wood Deck Rail - Replace	9,529
Gatehouse Wood Decks - Replace	22,689
Gatehouse Wood Flooring - Replace	18,151
Total for 2039	**$148,536**
Replacement Year 2040	
Asphalt - Repair/Resurface	46,739
Exterior Surfaces - Repair & Paint	31,128
Gate Operators - Replace	9,348
Harmony Hall Wood Deck - Repair/Replace	74,782
Total for 2040	**$161,997**
Replacement Year 2041	
Harmony Hall Audio/Visual Equipment - Replace	40,118
Harmony Hall Low Slope Roof - Replace	128,377
Total for 2041	**$168,494**

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2042	
Asphalt - Repair/Resurface	49,585
Gate Keypad - Replace	8,264
Submersible Well Pumps - Replace	49,585
Total for 2042	**$107,435**
Replacement Year 2043	
Trash Enclosures - Repair/Replace	10,215
Total for 2043	**$10,215**
Replacement Year 2044	
Asphalt - Repair/Resurface	52,605
Harmony Hall Interior - Paint	66,283
Gatehouse Interior Walls/Ceilings - Paint	9,995
Total for 2044	**$128,883**
Replacement Year 2045	
Gatehouse Exterior Surfaces - Repair & Paint	8,778
Booster Pump - Replace (b)	19,867
Harmony Hall Commercial Refrigerators - Replace	39,734
Heat Pumps - Replace	65,020
Total for 2045	**$133,399**
Replacement Year 2046	
Asphalt - Repair/Resurface	55,809
Harmony Hall Double Oven - Replace	33,485
Total for 2046	**$89,294**
Replacement Year 2047	
EXmark Mower - Replace (b)	17,628
Total for 2047	**$17,628**
Replacement Year 2048	
Asphalt - Repair/Resurface	59,208
Gatehouse Roof - Replace	23,249

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2048 continued...	
Harmony Hall Comp Shingle Roof - Replace	211,568
Harmony Hall Gutters - Replace	7,283
Total for 2048	**$301,307**
Replacement Year 2049	
Harmony Hall Audio/Visual Equipment - Replace	50,820
GEM Utility Vehicle - Replace	40,656
Kubota Tractor - Replace	81,312
Harmony Hall Windows - Replace	93,305
Total for 2049	**$266,093**
Replacement Year 2050	
Asphalt - Repair/Resurface	62,813
Exterior Surfaces - Repair & Paint	41,834
Submersible Well Pump - Replace	31,407
Garage Doors - Replace	9,422
Total for 2050	**$145,476**
Replacement Year 2051	
Booster Pump - Replace (a)	23,723
Furnaces - Replace	28,036
Mini-Split System - Replace	17,253
Total for 2051	**$69,011**
Replacement Year 2052	
Asphalt - Repair/Resurface	66,639
Harmony Hall Restrooms - Refurbish	44,426
Total for 2052	**$111,064**
No Replacement in 2053	
Replacement Year 2054	
Asphalt - Repair/Resurface	70,697
Harmony Hall Interior - Paint	89,078

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2054 continued...	
Gate Keypad - Replace	11,783
Submersible Well Pumps - Replace	70,697
Furnace - Replace (Attic)	26,394
Harmony Hall Vinyl Floor - Replace	70,697
Total for 2054	**$339,345**

Washington Land Yacht Harbor
Deterioration Summary

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
1000	Concrete - Repair Allowance	Unfunded		
1015	Asphalt - Repair/Resurface	2	$30,000	$15,000
1020	Street Signs - Replace	Unfunded		
1048	Gravel Areas - Replenish	Unfunded		
1058	Bollards - Replace	Unfunded		
1060	Monument Sign - Refurb/Replace	Unfunded		
1062	Lighthouse - Refurb/Replace	Unfunded		
1064	Readerboards - Refurb/Replace	Unfunded		
1065	Mailboxes - Replace	Unfunded		
1090	Chainlink Fence - Replace	50	$285,180	$5,704
1095	Entrance Chain Link Fence - Replace	50	$5,040	$101
1105	Split Rail Fence - Replace	Unfunded		
1107	Trash Enclosures - Repair/Replace	25	$6,000	$240
1110	Metal Railings - Replace	50	$8,250	$165
1120	Entry Gates - Replace	30	$7,500	$250
1125	Gate Operators - Replace	15	$6,000	$400
1130	Gate Keypad - Replace	12	$5,000	$417
1135	Landscape - Refurbish Allotment	Unfunded		
1155	Irrigation System - Repair Allotment	Unfunded		
1160	Drainage System - Maintain	Unfunded		
1165	Stormwater Ponds - Maintain	Unfunded		
1175	Pole Lights - Replace	Unfunded		
1185	Landscape Lights - Replace	Unfunded		
1215	Storage Shed (Gatehouse) - Replace	Unfunded		
1220	Storage Sheds - Replace	30	$12,000	$400
2005	Gazebo - Replace	Unfunded		
2010	Outdoor Furniture - Replace	Unfunded		
2015	Pet Stations/Garbage Bins - Replace	Unfunded		
2155	Harmony Hall Comp Shingle Roof - Replace	25	$107,200	$4,288
2157	Harmony Hall Low Slope Roof - Replace	20	$80,000	$4,000
2160	Harmony Hall Gutters - Replace	25	$3,690	$148
2165	Harmony Hall Siding - Replace	50	$131,220	$2,624
2175	Harmony Hall Windows - Replace	25	$45,900	$1,836
2180	Harmony Hall Ext Doors - Replace	Unfunded		
2185	Harmony Hall Wood Deck - Repair/Replace	30	$48,000	$1,600
2190	Harmony Hall Interior - Paint	10	$37,800	$3,780

Washington Land Yacht Harbor
Deterioration Summary

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
2192	Harmony Hall Carpet - Replace	Unfunded		
2195	Harmony Hall Vinyl Floor - Replace	30	$30,000	$1,000
2197	Harmony Hall Kitchen Flooring - Replace	Unfunded		
2200	Harmony Hall Stage Floor - Refurbish/Replace	Unfunded		
2205	Harmony Hall Kitchen - Refurbish	25	$30,000	$1,200
2210	Harmony Hall Double Oven - Replace	15	$18,000	$1,200
2212	Harmony Hall Heated Holding Cab - Replace	Unfunded		
2214	Harmony Hall Gas Stovetops - Replace	Unfunded		
2216	Harmony Hall Commercial Refrigerators - Replace	15	$22,000	$1,467
2225	Harmony Hall Stove/Oven Hoods - Replace	Unfunded		
2230	Harmony Hall Washer/Dryer - Replace	Unfunded		
2235	Harmony Hall Restrooms - Refurbish	25	$20,000	$800
2240	Harmony Hall Furniture - Replace	Unfunded		
2245	Harmony Hall Stage Curtains - Replace	Unfunded		
2250	Harmony Hall Audio/Visual Equipment - Replace	8	$25,000	$3,125
2255	Harmony Hall Exercise Equipment - Replace	Unfunded		
2260	Harmony Hall Rubber Mat Flooring - Replace	Unfunded		
3010	Gatehouse Wood Flooring - Replace	25	$12,000	$480
3020	Gatehouse Interior Walls/Ceilings - Paint	15	$5,700	$380
3050	Gatehouse Furniture - Replace	Unfunded		
3055	Gatehouse Kitchen - Refurbish	25	$12,000	$480
3060	Gatehouse Appliances - Replace	Unfunded		
3065	Gatehouse Restrooms - Refurbish	Unfunded		
4000	Gatehouse Roof - Replace	25	$11,780	$471
4035	Gatehouse Gutters/Downspouts - Replace	Unfunded		
4040	Gatehouse Siding - Replace	50	$43,740	$875
4045	Gatehouse Exterior Surfaces - Repair & Paint	10	$4,860	$486
4050	Gatehouse Windows - Replace	25	$12,500	$500
4055	Gatehouse Wood Decks - Replace	25	$15,000	$600
4060	Gatehouse Wood Deck Rail - Replace	25	$6,300	$252
4065	Exterior Surfaces - Repair & Paint	10	$19,980	$1,998
4068	Exterior Lights - Replace	Unfunded		
4140	Whitney Utility Bldg Siding - Replace	50	$45,000	$900
4145	Garage Doors - Replace	40	$4,500	$113
5000	Electrical System - Repair/Replace	Unfunded		
5005	Plumbing System - Repair/Replace	Unfunded		

Washington Land Yacht Harbor
Deterioration Summary

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
5010	Septic System - Maintain	65	$40,000	$615
5020	Surveillance System - Replace	Unfunded		
5045	Mini-Split System - Replace	18	$8,000	$444
5085	Furnace - Replace (Attic)	15	$11,200	$747
5087	Furnaces - Replace	15	$13,000	$867
5090	Heat Pumps - Replace	15	$36,000	$2,400
5095	Hot Water Heaters - Replace	Unfunded		
5100	Air Compressor - Replace	Unfunded		
5115	Fire Sprinkler Sys - Replace	Unfunded		
5120	Yamaha Golf Cart - Replace	Unfunded		
5125	EXmark Mower - Replace (a)	Unfunded		
5130	EXmark Mower - Replace (b)	8	$9,200	$1,150
5135	Kubota Tractor - Replace	20	$40,000	$2,000
5140	John Deere Tractor - Replace	20	$5,000	$250
5145	GEM Utility Vehicle - Replace	10	$20,000	$2,000
5150	Misc. Small Tools & Equipment - Replace	Unfunded		
6010	Preventive Maintenance Plan	Unfunded		
6015	Reserve Study - Annual Update	Unfunded		
7000	Fire Hydrant - Replace	Unfunded		
7002	Well Casing - Replace (1)	75	$100,000	$1,333
7003	Well Casings - Replace (2 & 3)	75	$200,000	$2,667
7005	Submersible Well Pump - Replace	12	$15,000	$1,250
7006	Submersible Well Pumps - Replace	12	$30,000	$2,500
7015	Water Mains - Replace	75	$1,395,000	$18,600
7020	Water Meters - Replace	Unfunded		
7025	Booster Pump - Replace (a)	15	$11,000	$733
7027	Booster Pump - Replace (b)	15	$11,000	$733
7030	Hydropneumatic Tanks - Replace	Unfunded		
7035	Valves - Replace	Unfunded		
7040	Water Tank (35.2k gal) - Replace	75	$140,000	$1,867
7045	Water Tank Fence - Replace	50	$7,800	$156
7050	Generator - Replace	30	$60,000	$2,000
7060	Pump House Exterior - Refurbish	40	$4,000	$100
Total Annual Deterioration of Association Assets				$99,691

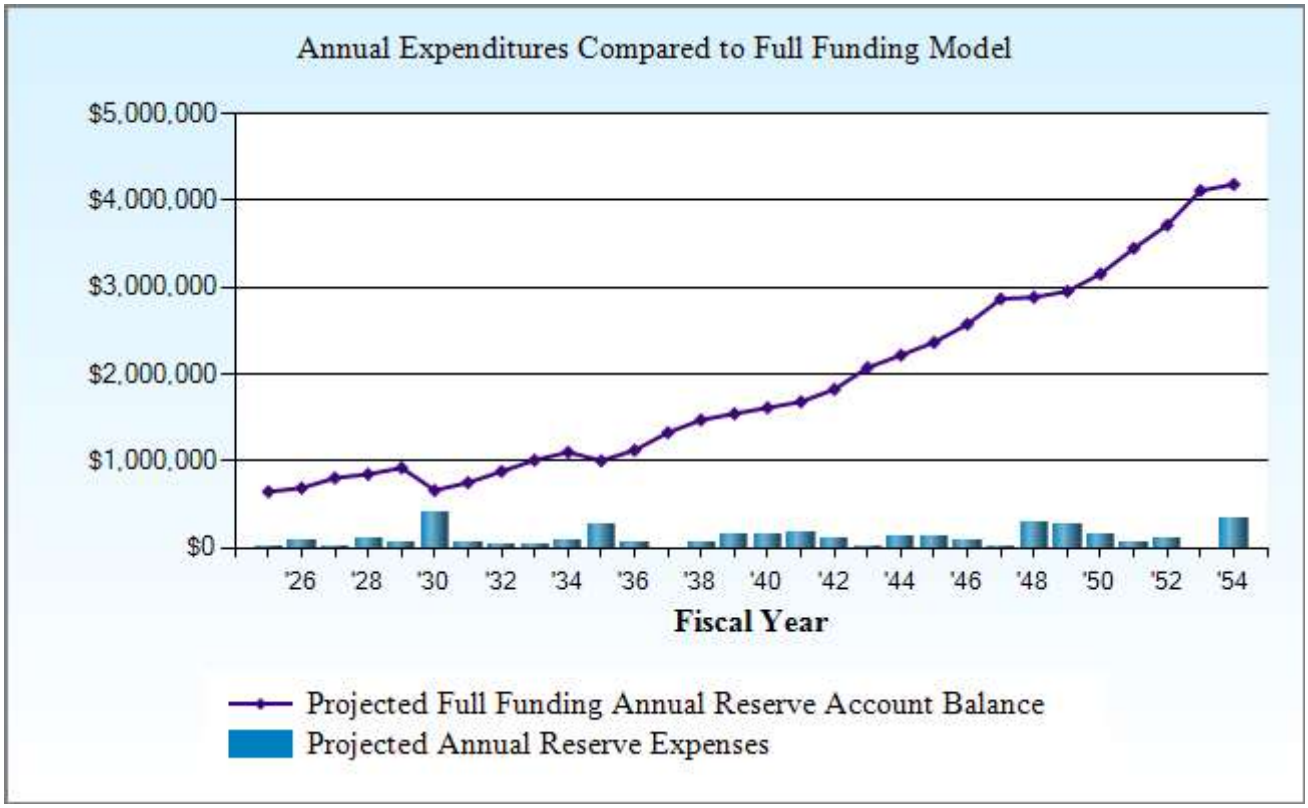
Full Funding Model

The data within this section represents the 100% full funding model. In this model the association works to fund the reserve account to a level in which the reserve account balance equals the fully funded balance, thus achieving 100% funding. This is accomplished over the 30 year scope of the report. Following this funding model is recommended, as it puts the association at the lowest risk of requiring a special assessment should a project occur earlier than projected or cost more than anticipated.

Washington Land Yacht Harbor
Full Funding Model Projection

Beginning Balance: $451,060

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025		*86,240*	*Special Assessment*				
2025	3,313,340	118,600	6,424	13,500	648,824	1,185,361	55%
2026	3,412,740	123,344	6,846	87,550	691,464	1,231,250	56%
2027	3,515,122	128,278	7,985	21,218	806,509	1,349,853	60%
2028	3,620,576	133,409	8,416	98,345	849,988	1,395,679	61%
2029	3,729,193	138,745	9,148	73,946	923,936	1,471,673	63%
2030	3,841,069	144,295	6,578	410,383	664,426	1,208,640	55%
2031	3,956,301	150,067	7,462	68,300	753,655	1,294,371	58%
2032	4,074,990	156,070	8,728	36,896	881,557	1,418,614	62%
2033	4,197,240	162,312	10,021	41,803	1,012,086	1,547,270	65%
2034	4,323,157	168,805	10,924	88,464	1,103,352	1,635,601	67%
2035	4,452,852	175,557	9,969	282,034	1,006,843	1,531,532	66%
2036	4,586,437	182,579	11,147	74,749	1,125,820	1,641,966	69%
2037	4,724,031	189,882	13,157		1,328,860	1,836,947	72%
2038	4,865,751	197,478	14,603	66,084	1,474,856	1,974,084	75%
2039	5,011,724	205,377	15,317	148,536	1,547,013	2,034,912	76%
2040	5,162,076	213,592	15,986	161,997	1,614,594	2,088,337	77%
2041	5,316,938	222,136	16,682	168,494	1,684,918	2,141,451	79%
2042	5,476,446	231,021	18,085	107,435	1,826,589	2,263,969	81%
2043	5,640,740	240,262	20,566	10,215	2,077,202	2,495,368	83%
2044	5,809,962	249,872	21,982	128,883	2,220,174	2,616,700	85%
2045	5,984,261	259,867	23,466	133,399	2,370,108	2,742,397	86%
2046	6,163,788	270,262	25,511	89,294	2,576,587	2,922,832	88%
2047	6,348,702	281,072	28,400	17,628	2,868,431	3,188,199	90%
2048	6,539,163	292,315	28,594	301,307	2,888,033	3,175,859	91%
2049	6,735,338	304,008	29,259	266,093	2,955,208	3,205,490	92%
2050	6,937,398	316,168	31,259	145,476	3,157,159	3,366,499	94%
2051	7,145,520	328,815	34,170	69,011	3,451,133	3,617,537	95%
2052	7,359,886	341,968	36,820	111,064	3,718,857	3,839,425	97%
2053	7,580,682	355,646	40,745		4,115,248	4,189,199	98%
2054	7,808,103	369,872	41,458	339,345	4,187,232	4,207,325	100%



This chart compares the projected yearly reserve balance within the full funding plan against the cumulative expenses anticipated within that year.

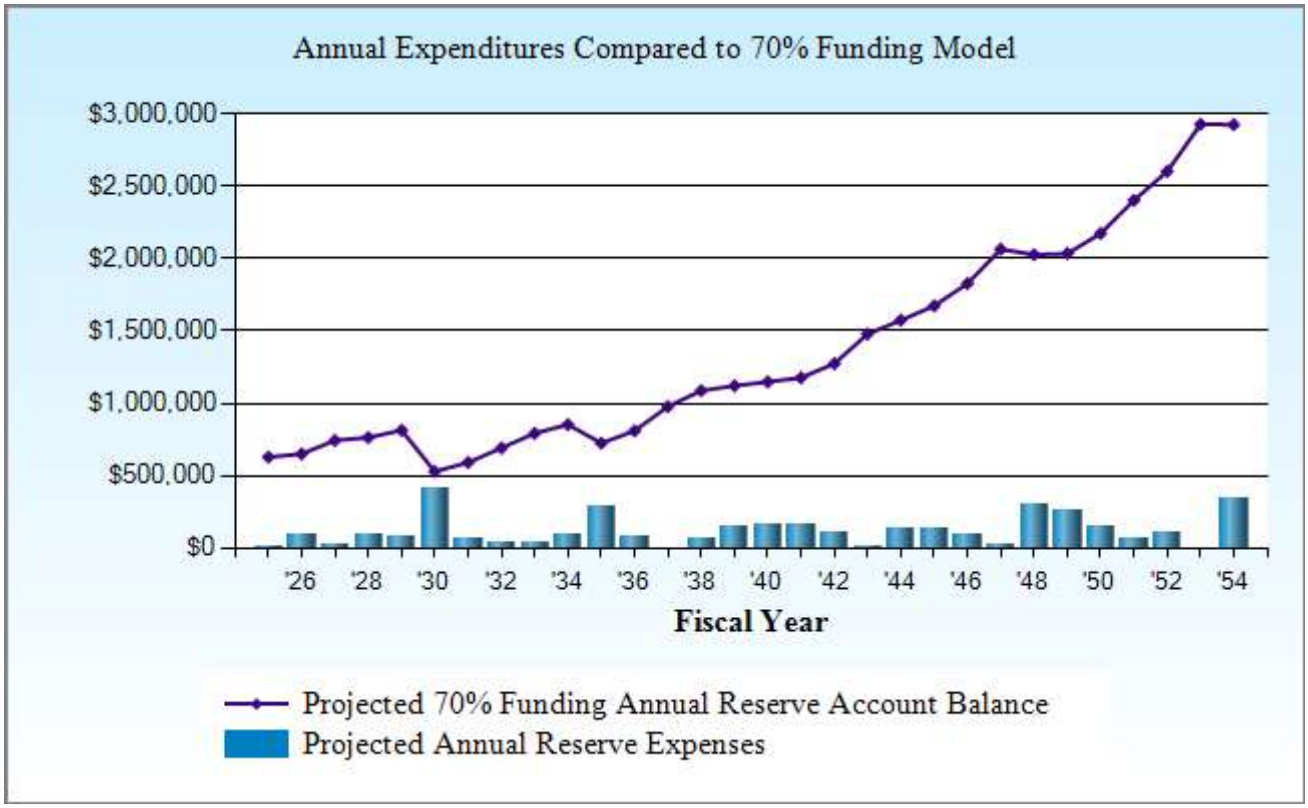
70% Threshold Funding Model

The data within this section represents the 70% threshold funding model. In this model the association aims to become 70% funded over the 30 year scope of the report. While the 100% full funding model in the prior section features the lowest risk of a special assessment, this 70% model provides an alternate option for associations that do not wish to fund reserves to 100% but wish to actively mitigate the risk of a special assessment by funding reserves to a level in which the risk of a special assessment is still relatively low.

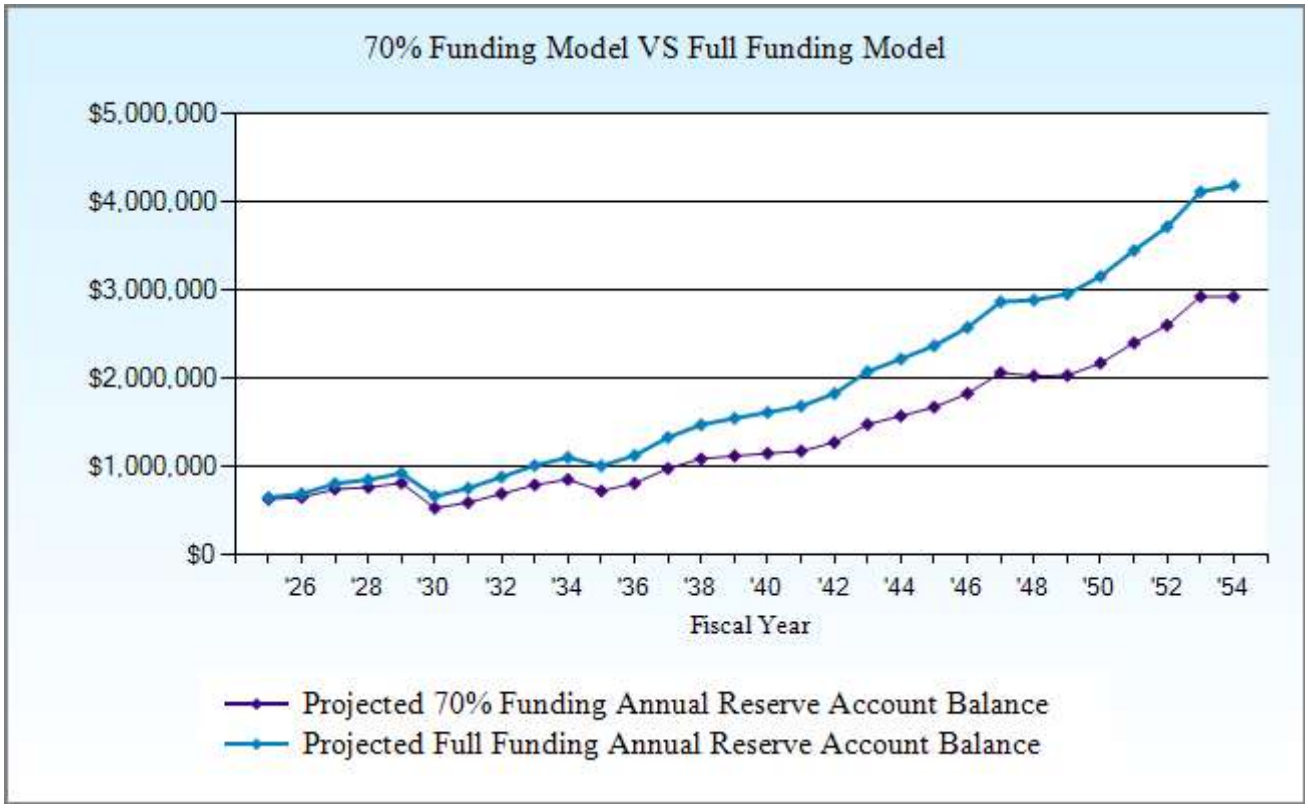
Washington Land Yacht Harbor
70% Threshold Funding Model Projection

Beginning Balance: $451,060

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025		*86,240*	*Special Assessment*				
2025	3,313,340	98,825	6,226	13,500	628,851	1,185,361	53%
2026	3,412,740	102,778	6,441	87,550	650,520	1,231,250	53%
2027	3,515,122	106,889	7,362	21,218	743,553	1,349,853	55%
2028	3,620,576	111,165	7,564	98,345	763,936	1,395,679	55%
2029	3,729,193	115,611	8,056	73,946	813,657	1,471,673	55%
2030	3,841,069	120,236	5,235	410,383	528,745	1,208,640	44%
2031	3,956,301	125,045	5,855	68,300	591,345	1,294,371	46%
2032	4,074,990	130,047	6,845	36,896	691,341	1,418,614	49%
2033	4,197,240	135,249	7,848	41,803	792,634	1,547,270	51%
2034	4,323,157	140,659	8,448	88,464	853,278	1,635,601	52%
2035	4,452,852	146,285	7,175	282,034	724,704	1,531,532	47%
2036	4,586,437	152,137	8,021	74,749	810,113	1,641,966	49%
2037	4,724,031	158,222	9,683		978,018	1,836,947	53%
2038	4,865,751	164,551	10,765	66,084	1,087,250	1,974,084	55%
2039	5,011,724	171,133	11,098	148,536	1,120,945	2,034,912	55%
2040	5,162,076	177,978	11,369	161,997	1,148,295	2,088,337	55%
2041	5,316,938	185,097	11,649	168,494	1,176,547	2,141,451	55%
2042	5,476,446	192,501	12,616	107,435	1,274,230	2,263,969	56%
2043	5,640,740	200,201	14,642	10,215	1,478,858	2,495,368	59%
2044	5,809,962	208,209	15,582	128,883	1,573,767	2,616,700	60%
2045	5,984,261	216,538	16,569	133,399	1,673,474	2,742,397	61%
2046	6,163,788	225,199	18,094	89,294	1,827,473	2,922,832	63%
2047	6,348,702	234,207	20,441	17,628	2,064,493	3,188,199	65%
2048	6,539,163	243,576	20,068	301,307	2,026,829	3,175,859	64%
2049	6,735,338	253,319	20,141	266,093	2,034,195	3,205,490	63%
2050	6,937,398	263,451	21,522	145,476	2,173,692	3,366,499	65%
2051	7,145,520	273,989	23,787	69,011	2,402,457	3,617,537	66%
2052	7,359,886	284,949	25,763	111,064	2,602,105	3,839,425	68%
2053	7,580,682	296,347	28,985		2,927,437	4,189,199	70%
2054	7,808,103	308,201	28,963	339,345	2,925,255	4,207,325	70%



This chart compares the projected yearly reserve balance within the 70% Funding model against the cumulative expenses anticipated within that year.



This chart compares the projected annual reserve account balances between the 70% Funding model and the Full Funding model.

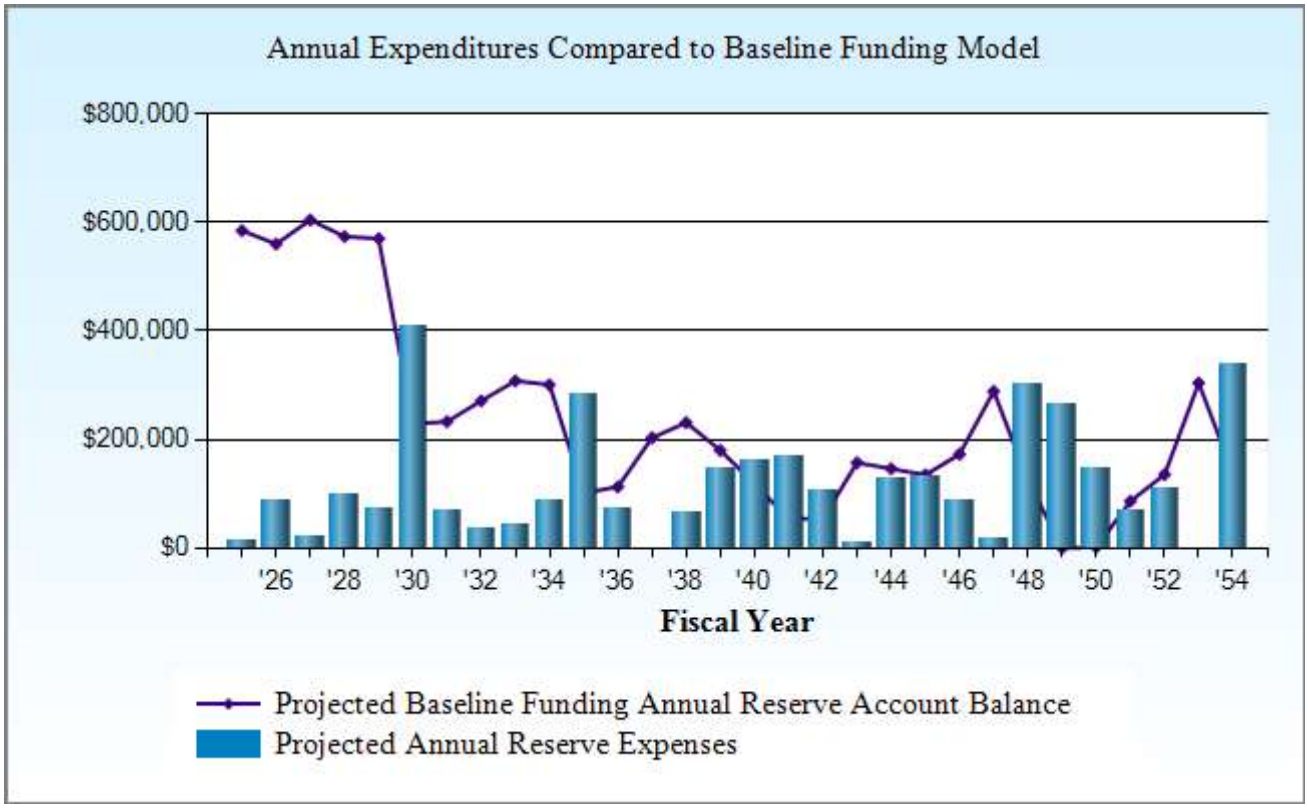
Baseline Funding Model

The data within this section represents the baseline funding model. In this model, the association funds reserves at a level in which the reserve balance is not projected to drop below zero over the 30 year scope of this report. Baseline funding has the highest risk of a special assessment. Under this model, if a project comes in just slightly over budget, or occurs earlier than anticipated, the association has a high risk of requiring a special assessment.

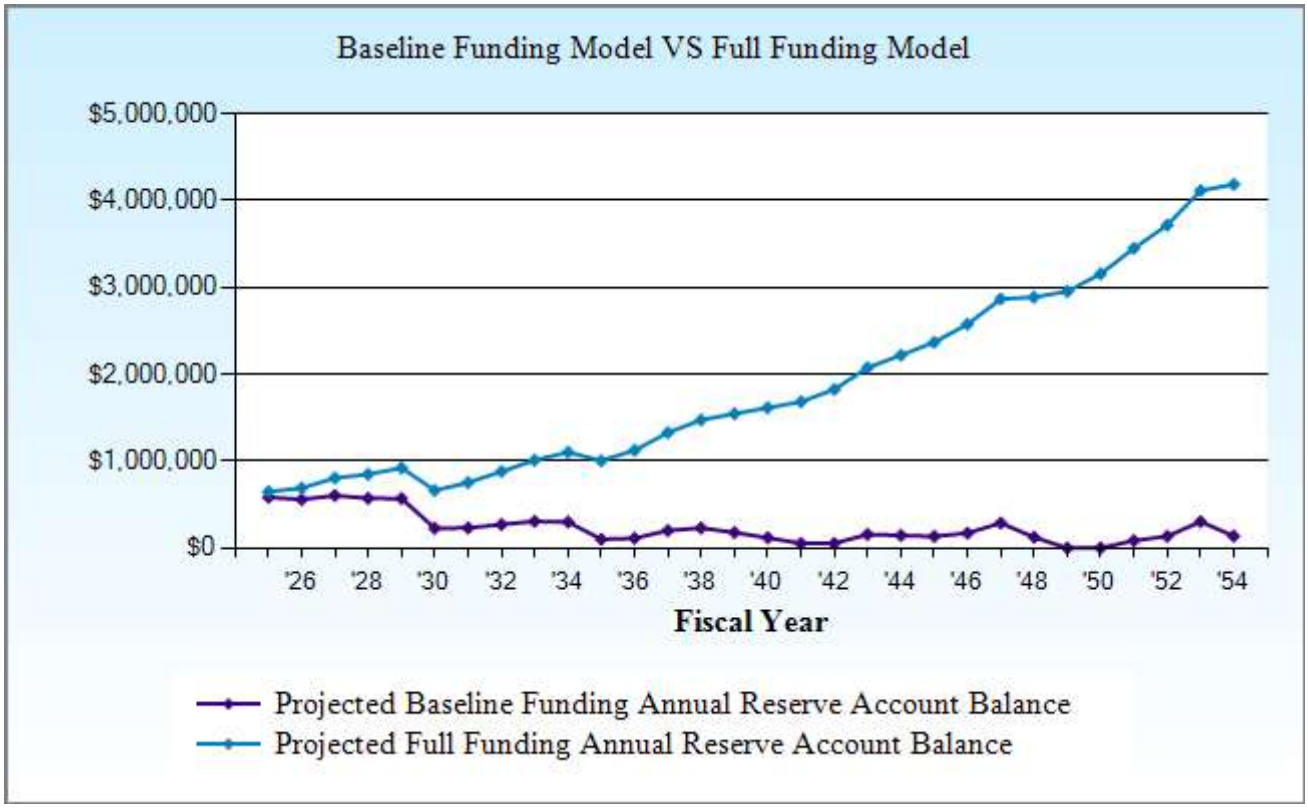
Washington Land Yacht Harbor
Baseline Funding Model Projection

Beginning Balance: $451,060

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025		*86,240*	*Special Assessment*				
2025	3,313,340	55,150	5,789	13,500	584,739	1,185,361	49%
2026	3,412,740	57,356	5,545	87,550	560,091	1,231,250	45%
2027	3,515,122	59,650	5,985	21,218	604,508	1,349,853	45%
2028	3,620,576	62,036	5,682	98,345	573,881	1,395,679	41%
2029	3,729,193	64,518	5,645	73,946	570,098	1,471,673	39%
2030	3,841,069	67,098	2,268	410,383	229,081	1,208,640	19%
2031	3,956,301	69,782	2,306	68,300	232,869	1,294,371	18%
2032	4,074,990	72,574	2,685	36,896	271,232	1,418,614	19%
2033	4,197,240	75,477	3,049	41,803	307,954	1,547,270	20%
2034	4,323,157	78,496	2,980	88,464	300,966	1,635,601	18%
2035	4,452,852	81,635	1,006	282,034	101,573	1,531,532	7%
2036	4,586,437	84,901	1,117	74,749	112,843	1,641,966	7%
2037	4,724,031	88,297	2,011		203,151	1,836,947	11%
2038	4,865,751	91,829	2,289	66,084	231,185	1,974,084	12%
2039	5,011,724	95,502	1,782	148,536	179,932	2,034,912	9%
2040	5,162,076	99,322	1,173	161,997	118,429	2,088,337	6%
2041	5,316,938	103,295	532	168,494	53,762	2,141,451	3%
2042	5,476,446	107,427	538	107,435	54,291	2,263,969	2%
2043	5,640,740	111,724	1,558	10,215	157,358	2,495,368	6%
2044	5,809,962	116,193	1,447	128,883	146,115	2,616,700	6%
2045	5,984,261	120,840	1,336	133,399	134,892	2,742,397	5%
2046	6,163,788	125,674	1,713	89,294	172,984	2,922,832	6%
2047	6,348,702	130,701	2,861	17,628	288,918	3,188,199	9%
2048	6,539,163	135,929	1,235	301,307	124,775	3,175,859	4%
2049	6,735,338	141,366		266,093	49	3,205,490	0%
2050	6,937,398	147,021	16	145,476	1,610	3,366,499	0%
2051	7,145,520	152,902	855	69,011	86,356	3,617,537	2%
2052	7,359,886	159,018	1,343	111,064	135,652	3,839,425	4%
2053	7,580,682	165,378	3,010		304,041	4,189,199	7%
2054	7,808,103	171,994	1,367	339,345	138,056	4,207,325	3%



This chart compares the projected yearly reserve balance within the Baseline Funding model against the cumulative expenses anticipated within that year.



This chart compares the projected annual reserve account balances between the Baseline Funding model and the Full Funding model.

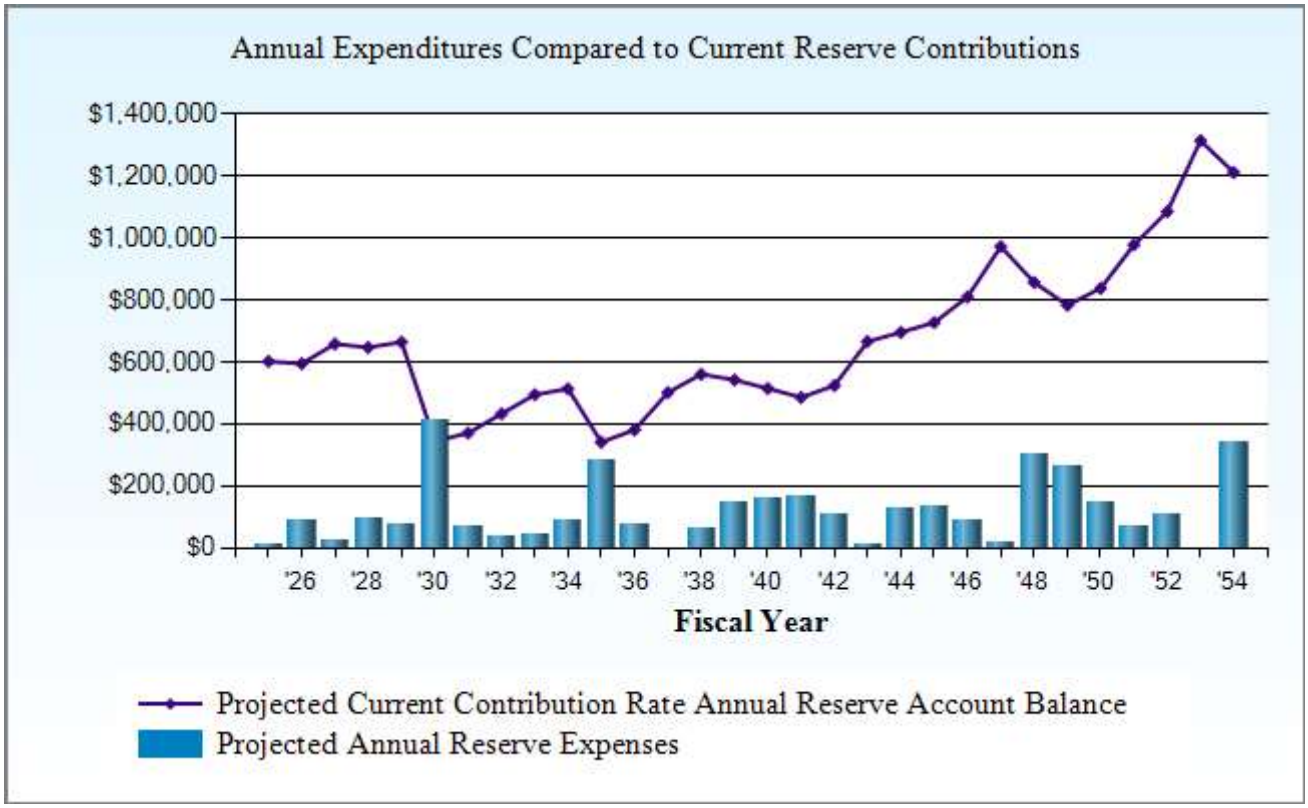
Current Funding Model

The data within this section represents the association's current funding model, based on the most recent annual budget. This data is helpful in determining whether current contribution rates are sufficient to meet the association's funding goals over time.

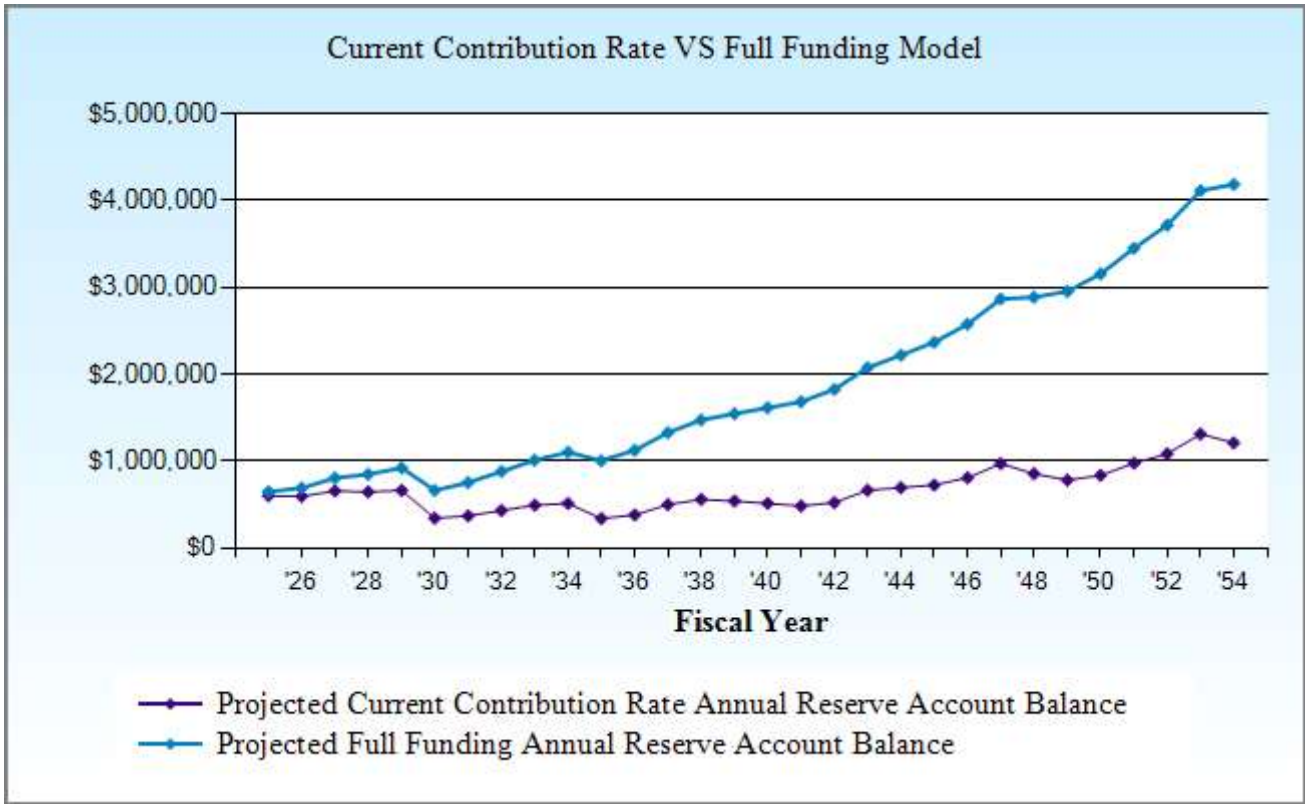
Washington Land Yacht Harbor
Current Funding Model Projection

Beginning Balance: $451,060

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025		*86,240*	*Special Assessment*				
2025	3,313,340	71,957	5,958	13,500	601,715	1,185,361	51%
2026	3,412,740	74,835	5,890	87,550	594,890	1,231,250	48%
2027	3,515,122	77,829	6,515	21,218	658,016	1,349,853	49%
2028	3,620,576	80,942	6,406	98,345	647,018	1,395,679	46%
2029	3,729,193	84,180	6,573	73,946	663,824	1,471,673	45%
2030	3,841,069	87,547	3,410	410,383	344,398	1,208,640	28%
2031	3,956,301	91,049	3,671	68,300	370,818	1,294,371	29%
2032	4,074,990	94,691	4,286	36,896	432,898	1,418,614	31%
2033	4,197,240	98,478	4,896	41,803	494,469	1,547,270	32%
2034	4,323,157	102,417	5,084	88,464	513,507	1,635,601	31%
2035	4,452,852	106,514	3,380	282,034	341,366	1,531,532	22%
2036	4,586,437	110,774	3,774	74,749	381,166	1,641,966	23%
2037	4,724,031	115,205	4,964		501,335	1,836,947	27%
2038	4,865,751	119,814	5,551	66,084	560,615	1,974,084	28%
2039	5,011,724	124,606	5,367	148,536	542,052	2,034,912	27%
2040	5,162,076	129,590	5,096	161,997	514,742	2,088,337	25%
2041	5,316,938	134,774	4,810	168,494	485,832	2,141,451	23%
2042	5,476,446	140,165	5,186	107,435	523,748	2,263,969	23%
2043	5,640,740	145,772	6,593	10,215	665,898	2,495,368	27%
2044	5,809,962	151,603	6,886	128,883	695,504	2,616,700	27%
2045	5,984,261	157,667	7,198	133,399	726,969	2,742,397	27%
2046	6,163,788	163,973	8,016	89,294	809,664	2,922,832	28%
2047	6,348,702	170,532	9,626	17,628	972,194	3,188,199	30%
2048	6,539,163	177,354	8,482	301,307	856,723	3,175,859	27%
2049	6,735,338	184,448	7,751	266,093	782,828	3,205,490	24%
2050	6,937,398	191,826	8,292	145,476	837,470	3,366,499	25%
2051	7,145,520	199,499	9,680	69,011	977,637	3,617,537	27%
2052	7,359,886	207,479	10,741	111,064	1,084,792	3,839,425	28%
2053	7,580,682	215,778	13,006		1,313,575	4,189,199	31%
2054	7,808,103	224,409	11,986	339,345	1,210,625	4,207,325	29%



This chart compares the projected yearly reserve balance at the association's current contribution rate against the cumulative expenses anticipated within that year.

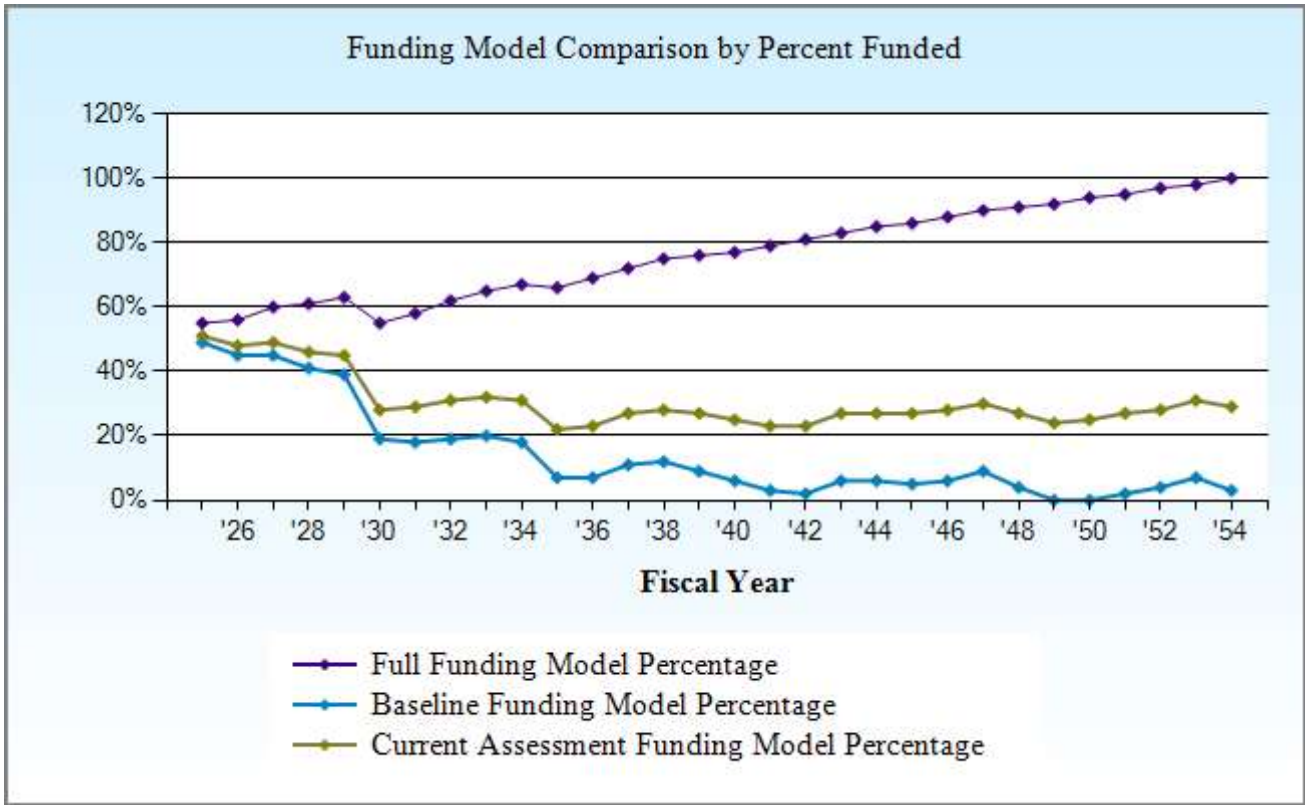


This chart compares the projected annual reserve account balances between the association's current contribution rate and the Full Funding model.

Comparison Charts

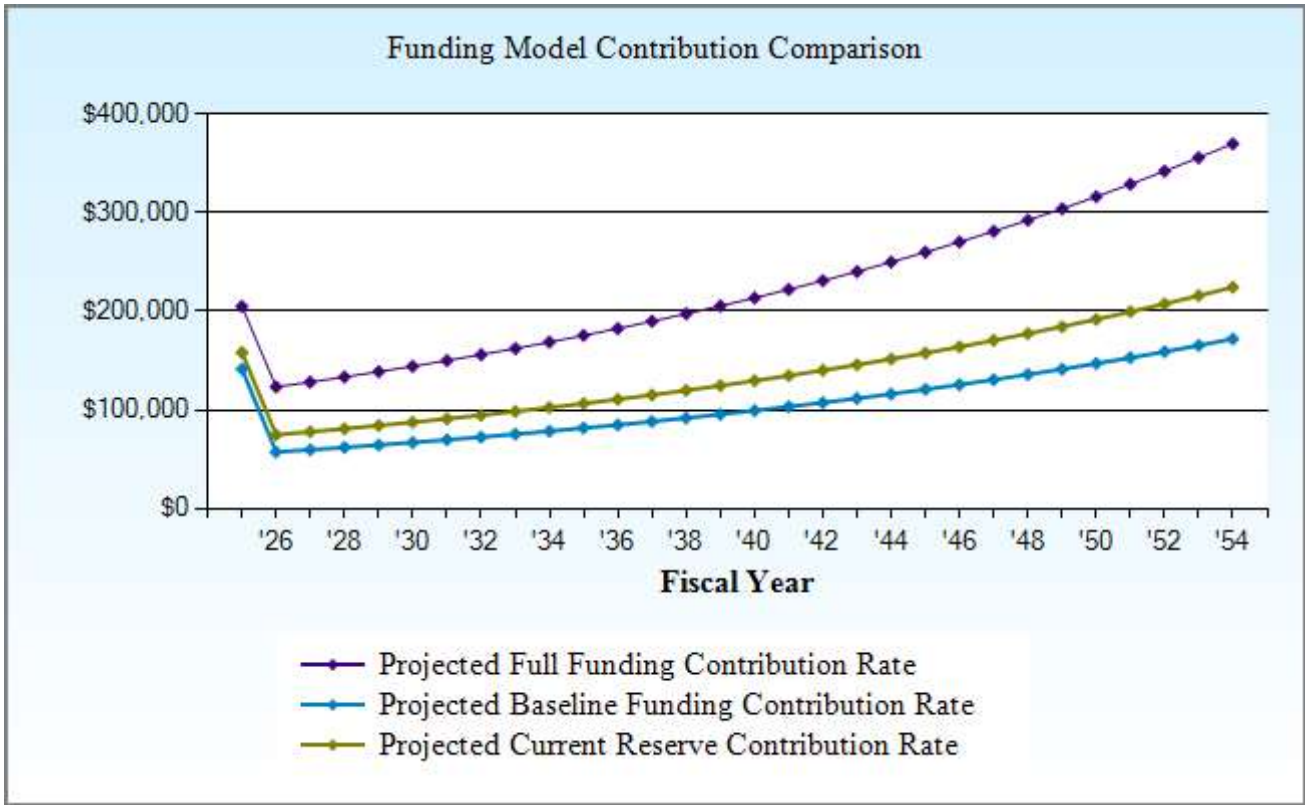
The charts within this section represent a visual comparison of the funding models included within this report. Each chart features a descriptive title indicating the data which is being compared and are extremely helpful for the association in comparing its current funding plan to the plans included within the study.

Washington Land Yacht Harbor
Funding Model Comparison by Percent Funded



This chart compares the association's projected percent funded on an annual basis between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.

Washington Land Yacht Harbor
Funding Model Assessment Comparison Chart



This chart compares the projected contribution rate between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.

Component Detail Report

The following section features a detailed breakdown of each of the association's reserve components. This section details component history, quantities, useful life, remaining useful life and cost breakdowns, among other important data. For Level I Full and Level II With-Site-Visit reports, this section also features maintenance recommendations and photographs of the components.

Washington Land Yacht Harbor
Index of Funded Components

Washington Land Yacht Harbor
Index of Funded Components

Washington Land Yacht Harbor
Index of Funded Components

Total Funded Assets	54
Total Unfunded Assets	51
Total Assets	105

Concrete - Repair Allowance

		1 Allowance	
Asset ID	1000	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2025		
No Useful Life			

Location: Curbs, walkways, building entrances, stairs, gate house parking area, gazebo pad, etc.

Component History: Client reports repairs are handled annually out of operating budget

Inspect and repair concrete as needed through annual operating budget. Clean periodically to remove stains and organic debris, and repair any trip hazards (defined as ¼" or more of vertical change at any joint or crack by the 1990 Americans with Disabilities Act) immediately.

Some jurisdictions make sidewalks along public roads the responsibility of the adjacent property owner to maintain, repair and replace. We recommend consulting with your local municipality to confirm responsibility if your governing documents are not clear on this matter.

Typically, concrete surfaces have a predictable useful life which exceeds the scope of this report and there is no expectation of major repair needs affecting reserves at this time therefore no reserve funding included.

Asphalt - Repair/Resurface - 2026

		1 Allowance	@ $30,000.00
Asset ID	1015	Asset Actual Cost	$30,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$30,900.00
Placed in Service	July 2024		
Useful Life	2		
Replacement Year	2026		
Remaining Life	1		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Roadways throughout community ~276,200 GSF

Component History: 1984 Perimeter Rd $6,450, 1994 G & C St $14,053, 1996 $20,574, Harbor Sts/Rd & Driveways 2001 $27,883, 2013 F Street $24,772, paving 2020 $31,996

The average useful life of asphalt can range significantly based on several factors including, but not limited to, quality of initial installation, traffic levels and type, proximity of tree roots, frequency of proactive repairs and frequency of seal coat or chip seal application. Typically, asphalt is initially installed 2 to 4 inches in depth and resurfacing involves grinding down the top 1 to 2 inches and overlaying a new layer of asphalt. This is typically performed at 20 to 40 year intervals depending on the unique site conditions of the property and levels of proactive maintenance. Asphalt resurfacing is often one of the larger expenses experienced by an association, especially if the association is responsible for private roads, therefore proactive maintenance and sealing to prolong the useful life of the asphalt is a best practice.

Client reports that asphalt roads are repaired/replaced in sections every other year; therefore this component provides a biennial rotating allowance for asphalt work. We recommend the association consider completing asphalt in larger projects for fewer intervals

Asphalt - Repair/Resurface continued...

due to the cost savings that would achieve since a majority of the cost of asphalt work is in mobilization costs to the site.

Street Signs - Replace

		1	Allowance
Asset ID	1020	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2000		
No Useful Life			

Location: Adjacent to roadway intersections

Component History: No history reported

There is no predictable basis to anticipate widescale replacement of street signage and the cost to replace individually is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Gravel Areas - Replenish

		1 Allowance	
Asset ID	1048	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2022		
No Useful Life			

Location: Parking lots at Harmony Hall, Whitney bldg & Gate House

Component History: 2016 $2,787, reportedly last replenished ~2022

Client reports that gravel replenishment is handled through the annual operating budget; therefore, no reserve funding included.

Bollards - Replace

		1 Allowance	
Asset ID	1058	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Scattered common area locations

Component History: No history reported

Cost to replace the bollards is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Monument Sign - Refurb/Replace

		1 Each	
Asset ID	1060	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2000		
No Useful Life			

Location: Main entrance to community

Component History: Reportedly installed/replaced 2014 $1,067

Regular cycles of replacement and/or refurbishing are recommended for monuments due to their high visibility within the community. Cost to replace the single pole sign is projected to be too low to qualify for reserve funding; therefore maintain, repair and replace as needed through the annual operating budget.

Lighthouse - Refurb/Replace

		1 Each	
Asset ID	1062	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2022		
No Useful Life			

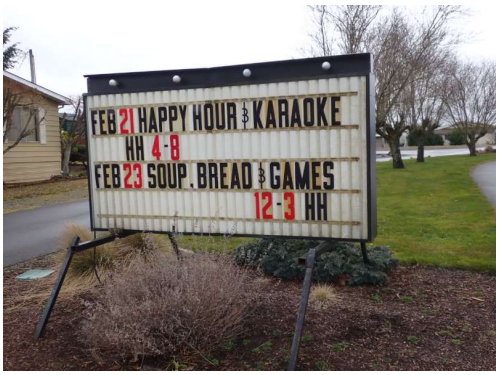
Location: Right side of main entrance

Component History: Replaced 2022 $3,600 (purchased with donations)

Client reports the lighthouse was replaced by donated funds and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Readerboards - Refurb/Replace

		2 Allowance	
Asset ID	1064	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Adjacent to Fleming Way at main entrance and Harmony Hall

Component History: Park entrance 2017 $400

Cost to replace the readerboards is projected to be too low to qualify for reserve funding; therefore, maintain, repair and replace as needed through the annual operating budget.

Mailboxes - Replace

		1 Allowance	
Asset ID	1065	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Scattered locations throughout community

Component History: No history reported

Client reports that the mailboxes and mailbox stands are the responsibility of the individual owners to repair, maintain and replace; therefore, no reserve funding included.

Chainlink Fence - Replace - 2069

		6,790 LF	@ $42.00
Asset ID	1090	Asset Actual Cost	$285,180.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$1,047,024.76
Placed in Service	July 2019		
Useful Life	50		
Replacement Year	2069		
Remaining Life	44		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of community

Component History: 1971 $9,358, 1980 $26,052, 1981 $9,264, 1984 $2,967, 1990 $2,621, 2019 $47,641

Local rust observed. Chain link fencing tends to have an extended useful life. Inspect annually and clean, treat for corrosion and repair as needed. Plan to replace periodically to maintain function and aesthetics at 40 to 50 years of age. The most common cause of premature replacement is damage or vandalism.

Entrance Chain Link Fence - Replace - 2069

		120 LF	@ $42.00
Asset ID	1095	Asset Actual Cost	$5,040.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$18,504.12
Placed in Service	July 2019		
Useful Life	50		
Replacement Year	2069		
Remaining Life	44		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of community

Component History: 2019 $4,193

Chain link fencing tends to have an extended useful life. Inspect annually and clean, treat for corrosion and repair as needed. Plan to replace periodically to maintain function and aesthetics at 40 to 50 years of age. The most common cause of premature replacement is damage or vandalism.

Split Rail Fence - Replace

		255 LF	
Asset ID	1105	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2020		
No Useful Life			

Location: Partial perimeter of park area adjacent to Harmony Hall and west of garbage enclosure just north of Harmony Hall

Component History: No history reported

Cost to replace the wood railings is projected to be too low to qualify for reserve funding; therefore no funding included. Replace as needed through the annual operating budget.

Trash Enclosures - Repair/Replace - 2043

		3 Each	@ $2,000.00
Asset ID	1107	Asset Actual Cost	$6,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$10,214.60
Placed in Service	July 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	18		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to parking areas

Component History: Install 2018 $4,044

Trash enclosures typically require repairs at regular intervals to due high frequency of use and damage which occurs during trash collection. This component factors periodic large scale repair/partial replacement at trash enclosures to maintain function. As routine maintenance, inspect, paint and repair as needed in between larger repair cycles through the annual operating budget. If not already installed, the installation of metal bollards and/or concrete curbing can assist in preventing containers from impacting the side of the enclosure and thus reduce the frequency of repairs.

Metal Railings - Replace - 2064

		150 LF	@ $55.00
Asset ID	1110	Asset Actual Cost	$8,250.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$26,127.97
Placed in Service	July 2014		
Useful Life	50		
Replacement Year	2064		
Remaining Life	39		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Stairwell to Tveten Grove & at gate house decks/stairs

Component History: No history reported, presumed installed at gatehouse decks at time of gatehouse construction ~2014

Local rust and peeling observed, primarily at trail stairs. It is beyond the scope of a reserve study to assess railings for structural integrity. The average useful life of metal railings is approximately 40 to 50 years. Paint in conjunction with exterior building paint cycles; no separate funding necessary. Inspect regularly to ensure secure connection, repair and touch up paint as needed through the annual operating budget.

Entry Gates - Replace - 2025

		2 Each	@ $3,750.00
Asset ID	1120	Asset Actual Cost	$7,500.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$7,500.00
Placed in Service	July 2025		
Useful Life	30		
Replacement Year	2025		
Remaining Life	0		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Main entrance to community

Component History: 2001 $40,942, 2011 $3,561, +2019 $5,002, upgrade 2021 $15,614, gates planned for replacement 2025 estimate $7,500

Unless damaged by a vehicle or vandalized, metal entry gates tend to have a useful life of approximately 30 to 40 years. See separate component for gate operator(s). Inspect regularly, clean as needed and keep well lubricated to prolong useful life. Treat for corrosion and paint when necessary as operating expense; gates featuring a powder coated finish typically do not require regular paint cycles.

Gate Operators - Replace - 2025

		2 Each	@ $3,000.00
Asset ID	1125	Asset Actual Cost	$6,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$6,000.00
Placed in Service	July 2025		
Useful Life	15		
Replacement Year	2025		
Remaining Life	0		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to entrance gates

Component History: In-service date of 2015 has been used for financial planning purposes as actual in-service date unknown, exit operator repaired 2025, entry operator replacement and ground loop sensor replacement planned for 2025 (expected cost for operators $6k)

The useful life of electric gate operators varies greatly based on the amount of use and levels of maintenance. Plan to replace at roughly 12 to 15 year intervals for financial planning purposes. Inspect and service regularly by a qualified technician to obtain longest useful life. Cost allowances include replacement of operator only; upgrades and other gate work (loops, hinges, etc.) is not predictable and therefore not included within these calculations.

Gate Keypad - Replace - 2030

		1 Each	@ $5,000.00
Asset ID	1130	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$5,796.37
Placed in Service	July 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to entrance gate

Component History: 2018 $5,313

While the useful life of mechanical equipment can be difficult to predict, gate keypad systems typically last 12 to 15 years. Periodic replacement is recommended to maintain function and to take advantage of current technology. Cost includes replacement of callbox only and price may vary from the allowances within the report based on functions chosen. Gate remote replacement, software upgrades and other work may cause project cost to increase.

Landscape - Refurbish Allotment

		1 Allowance	
Asset ID	1135	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Common area landscaping

Component History: No history reported

It is presumed that landscape maintenance is handled through the annual operating budget. There is no predictable basis to expect widescale expenses affecting reserves at this time therefore no funding included. Update future reserve studies as needed should expense needs arise.

Irrigation System - Repair Allotment

		1 Allowance	
Asset ID	1155	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2020		
No Useful Life			

Location: Within common area landscaping

Component History: No history reported

It is beyond the scope of a reserve study to assess the design, quality and/or function of an irrigation system, however no problems related to irrigation system reported by client. Irrigation systems typically consist of three main components; timer(s), underground water distribution lines (generally constructed of PVC) and spray heads.

Regularly inspect your system and consult with your landscape vendor to determine the condition of your specific system. Proper winterization is key to prevent damage from frozen lines. Handle smaller repairs such as head replacement (typically done in the spring upon system start-up) through the annual operating budget. There is no information currently available to indicate that full replacement of system, or widescale repairs affecting reserves, will occur within this report therefore no reserve funding included.

Drainage System - Maintain

		1 Allowance	
Asset ID	1160	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Common area drainage

Component History: No history reported

It is beyond the scope of a reserve study to assess the design, quality and/or function of the stormwater drainage system, however no problems reported by client as of this report.

Common stormwater system components include gutters, ditches, catch basins and control facilities. Catch basins are the drains commonly found in asphalt or concrete surfaces and consist of a metal grate with a compartment below ground. Water gathers inside the compartment and is then drained through an outlet pipe. Often, sediment removal is required within the compartment structure. This is typically done using a vactor truck. The frequency at which sediment removal is required varies by location and is dependent on numerous factors. We recommend assessing the sediment levels in your catch basins every 1-2 years and cleaning as needed through the annual operating budget.

When properly installed with no known defects or deficiencies, there is no predictable basis to expect maintenance, repair or replacement of the drainage system within the scope of this report, therefore no reserve funding included.

The Washington State Department of Ecology has extensive resources available pertaining to stormwater systems and stormwater management, including manuals specific to both Western Washington and Eastern Washington: https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Stormwater-manuals

Stormwater Ponds - Maintain

		1 Allowance	
Asset ID	1165	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: South perimeter and east perimeter of community

Component History: No history reported

Stormwater pond maintenance needs vary by community based on location, climate and site specific details including the amount of sediment on site. Regular vegetation control within stormwater ponds is key as failure to regularly maintain may result in significant vegetation removal costs and risk damage to pond sides and bottom. We strongly recommend that stormwater pond vegetation control be included within your annual landscape maintenance contract as both a best practice and for cost efficiencies. Some associations perform vegetation work on a quarterly or semi-annual basis through the contract.

Inspect ponds regularly, remove trash and other debris and ensure that inlet areas remain clear. Ensure fencing remains intact and sturdy, if present. Many government jurisdictions inspect stormwater ponds annually and require correction of any deficiencies found.

There is currently no expectation of large scale expenses affecting reserves at this time therefore no reserve funding included. Update future reserve studies should a need for large scale work arise.

The Washington State Department of Ecology has extensive resources available pertaining to stormwater systems and stormwater management, including manuals specific to both Western Washington and Eastern Washington: https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Stormwater-manuals

Pole Lights - Replace

		16 Each	
Asset ID	1175	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			

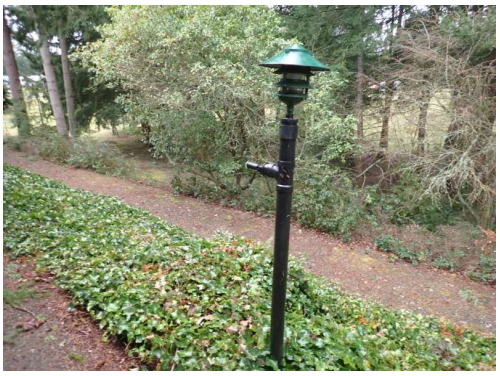
Location: Adjacent to trail west of Harmony Hall and to roadways

Component History: No history reported

Street poles have an extended useful life that exceeds the scope of this report; therefore no reserve funding included. Replace lamps as needed through the annual operating budget. Many associations have opted to retrofit older fixtures with LED fixtures and utility company rebates may be available for doing so in some areas.

Landscape Lights - Replace

		1 Allowance	
Asset ID	1185	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2000		
No Useful Life			



Location: Within common area landscaping and adjacent to trail west of Harmony Hall

Component History: No history reported

No problems reported of landscape lights at the time of this report. Testing of lighting to verify operational condition is beyond the scope of a reserve study therefore no testing was performed. Inspect and replace lights as needed through the annual operating budget. At time of replacement many associations are opting to transition to solar lighting.

Typically, there is no basis to expect widescale replacement of these basic light fixtures in bulk and individual replacements are too small in cost to qualify for reserve funding therefore no reserve funding included.

Storage Shed (Gatehouse) - Replace

		1 Allowance	
Asset ID	1215	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2015		
No Useful Life			

Location: Adjacent to Gatehouse

Component History: 2015 $2,808

Client reports the Gatehouse shed was funded with donated funds and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Storage Sheds - Replace - 2030

		2 Each	@ $6,000.00
Asset ID	1220	Asset Actual Cost	$12,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	$13,911.29
Placed in Service	July 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: One east and one north of reservoir

Component History: No history reported, an in-service date of 2000 has been used for financial planning purposes

Peeling paint, areas of rot observed at both sheds. Plan to replace storage shed at roughly 30 year intervals to maintain function and aesthetics. Cost to replace shed can vary based on size, material and quality of shed selected therefore a middle range allowance has been used for the purpose of this report. As routine maintenance, inspect, repair and paint shed as needed through annual operating budget.

Gazebo - Replace

		1 Allowance	
Asset ID	2005	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2018		
No Useful Life			

Location: C Street Park

Component History: Installed 2018 $1,416

Client reports the gazebo was replaced by donated funds and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Outdoor Furniture - Replace

		1 Allowance	
Asset ID	2010	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2024		
No Useful Life			

Location: Scattered common area locations, primarily at C Street park and throughout RV parking areas

Component History: No history reported, an in-service date of 2024 has been used for financial planning purposes

The most common cause for premature replacement is vandalism. Use caution with tabletop BBQ's on composite and vinyl coated materials as heat from BBQ can cause product to singe or melt.

Client reports the outdoor furniture is funded by donations and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Pet Stations/Garbage Bins - Replace

		1 Allowance	
Asset ID	2015	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2000		
No Useful Life			

Location: Scattered common area locations

Component History: No history reported

Cost to replace the pet stations and garbage bins is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Harmony Hall Comp Shingle Roof - Replace - 2048

		13,400 GSF	@ $8.00
Asset ID	2155	Asset Actual Cost	$107,200.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$211,568.47
Placed in Service	July 2021		
Useful Life	25		
Adjustment	2		
Replacement Year	2048		
Remaining Life	23		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Client cost history

Location: Rooftop of Harmony Hall

Component History: 2008 $40,995, 2015 $12,773 (office area), 2021 $106,721k

The average useful life of a composition shingle roof can vary based on the quality of installation, quality of shingle product, underlayment, flashings and general site conditions (exposure to high winds, etc.). The useful life above is for financial planning purposes; have your roof evaluated by your roofing vendor or an independent roofing consultant as the roof nears the end of its useful life to narrow down an exact time frame for replacement.

As routine maintenance, have your roof inspected regularly by a qualified roofing contractor. Inspection schedules typically include the spring, fall, and following significant wind events. Signs of roof failure include loss of granulation (typically identified by granule build up in gutters), curling and/or buckling of shingles, and loss of shingles during weather events.

Harmony Hall Comp Shingle Roof - Replace continued...

Clean roof regularly to remove any tree debris and treat for moss as needed. Keep gutters clean to ensure proper drainage and install heat tape in colder climates to prevent ice damming. Crickets installed at any chimney to roof interfaces help to divert water and prevent water damage.

At the time of replacement, we strongly urge the association to utilize an independent roofing or building envelope consultant to oversee the project and ensure that proper installation techniques are followed. Many associations are tempted to phase large projects such as roof replacement; we strongly urge the association to perform any roof replacement projects at the same time, when possible, as the association is likely to achieve better pricing and thus an overall cost savings by doing so.

Harmony Hall Low Slope Roof - Replace - 2041

		4,000 GSF	@ $20.00
Asset ID	2157	Asset Actual Cost	$80,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$128,376.51
Placed in Service	July 2021		
Useful Life	20		
Replacement Year	2041		
Remaining Life	16		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Harmony Hall deck roof

Component History: Reportedly replaced ~2021

The average useful life of a low slope roof is 15 to 20 years. Regular professional roof inspections are strongly recommended in the spring and fall. As routine maintenance, keep roof clean of organic debris paying special attention to drain areas as clogged drains are a common cause for roof leaks. Adequate drainage and proper flashings are imperative to the proper function of a low slope roof. Limit foot traffic on roof to required personnel only.

Funding within this component factors replacement of the roofing membrane using professional architectural details and project management. The use of a building envelope consultant to oversee roof replacement projects is a best practice as it ensures that the roof is installed correctly and with optimal weatherproofing measures to obtain the longest

Harmony Hall Low Slope Roof - Replace continued...

useful life. Replacement of sheathing, slope work, drainage improvements, etc. are unpredictable and are therefore not factored within this cost. If needed, these items may cause project cost to increase substantially.

As the roof nears the end of its useful life, we strongly recommend consulting with a roofing professional or consultant to evaluate the roof to determine an exact timeline for replacement, as well as whether additional work may be necessary at the time of replacement.

The Certified Commercial Property Inspectors Association has ample information about the design and materials of low slope roofing through the following link: https://ccpia.org/low-slope-roof-components/

Additional resources and frequently asked questions are available from the Single Ply Roofing Institute through the following link: https://www.spri.org/faq/

Harmony Hall Gutters - Replace - 2048

Asset ID	2160	410 LF	@ $9.00
		Asset Actual Cost	$3,690.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$7,282.53
Placed in Service	July 2023		
Useful Life	25		
Replacement Year	2048		
Remaining Life	23		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of roof

Component History: Replaced 2023 $10,307 (presumed to include gutters at the gatehouse) Roof Doctor

Regular cleaning of gutters and downspouts is imperative to maintaining function and preventing water damage. Clean twice per year, in the fall and spring, and following any large wind events. In cold climates, install heat tape to prevent ice dams from forming. Inspect during twice yearly roof inspections and repair as needed. Ensure downspouts are securely mounted to building and drain away from building foundation. Plan to replace gutters and downspouts in conjunction with roof replacement cycles for cost efficiencies, when possible.

Harmony Hall Siding - Replace - 2030

Asset ID	2165	4,860 GSF	@ $27.00
		Asset Actual Cost	$131,220.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$152,119.94
Placed in Service	July 1972		
Useful Life	50		
Adjustment	8		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior walls of Harmony Hall

Component History: Reportedly original to ~1972 construction

Note: An adjustment has been made to the useful life in order to allow for financial planning if needed.

Areas of siding sitting at or just above grade and in contact with bark/mulch which can lead to damage/rot of the siding. The typical average useful life of wood siding is approximately 50 years. The actual useful life is dependent on a number of factors including, but not limited to, quality of wood, proper flashings and sealants, weather exposure, as well as routine maintenance and paint cycles. Wood siding is highly reliant on regular paint cycles for protection from the elements. Failure to proactively keep wood siding and trim painted may result in accelerated deterioration of siding and trim and/or increased repair costs with

Harmony Hall Siding - Replace continued...

each paint cycle. Siding installed over a rain screen system is optimal. Siding should be butted against trim and sealed, as installation under trim provides opportunity for water intrusion.

While the exterior of the siding is the most visible, siding is actually a multi-layered system. The siding is the primary defense against water intrusion within the structure of the building, however the weather resistive barrier (WRB) behind the siding also helps keep any water that penetrates the siding from reaching the structure of the building. In some cases, the exterior siding may be in good visual condition, however the WRB may have deteriorated necessitating siding replacement. As a result, it is best to plan for roughly 50 year cycles of siding replacement. As the useful life of the siding nears zero, perform an intrusive building envelope investigation to determine the exact condition of the siding and underlayment, and whether any hidden damages may be present.

The cost allowances within this component factor architectural details and professional project management for the siding replacement project. It is imperative that these professionals are engaged for the duration of this project to ensure that proper flashings and weatherproofing techniques are utilized. When possible, it is best to combine window replacement with the siding project for best weatherproofing practices. Cost allowances assume replacement of the siding and WRB only; hidden damages and structural repairs are not predictable and may substantially increase the cost of the project. Many associations are tempted to phase large projects such as siding replacement; we strongly urge the association to perform siding replacement projects at the same time, when possible, as the association is likely to achieve better pricing and thus an overall cost savings by doing so, as well as attain better overall weatherproofing of the building(s).

Harmony Hall Windows - Replace - 2049

Asset ID	2175	34 Each	@ $1,350.00
		Asset Actual Cost	$45,900.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$93,305.25
Placed in Service	July 2024		
Useful Life	25		
Replacement Year	2049		
Remaining Life	24		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls

Component History: Majority replaced in 2024 during water damage remediation

The average useful life of vinyl windows and doors is approximately 25 to 30 years although a high quality window may last longer. Signs of vinyl window failure include fogging of the glass, cracks/separation of the miter joints at the window frame and water intrusion. Vinyl windows, particularly those in areas of high UV exposure, expand and contract which can aid in failure of the window. Proper installation of windows using correct flashings and sealants is critical to window performance and preventing damage and/or decay of the siding and framing around the window. In order to achieve proper weatherproofing techniques the siding must be removed around the window for replacement; exercise caution if a vendor advises that a window can be replaced without removal of the siding. Do not caulk flashing above window and/or window weep holes.

Choosing a high quality window at the time of replacement has several benefits including, but not limited to, improved energy efficiency, noise reduction, an improved warranty and potentially a longer useful life of the window. Failed (fogged) insulated glass units (IGU's) may be an owner responsibility to address; we recommend consulting with your governing documents for

Harmony Hall Windows - Replace continued...

confirmation.

The cost allowances within this component factor architectural details and professional project management for the window replacement project. It is imperative that these professionals are engaged for the duration of this project to ensure that proper flashings and weatherproofing techniques are utilized. When possible, it is best to combine window and slider replacement with the siding projects for best weatherproofing practices. Cost allowances assume replacement of windows/sliders only; hidden damages and structural repairs are not predictable and may substantially increase the cost of the project.

Harmony Hall Ext Doors - Replace

		8 Each	
Asset ID	2180	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Exterior building walls

Component History: Entrances to building

There is no predictable basis to expect wide scale replacement of doors affecting reserves at this time, therefore maintain, repair and replace as needed through the annual operating budget. Paint in conjunction with exterior building paint cycles, no separate funding required.

Harmony Hall Wood Deck - Repair/Replace - 2040

		1,500 GSF	@ $32.00
Asset ID	2185	Asset Actual Cost	$48,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$74,782.44
Placed in Service	July 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	15		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Back deck at Harmony Hall

Component History: No history reported, an in-service date of 2010 has been used for the purpose of this report

Though there was no evidence of recent stain, the deck appeared intact. The average useful life of a wood deck ranges from 20 to 30 years depending on exposure, levels of maintenance, etc. Cost allowances include replacement of walking surface only. Structural repairs, if any, are not predictable for the purposes of this report and therefore are not included within cost allowances. If necessary, structural repairs may cause project cost to increase significantly.

Regularly inspect and repair decks as needed through the annual operating budget. Ensure railings are securely attached, if present. Keep surface free of organic debris including leaves and moss and clean regularly. Consult with your vendor about options for improving traction during wet and/or freezing weather by utilizing a slip resistant paint product.

Harmony Hall Interior - Paint - 2034

		21,600 GSF	@ $1.75
Asset ID	2190	Asset Actual Cost	$37,800.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$49,320.43
Placed in Service	July 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	9		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Interior wall surfaces

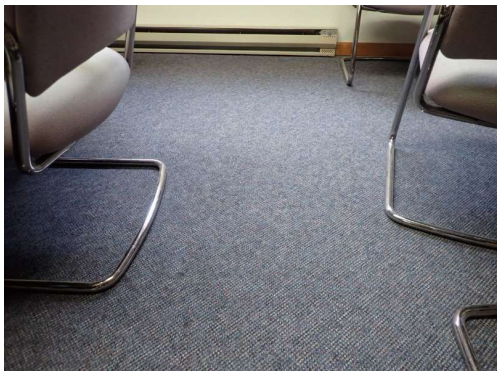
Component History: Painted 2024, no cost provided

Interior paint cycles typically occur at 10 to 15 year intervals depending on individual building needs. Clean walls and touch up paint annually as part of general maintenance procedures. Paint cycles are best timed prior to flooring replacement, when possible, to prevent accidental spills on new flooring.

Properties built before 1978 may contain lead based paint. Additional resources regarding lead based paint can be found on the Department of Housing and Urban Development's website through the following link: https://www.hud.gov/program_offices/healthy_homes/healthyhomes/lead

Harmony Hall Carpet - Replace

		300 GSF	
Asset ID	2192	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Library floor

Component History: No history reported

Carpet is typically replaced at 10 to 15 year intervals depending on individual building needs, including the amount of pedestrian traffic. Clean professionally to maintain aesthetics and possibly prolong useful life of carpet; one to two times per year is recommended. Replacement is best timed to occur following interior paint projects. Remove stains promptly and vacuum regularly as part of regular maintenance. Cost to replace this small amount of carpet is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Harmony Hall Vinyl Floor - Replace - 2054

Asset ID	2195	3,000 GSF	@ $10.00
		Asset Actual Cost	$30,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$70,696.96
Placed in Service	July 2019		
Useful Life	30		
Adjustment	5		
Replacement Year	2054		
Remaining Life	29		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Office, game room, kitchenette, entrance hall, restrooms and exercise room floors

Component History: Office & game room flooring replaced 2019 per asset report $14,675

The various types of vinyl flooring amongst the different rooms appeared to be intact. Like many building materials, the cost of vinyl flooring replacement can vary significantly based on the quality and product selected. We have used a mid-range cost allowance for financial planning purposes. Inspect vinyl flooring regularly and clean as part of standard janitorial services.

Harmony Hall Kitchen Flooring - Replace

		1 Allowance	
Asset ID	2197	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Kitchen flooring at Harmony Hall

Component History: No history reported

Cost to replace this small amount of flooring is projected to be too low to qualify for reserve funding; therefore, maintain, repair and replace through the annual operating budget.

Harmony Hall Stage Floor - Refurbish/Replace

		450 GSF	
Asset ID	2200	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Harmony Hall stage floor

Component History: No history reported

Flooring exhibited scratches, patches and general wear throughout. Wood flooring typical has a long useful life. The most common cause for replacement is desire for an aesthetic upgrade. There is no predictable basis to expect complete replacement of wood flooring; therefore, no reserve funding included.

Harmony Hall Kitchen - Refurbish - 2031

		1 Allowance	@ $30,000.00
Asset ID	2205	Asset Actual Cost	$30,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$35,821.57
Placed in Service	July 2006		
Useful Life	25		
Replacement Year	2031		
Remaining Life	6		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and finishes selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Harmony Hall

Component History: No history reported, an in-service date of 2006 has been used for the purpose of this report

No problems reported of kitchen fixtures and finishes at the time of this report. Routine cycles of refurbishing of kitchen are recommended to maintain function and aesthetics. Projects may include lighting, ventilation, counters/cabinetry, plumbing fixtures, etc. See separate component for replacement of appliances, if applicable. Cost can vary widely based on scope of work and quality of fixtures and finishes selected therefore a middle range allowance has been included for the purposes of this report.

Harmony Hall Double Oven - Replace - 2031

		1 Each	@ $18,000.00
Asset ID	2210	Asset Actual Cost	$18,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$21,492.94
Placed in Service	July 1996		
Useful Life	15		
Adjustment	20		
Replacement Year	2031		
Remaining Life	6		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on quality of appliances selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within Harmony Hall kitchen

Component History: Two convection ovens 1996 $6,259

No problems reported of appliances as of this report. Regular cycles of appliance replacement are recommended to maintain function. Replacement is typically performed at 10 to 15 year cycles depending on use and quality of appliances. Cost can vary based on brand and quality selected.

Harmony Hall Heated Holding Cab - Replace

		1 Each	
Asset ID	2212	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2010		
No Useful Life			

Location: Within Harmony Hall kitchen

Component History: No history reported

Cost to replace the heated holding cabinet is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Harmony Hall Gas Stovetops - Replace

		2 Each	
Asset ID	2214	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2010		
No Useful Life			

Location: Within Harmony Hall kitchen

Component History: Reportedly purchased 2010

Cost to replace the gas hotplates is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Harmony Hall Commercial Refrigerators - Replace - 2030

		1 Allowance	@ $22,000.00
Asset ID	2216	Asset Actual Cost	$22,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$25,504.03
Placed in Service	July 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	5		

1 - Single Door Fridge	@	$6,000.00	$6,000.00
2 - Double Door Fridge	@	$8,000.00	$16,000.00
		Total =	$22,000.00

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on quality of appliances selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within Harmony Hall kitchen

Component History: One refrigerator 2003 $1,827, no other history reported, an in-service date of 2015 has been used for the purpose of this report

No problems reported of appliances as of this report. Regular cycles of appliance replacement are recommended to maintain function. Replacement is typically performed at 10 to 15 year cycles depending on use and quality of appliances. Cost can vary based on brand and quality selected.

Harmony Hall Stove/Oven Hoods - Replace

		2 Each	
Asset ID	2225	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 1999		
No Useful Life			

Location: Above kitchen stove & ovens

Component History: One reportedly installed 1999 $1,890

There is no predictable basis to expect complete replacement of hoods at this time; therefore replace as needed through the annual operating budget or as part of a larger kitchen refurbish project.

Harmony Hall Washer/Dryer - Replace

		1 Allowance	
Asset ID	2230	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2018		
No Useful Life			

Location: Closet outside of kitchenette

Component History: Reportedly installed ~2018 $1,994

Cost to replace the washer/dryer unit is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Harmony Hall Restrooms - Refurbish - 2027

		2 Each	@ $10,000.00
Asset ID	2235	Asset Actual Cost	$20,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$21,218.00
Placed in Service	July 2002		
Useful Life	25		
Replacement Year	2027		
Remaining Life	2		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and finishes selected.

Cost Source: Accurate Reserve Professionals, LLC Database

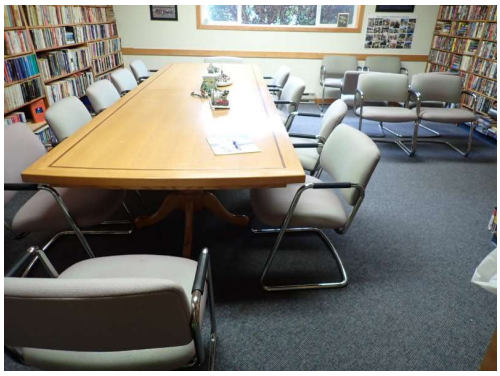
Location: Adjacent to entrance hall

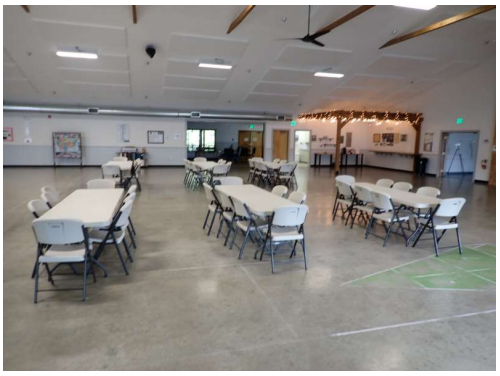
Component History: ADA refurb 2002

No problems reported of restroom fixtures and finishes at the time of this report. Routine cycles of refurbishing at community restroom area(s) are recommended to maintain function and aesthetics. Projects may include lighting, ventilation, stall dividers, counters/cabinetry, plumbing fixtures, etc. Cost can vary widely based on scope of work and quality of fixtures and finishes selected, therefore a middle range allowance has been included for the purposes of this report.

Harmony Hall Furniture - Replace

		1	Allowance
Asset ID	2240	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2006		
No Useful Life			





Location: Within Harmony Hall (office, game room, main hall, etc.)

Component History: Replacements between 1988-2017, 320 Chairs & 1 table 2004 $6,220, new tables 2006 $212

Regular cycles of furniture replacement are recommended to maintain function and aesthetics. Cost can vary widely based on type, material, quality and quantity purchased. Client reports that furniture is funded by donation; therefore no reserve funding included.

Harmony Hall Stage Curtains - Replace

		1 Allowance	
Asset ID	2245	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2019		
No Useful Life			

Location: Harmony Hall Stage

Component History: 2019 $5,255

Curtains should be cleaned and treated every three to five years to maintain safety. Plan to replace stage curtains approximately every 12-15 years to maintain aesthetics and functionality.

Client reports the stage curtains are funded by donations and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Harmony Hall Audio/Visual Equipment - Replace - 2033

		1 Allowance	@ $25,000.00
Asset ID	2250	Asset Actual Cost	$25,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	$31,669.25
Placed in Service	July 2025		
Useful Life	8		
Adjustment	8		
Replacement Year	2033		
Remaining Life	8		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on quality and number of components selected.

Cost Source: Client cost history

Location: Main hall theater

Component History: Replaced 2025 ~$25k

Replacement cycles for audio/visual equipment varies by community based on individual community needs and desire for current technology. On average, equipment is generally replaced at 5 to 8 year intervals. Cost can vary widely based on scope of work and equipment selected. Funding allowance assumes equipment and basic installation only; widescale wiring, electrical work, etc. may result in increased costs which are not predictable for the purposes of this study.

Harmony Hall Exercise Equipment - Replace

		6 Each	
Asset ID	2255	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2020		
No Useful Life			

Location: Exercise room within Harmony Hall

Component History: No history reported, an in-service date of 2020 has been used for the purposes of this report

Client reports the exercise equipment is replaced by donation; therefore, no reserve funding included.

Harmony Hall Rubber Mat Flooring - Replace

		1 Allowance	
Asset ID	2260	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 2019		
No Useful Life			

Location: Within exercise room

Component History: No history reported

Cost to replace this small amount of rubber flooring is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Gatehouse Wood Flooring - Replace - 2039

		1,200 GSF	@ $10.00
Asset ID	3010	Asset Actual Cost	$12,000.00
		Percent Replacement	100%
Category	Building Interior	Future Cost	$18,151.08
Placed in Service	July 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	14		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

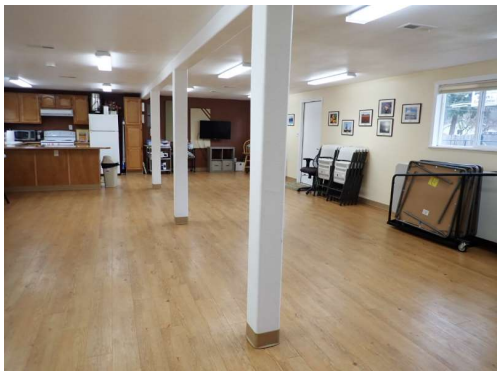
Location: Gatehouse floor

Component History: Presumed installed at ~2014 construction

Like many building materials, the cost of laminate flooring replacement can vary significantly based on the quality and product selected. We have used a mid-range cost allowance for financial planning purposes. Inspect flooring regularly and clean as part of standard janitorial services.

Gatehouse Interior Walls/Ceilings - Paint - 2029

		3,800 GSF	@ $1.50
Asset ID	3020	Asset Actual Cost	$5,700.00
		Percent Replacement	100%
Category	Building Interior	Future Cost	$6,415.40
Placed in Service	July 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

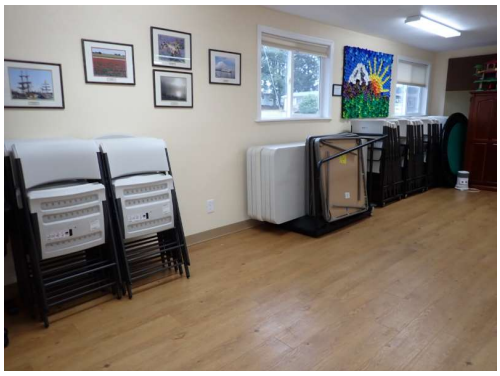
Location: Interior walls/ceilings of gatehouse

Component History: No history reported

Interior paint cycles typically occur at 10 to 15 year intervals depending on individual building needs. Clean walls and touch up paint annually as part of general maintenance procedures. Paint cycles are best timed prior to flooring replacement, when possible, to prevent accidental spills on new flooring.

Gatehouse Furniture - Replace

		1 Allowance	
Asset ID	3050	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Interior	Future Cost	
Placed in Service	July 2014		
No Useful Life			



Location: Within gatehouse

Component History: No history reported

Cost to replace the primarily foldaway furniture is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Gatehouse Kitchen - Refurbish - 2039

		1 Allowance	@ $12,000.00
Asset ID	3055	Asset Actual Cost	$12,000.00
		Percent Replacement	100%
Category	Building Interior	Future Cost	$18,151.08
Placed in Service	July 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	14		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and finishes selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within the gatehouse

Component History: No history reported

No problems reported of kitchen fixtures and finishes at the time of this report. Routine cycles of refurbishing of kitchen are recommended to maintain function and aesthetics. Projects may include lighting, ventilation, counters/cabinetry, plumbing fixtures, etc. See separate component for replacement of appliances, if applicable. Cost can vary widely based on scope of work and quality of fixtures and finishes selected therefore a middle range allowance has been included for the purposes of this report.

Gatehouse Appliances - Replace

		1 Allowance	
Asset ID	3060	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Interior	Future Cost	
Placed in Service	July 2014		
No Useful Life			

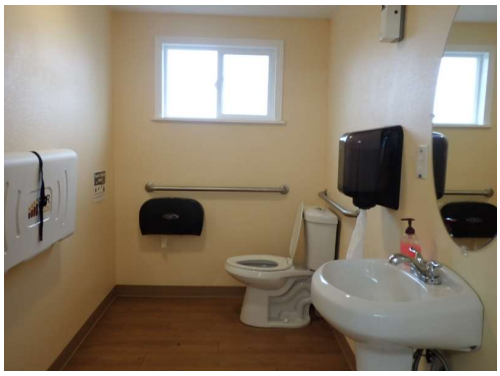
Location: Within gatehouse kitchen

Component History: No history reported

Cost to replace these basic appliances is projected to be too low to qualify for reserve funding; therefore replace as needed through the annual operating budget.

Gatehouse Restrooms - Refurbish

		2 Each	
Asset ID	3065	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Interior	Future Cost	
Placed in Service	July 2014		
No Useful Life			



Location: Within gatehouse

Component History: No history reported

No problems reported of restroom fixtures and finishes at the time of this report. Routine cycles of refurbishing at community restroom area(s) are recommended to maintain function and aesthetics. Projects may include lighting, ventilation, stall dividers, counters/cabinetry, plumbing fixtures, etc.

Cost to refurbish these small restrooms is projected to be too low to qualify for reserve funding; therefore update as needed through the annual operating budget. Paint is included within the Gatehouse interior painting component.

Gatehouse Roof - Replace - 2048

		1,900 GSF	@ $6.20
Asset ID	4000	Asset Actual Cost	$11,780.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$23,248.85
Placed in Service	July 2023		
Useful Life	25		
Replacement Year	2048		
Remaining Life	23		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Client cost history

Location: Rooftop of gatehouse

Component History: Replaced 2023 $11,773 Roof Doctor

The average useful life of a composition shingle roof can vary based on the quality of installation, quality of shingle product, underlayment, flashings and general site conditions (exposure to high winds, etc.). The useful life above is for financial planning purposes; have your roof evaluated by your roofing vendor or an independent roofing consultant as the roof nears the end of its useful life to narrow down an exact time frame for replacement.

As routine maintenance, have your roof inspected regularly by a qualified roofing contractor. Inspection schedules typically include the spring, fall, and following significant wind events. Signs of roof failure include loss of granulation (typically identified by granule build up in gutters), curling and/or buckling of shingles, and loss of shingles during weather events. Clean roof regularly to remove any tree debris and treat for moss as needed. Keep gutters clean to ensure proper drainage and install heat tape in colder climates to prevent ice damming. Crickets installed at any chimney to roof interfaces help to divert water and prevent water damage.

Gatehouse Gutters/Downspouts - Replace

		160 LF	
Asset ID	4035	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Exterior	Future Cost	
Placed in Service	July 2023		
No Useful Life			

Location: Perimeter of roof

Component History: Replaced 2023 $10,307 (including gutters at Harmony Hall)Roof Doctor

Cost to replace this small amount of roofing is projected to be too low to qualify for reserve funding. Plan to replace in conjunction with roofing.

Gatehouse Siding - Replace - 2064

		1,620 GSF	@ $27.00
Asset ID	4040	Asset Actual Cost	$43,740.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$138,525.76
Placed in Service	July 2014		
Useful Life	50		
Replacement Year	2064		
Remaining Life	39		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Building exterior walls

Component History: Presumed original to ~2014 construction

The average useful life of fiber-cement siding is approximately 50 years. The actual useful life is dependent on a number of factors including, but not limited to, quality of materials, proper flashings and sealants, weather exposure, as well as routine maintenance and paint cycles. Fiber-cement siding is typically installed with wood trim which is highly reliant on regular paint cycles for protection from the elements. Failure to proactively keep siding and wood trim painted and caulked/sealed may result in accelerated deterioration of siding system and trim and/or increased repair costs with each paint cycle. Siding installed over a rain screen system is optimal. Siding should be butted against trim and sealed, as installation under trim provides opportunity for water intrusion.

While the exterior of the siding is the most visible, siding is actually a multi-layered system. The siding is the primary defense against water intrusion within the structure of the building, however the weather resistive barrier (WRB) behind the siding also helps keep any water that penetrates the siding from reaching the structure of the building. In some cases, the exterior siding may be in good visual condition, however the WRB may have deteriorated necessitating siding replacement. As a

Gatehouse Siding - Replace continued...

result, it is best to plan for roughly 50 year cycles of siding replacement. As the useful life of the siding nears zero, perform an intrusive building envelope investigation to determine the exact condition of the siding and underlayment and whether any hidden damages may be present.

The cost allowances within this component factor architectural details and professional project management for the siding replacement project. It is imperative that these professionals are engaged for the duration of this project to ensure that proper flashings and weatherproofing techniques are utilized. When possible, it is best to combine window replacement with the siding project for best weatherproofing practices. Cost allowances assume replacement of the siding and WRB only; hidden damages and structural repairs are not predictable and may substantially increase the cost of the project. Many associations are tempted to phase large projects such as siding replacement; we strongly urge the association to perform siding replacement projects at the same time, when possible, as the association is likely to achieve better pricing and thus an overall cost savings by doing so, as well as attain better overall weatherproofing of the building(s).

Gatehouse Exterior Surfaces - Repair & Paint - 2035

		1,620 GSF	@ $3.00
Asset ID	4045	Asset Actual Cost	$4,860.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$6,531.43
Placed in Service	July 2025		
Useful Life	10		
Adjustment	10		
Replacement Year	2035		
Remaining Life	10		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls of Gatehouse

Component History: Planned for 2025 (out of operating)

Regular cycles of paint are imperative to obtaining the longest useful life of exterior surfaces. Typically, paint is required at 8 to 10 year cycles depending on a number of factors including, but not limited to, quality of paint product, prep work and weather exposure. Proper prep work prior to painting is imperative for project success. Clean surfaces prior to painting either by pressure washing or another method recommended by your painting contractor. Repair areas of damage/decay and replace sealants prior to paint application. Choose a high quality paint product, two coats are best particularly in areas of high weather/UV exposure and on wood trim. Dark paint colors may fade with high UV exposure, necessitating painting earlier than needed for cosmetic reasons.

Gatehouse Exterior Surfaces - Repair & Paint continued...

Properties built before 1978 may contain lead based paint. Additional resources regarding lead based paint can be found on the Department of Housing and Urban Development's Website through the following link: https://www.hud.gov/program_offices/healthy_homes/healthyhomes/lead

Gatehouse Windows - Replace - 2039

Asset ID	4050	10 Each	@ $1,250.00
		Asset Actual Cost	$12,500.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$18,907.37
Placed in Service	July 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	14		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls

Component History: Presumed original to ~2014 construction

The average useful life of vinyl windows and doors is approximately 25 to 30 years although a high quality window may last longer. Signs of vinyl window failure include fogging of the glass, cracks/separation of the miter joints at the window frame and water intrusion. Vinyl windows, particularly those in areas of high UV exposure, expand and contract which can aid in failure of the window. Proper installation of windows using correct flashings and sealants is critical to window performance and preventing damage and/or decay of the siding and framing around the window. In order to achieve proper weatherproofing techniques the siding must be removed around the window for replacement; exercise caution if a vendor advises that a window can be replaced without removal of the siding. Do not caulk flashing above window and/or window weep holes.

Choosing a high quality window at the time of replacement has several benefits including, but not limited to, improved energy efficiency, noise reduction, an improved warranty and potentially a longer useful life of the window. Failed (fogged) insulated glass units (IGU's) may be an owner responsibility to address; we recommend consulting with your governing documents for

Gatehouse Windows - Replace continued...

confirmation.

When possible, it is best to combine window and slider replacement with the siding projects for best weatherproofing practices. Cost allowances assume replacement of windows/sliders only; hidden damages and structural repairs are not predictable and may substantially increase the cost of the project.

Gatehouse Wood Decks - Replace - 2039

Asset ID	4055	500 GSF	@ $30.00
		Asset Actual Cost	$15,000.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$22,688.85
Placed in Service	July 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	14		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Elevated decks at front and rear of building

Component History: No history reported, presumed original to ~2014 construction

The average useful life of a wood deck ranges from 20 to 30 years depending on exposure, levels of maintenance, etc. Cost allowances include replacement of walking surface only. Structural repairs, if any, are not predictable for the purposes of this report and therefore are not included within cost allowances. If necessary, structural repairs may cause project cost to increase significantly.

Regularly inspect and repair decks as needed through the annual operating budget. Ensure railings are securely attached, if present. Keep surface free of organic debris including leaves and moss and clean regularly. Consult with your vendor about options for improving traction during wet and/or freezing weather by utilizing a slip resistant paint product.

Gatehouse Wood Deck Rail - Replace - 2039

		210 LF	@ $30.00
Asset ID	4060	Asset Actual Cost	$6,300.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$9,529.31
Placed in Service	July 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	14		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of decks

Component History: No history reported

We did not test railings for structural integrity as this is beyond the scope of a reserve study. The average useful life of wood deck railings is approximately 20 to 30 years. Inspect regularly, repair and touch up paint as needed through the annual operating budget. At the time of replacement, the association may consider selecting a powder coated aluminum railing product. While these railings have a higher up-front cost their useful life is approximately twice that of wood and they do not require regular paint cycles, lowering the association's overall maintenance costs.

Exterior Surfaces - Repair & Paint - 2030

Asset ID	4065	6,660 GSF	@ $3.00
		Asset Actual Cost	$19,980.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$23,162.30
Placed in Service	July 2020		
Useful Life	10		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls of Harmony Hall and Whitney building

Component History: No history reported, an in-service date of 2020 has been used for financial planning purposes

Regular cycles of paint are imperative to obtaining the longest useful life of exterior surfaces. Typically, paint is required at 8 to 10 year cycles depending on a number of factors including, but not limited to, quality of paint product, prep work and weather exposure. Proper prep work prior to painting is imperative for project success. Clean surfaces prior to painting either by pressure washing or another method recommended by your painting contractor. Repair areas of damage/decay and replace sealants prior to paint application. Choose a high quality paint product, two coats are best particularly in areas of high weather/UV exposure and on wood trim. Dark paint colors may fade with high UV exposure, necessitating painting earlier than needed for cosmetic reasons.

Exterior Surfaces - Repair & Paint continued...

Properties built before 1978 may contain lead based paint. Additional resources regarding lead based paint can be found on the Department of Housing and Urban Development's Website through the following link: https://www.hud.gov/program_offices/healthy_homes/healthyhomes/lead

Exterior Lights - Replace

		1 Allowance	
Asset ID	4068	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Exterior	Future Cost	
Placed in Service	July 2014		
No Useful Life			

Location: Exterior building walls at Harmony Hall and gatehouse

Component History: No history reported

There is no predictable basis to expect total replacement of all exterior lights at one time, and cost to replace individually is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Whitney Utility Bldg Siding - Replace - 2030

		1,800 GSF	@ $25.00
Asset ID	4140	Asset Actual Cost	$45,000.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$52,167.33
Placed in Service	July 1970		
Useful Life	50		
Adjustment	10		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls

Component History: Reportedly original to ~1970 construction

Note: An adjustment has been made to the useful life in order to allow for financial planning if needed.

The typical average useful life of wood siding is approximately 50 years. The actual useful life is dependent on a number of factors including, but not limited to, quality of wood, proper flashings and sealants, weather exposure, as well as routine maintenance and paint cycles. Wood siding is highly reliant on regular paint cycles for protection from the elements. Failure to proactively keep wood siding and trim painted may result in accelerated deterioration of siding and trim and/or increased repair costs with each paint cycle. Siding

installed over a rain screen system is optimal. Siding should be butted against trim and sealed, as installation under trim provides opportunity for water intrusion.

While the exterior of the siding is the most visible, siding is actually a multi-layered system. The siding is the primary defense against water intrusion within the structure of the building, however the weather resistive barrier (WRB) behind the siding also helps keep any water that penetrates the siding from reaching the structure of the building. In some cases, the exterior siding may be in good visual condition, however the WRB may have deteriorated necessitating siding replacement. As a result, it is best to plan for roughly 50 year cycles of siding replacement. As the useful life of the siding nears zero, perform an intrusive building envelope investigation to determine the exact condition of the siding and underlayment, and whether any hidden damages may be present.

The cost allowances within this component factor architectural details and professional project management for the siding replacement project. It is imperative that these professionals are engaged for the duration of this project to ensure that proper flashings and weatherproofing techniques are utilized. When possible, it is best to combine window replacement with the siding project for best weatherproofing practices. Cost allowances assume replacement of the siding and WRB only; hidden damages and structural repairs are not predictable and may substantially increase the cost of the project. Many associations are tempted to phase large projects such as siding replacement; we strongly urge the association to perform siding replacement projects at the same time, when possible, as the association is likely to achieve better pricing and thus an overall cost savings by doing so, as well as attain better overall weatherproofing of the building(s).

Garage Doors - Replace - 2050

		3 Each	@ $1,500.00
Asset ID	4145	Asset Actual Cost	$4,500.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	$9,422.00
Placed in Service	July 2010		
Useful Life	40		
Replacement Year	2050		
Remaining Life	25		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Vehicle entrances to the Whitney building

Component History: No history reported, an in-service date of 2010 has been used for the purposes of this report

Plan to replace garage doors at roughly 30 to 40 year intervals to maintain function and aesthetics. The most common cause for replacement of garage doors is vehicle damage. Auxiliary items such as springs and openers may be an owner responsibility; consult your governing documents accordingly.

Replacement cost can vary widely based on quality of door, window design (if any), etc. A mid-range funding allowance has been included for financial planning purposes. Inspect and repair/replace doors as needed in between larger replacement cycles. Paint in conjunction with building paint cycles, no separate reserve funding needed.

Electrical System - Repair/Replace

		1 Allowance	
Asset ID	5000	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Common area electrical

Component History: 1980 $42,983, 1981 $14,470, control box 2017 $22k, replace service panel 2011 $5,652

No problems reported of electrical system at the time of this report. Evaluation of electrical components is beyond the scope of a reserve study; if problems are suspected, consult with a qualified electrician immediately. Regularly inspect common area electrical panels and equipment. Contact a qualified electrician if breakers routinely trip or fuses regularly blow, or if you notice a sizzling sound or a burning odor. Ensure that electrical plugs near wet locations (restrooms, exterior building walls, outdoor parking garages, etc.) are Ground-Fault Circuit Interrupters (GFCI).

Plumbing System - Repair/Replace

		1 Allowance	
Asset ID	5005	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Common area plumbing

Component History: No history reported

No problems reported of plumbing system at the time of this report. Evaluation of plumbing systems is beyond the scope of a reserve study; if problems are suspected, consult with a qualified plumber. Regularly inspect common area plumbing and equipment. Contact a qualified plumber if you are experiencing low water pressure, discoloration and/or leaks. Protect exposed lines from freezing temperatures.

Some plumbing systems are known to have deficiencies which may become more prevalent over time. These systems may include galvanized plumbing installed in older buildings and CPVC lines installed in newer buildings. **If you have not done so already, consult with a plumber to inspect and evaluate the plumbing system at your association to determine whether the system will require eventual replacement.** Plumbing system renovations can be very costly, therefore it is best to determine this information early for financial planning purposes. Incorporate the results of any inspections In future reserve studies.

Annual testing of any backflow devices installed on your system is typically required by local municipalities. These devices are generally installed on water supply lines at irrigation systems, fire sprinkler systems, etc. The American Backflow Prevention Association has resources available on their website including information about backflow testing and a list of certified testers through the following link: https://www.abpa.org/page/FAQ

Some governing documents may make plumbing which serves an individual unit that unit's responsibility to maintain, repair and replace. Consult your governing documents accordingly.

Generally, if installed without defect, there is no predictable basis to expect complete replacement of plumbing system within the scope of this report, therefore no reserve funding included.

Septic System - Maintain - 2026

Asset ID	5010	1 Allowance	@ $40,000.00
		Asset Actual Cost	$40,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	$41,200.00
Placed in Service	July 1960		
Useful Life	65		
Adjustment	1		
Replacement Year	2026		
Remaining Life	1		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Estimate provided by client (component list)

Location: Community septic system

Component History: No history reported

It is beyond the scope of a reserve study to evaluate the condition and function of a septic system. If problems are suspected, consult with your septic system vendor. A typical septic system consists of a tank, drainfield, distribution box and baffles. Some septic systems also feature pumps which are represented as a separate component within this report, if applicable. Wastewater enters the septic tank where solids settle to the bottom and scum comprised of grease, oil and fats rises to the top. Effluent water drains from the tank and into the septic system drainfield, where it is naturally filtered by the soil.

Septic systems are typically a low maintenance system. Inspect periodically and pump to remove solids as needed; the frequency will vary significantly by community but is commonly done at 2-3 year intervals. Inspections and pumping are best handled as an operating expense.

Common signs of septic system failure include slow moving drains, odors emitted by the septic tank,

Septic System - Maintain continued...

sewage backups and increased vegetation in the drainfield. Contact your septic system expert immediately if any issues are suspected with your community's septic system. To ensure that the septic system functions as designed, encourage residents to avoid putting paint, grease/oils, kitty litter, coffee grounds, flushable wipes, diapers and feminine products down the drain.

Surveillance System - Replace

		1	Allowance
Asset ID	5020	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 2025		
No Useful Life			

Location: Scattered common area locations

Component History: Reportedly updating system in 2025, out of operating

Evaluation of the quality and function of a surveillance system is beyond the scope of a reserve study. System was not tested at the time of our site visit, however no problems reported by client. Surveillance systems are usually replaced at 5 to 8 year intervals to maintain functionality and utilize current technology. Surveillance equipment typically includes cameras, a DVR and a computer screen although many systems now feature online access to videos and may require internet equipment. System cost varies significantly based on the number of cameras, installation requirements (wired or wireless) and quality of video (clarity, night vision, etc.).

Client reports that the surveillance system costs are handled out of the annual operating budget; therefore, no reserve funding included.

Mini-Split System - Replace - 2033

Asset ID	5045
Category	Equipment & Mechanical
Placed in Service	July 2015
Useful Life	18
Replacement Year	2033
Remaining Life	8

1 Each	@ $8,000.00
Asset Actual Cost	$8,000.00
Percent Replacement	100%
Future Cost	$10,134.16

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Gatehouse

Component History: Reportedly installed 2015 $6k

The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) is the leading authority on HVAC equipment and generally recommends that heating/cooling equipment be replaced at 15 to 18 year intervals. Their website features extensive information regarding HVAC equipment and can be accessed through the following link: https://www.ashrae.org/

As routine maintenance, have equipment serviced regularly by a qualified technician to obtain longest useful life.

Furnace - Replace (Attic) - 2039

		1 Each	@ $11,200.00
Asset ID	5085	Asset Actual Cost	$11,200.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	$16,941.00
Placed in Service	July 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	14		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Client cost history

Location: Attic space within Harmony Hall

Component History: Reportedly replaced 2024 $11,222

The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) is the leading authority on HVAC equipment and generally recommends that furnace equipment be replaced at 15 to 18 year intervals. Their website features extensive information regarding HVAC equipment and can be accessed through the following link: https://www.ashrae.org/

As routine maintenance, have equipment serviced regularly by a qualified technician to obtain longest useful life.

Furnaces - Replace - 2036

		2 Each	@ $6,500.00
Asset ID	5087	Asset Actual Cost	$13,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	$17,995.04
Placed in Service	July 2021		
Useful Life	15		
Replacement Year	2036		
Remaining Life	11		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Utility closets at Harmony Hall

Component History: 2000 $4,104 (west), replacement & air system upgrade 2021 $17,156

The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) is the leading authority on HVAC equipment and generally recommends that furnace equipment be replaced at 15 to 18 year intervals. Their website features extensive information regarding HVAC equipment and can be accessed through the following link: https://www.ashrae.org/

As routine maintenance, have equipment serviced regularly by a qualified technician to obtain longest useful life.

Heat Pumps - Replace - 2030

		3 Each	@ $12,000.00
Asset ID	5090	Asset Actual Cost	$36,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	$41,733.87
Placed in Service	July 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Units at east and south side of building

Component History: 1998 $10,089, 2015 $5,344 (unknown scope of work)

The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) is the leading authority on HVAC equipment and generally recommends that heating/cooling equipment be replaced at 15 to 18 year intervals. Their website features extensive information regarding HVAC equipment and can be accessed through the following link: https://www.ashrae.org/

As routine maintenance, have equipment serviced regularly by a qualified technician to obtain longest useful life.

Hot Water Heaters - Replace

		1 Allowance	
Asset ID	5095	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 2012		
No Useful Life			

Location: Utility closet across from kitchen within Harmony Hall and within restroom at gatehouse

Component History: Mfg date of restroom tank 2012, no other history reported

No problems reported of hot water heaters at the time of our site visit. Hot water tanks have a typical useful life of approximately 12 years. Proactive replacement of water heaters is a best practice as these are one of the most common sources of water damage. At time of replacement, install in a pan with a water alarm and utilize earthquake straps. Cost to replace hot water heaters is projected to be too small to qualify for reserve funding therefore replace as needed through annual operating budget.

Air Compressor - Replace

		1 Each	
Asset ID	5100	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 2004		
No Useful Life			

Location: Within Whitney building

Component History: Reportedly replaced 2004 $2k

Cost to replace the single air compressor is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Fire Sprinkler Sys - Replace

		1 Allowance	
Asset ID	5115	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 2024		
No Useful Life			

Location: Harmony Hall

Component History: 2024 damaged pipes due to freezing weather, estimated damage/replacement costs ~370,610 (building and sprinkler system)

Fire sprinkler systems are divided into two types; wet and dry systems. In a wet system, pressurized water is constantly held within the sprinkler lines and in a dry system water enters the pipes at the time the sprinkler system is activated. Most sprinkler systems within parking garages and other areas exposed to cold temperatures are a dry system to prevent water from freezing in the lines during cold weather.

Sprinkler systems typically consist of supply lines, sprinkler heads, a compressor and/or a pump. Replacement of compressors, pumps, etc. are factored separately within this report, if applicable.

Sprinkler systems require regular testing in accordance with the National Fire Protection Association, also known as the NFPA. Consult with your fire systems vendor for testing requirements at your association. A list of the NFPA codes and standards can be found through this link: https://www.nfpa.org/for-professionals/codes-and-standards/list-of-codes-and-standards#aq=%40culture%3D%22en%22&cq=%40tagtype%3D%3D(%22Standards%20Development%20Process%22)%20%20&numberOfResults=12&sortCriteria=%40computedproductid%20ascending%2C%40productid%20ascending

When installed without defect there is no predictable basis to expect major repair or replacement of system affecting reserves, therefore no reserve funding included.

Yamaha Golf Cart - Replace

		1 Allowance	
Asset ID	5120	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 2010		
No Useful Life			

Location: Presume stored within Whitney building

Component History: 2010 $6,500

Client reports that the golf cart was replaced with the GEM so no reserve funding for replacement is required.

EXmark Mower - Replace (a)

		1 Each	
Asset ID	5125	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 2020		
No Useful Life			

Location: Housed within storage shed at south end of community

Component History: No history reported, an in-service date of 2020 has been used for the purpose of this report

Client reports that since the purchase of a second mower, this one will not be replaced. No reserve funding included.

EXmark Mower - Replace (b) - 2031

Asset ID	5130	1 Each	@ $9,200.00
		Asset Actual Cost	$9,200.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	$10,985.28
Placed in Service	July 2023		
Useful Life	8		
Replacement Year	2031		
Remaining Life	6		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Inflated client cost history

Location: Housed within storage shed at gatehouse

Component History: 2023 $8,941

This component factors periodic cycles of replacement at 8 year intervals, cost can vary widely based on equipment selected.

Kubota Tractor - Replace - 2029

Asset ID	5135	1 Each	@ $40,000.00
		Asset Actual Cost	$40,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	$45,020.35
Placed in Service	July 2004		
Useful Life	20		
Adjustment	5		
Replacement Year	2029		
Remaining Life	4		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Housed within Whitney building

Component History: 2004 $18,817

This component factors periodic cycles of replacement at 10 year intervals, cost can vary widely based on equipment selected.

John Deere Tractor - Replace - 2035

Asset ID	5140
Category	Equipment & Mechanical
Placed in Service	July 2015
Useful Life	20
Replacement Year	2035
Remaining Life	10

1 Each	@ $5,000.00
Asset Actual Cost	$5,000.00
Percent Replacement	100%
Future Cost	$6,719.58

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Housed within storage shed just north of water tank

Component History: No history reported, an in-service date of 2015 has been used for the purposes of this report

This component factors periodic cycles of replacement at 20 year intervals, cost can vary widely based on equipment selected.

GEM Utility Vehicle - Replace - 2029

Asset ID	5145	1 Each	@ $20,000.00
		Asset Actual Cost	$20,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	$22,510.18
Placed in Service	July 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	4		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

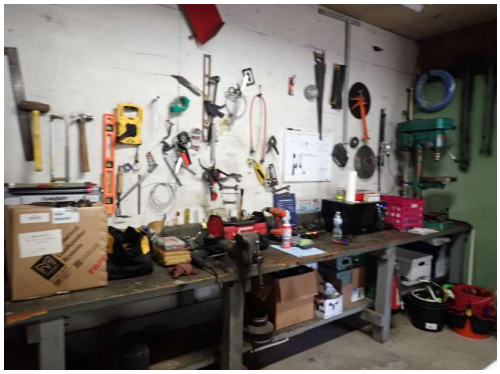
Location: Housed within Whitney building

Component History: 2019 $16,235

This component factors periodic cycles of replacement at 10 year intervals, cost can vary widely based on equipment selected.

Misc. Small Tools & Equipment - Replace

		1	Allowance
Asset ID	5150	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 1970		
No Useful Life			



Location: Primarily within the Whitney Building

Component History: No history reported

Major equipment is featured as individual components within this report. There is no predictable basis to expect widescale replacement of smaller equipment and tools within the scope of this report and individual replacement is projected to be too low to qualify for reserve funding; therefore replace as needed through the annual operating budget.

Preventive Maintenance Plan

		1 Allowance	
Asset ID	6010	Asset Actual Cost	
		Percent Replacement	100%
Category	Professional	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Preventive maintenance is a critical aspect of properly maintaining association assets and achieving their longest useful life. National Reserve Study Standards (NRSS) recommends a preventive maintenance manual be prepared by each community and updated regularly. Preparation of such manual is beyond the scope of standard reserve study services and should be prepared independently by the association.

As of this report, client reports the following preventive maintenance contracts are in place:
None reported

Additional resources are available within Community Associations Institute's Best Practices: Community Association Maintenance at www.condosafety.com.

Reserve Study - Annual Update

		1 Ann Update	
Asset ID	6015	Asset Actual Cost	
		Percent Replacement	100%
Category	Professional	Future Cost	
Placed in Service	July 2025		
No Useful Life			

Time for your annual update, contact us today!

Component History: 2025-2026 FULL

It is recommended that this study is updated annually. Some states, including Washington and Oregon, feature statutes which require that studies be updated on an annual basis for many communities (consult with your legal counsel if you have questions about whether an update is required for your community). Some governing documents may also require that the study be updated annually. Regardless of any state requirements for updates, it is prudent to update your report annually to adjust for constantly changing information including, but not limited to, actual reserve account balance, actual project costs, vendor estimates, economic and market changes, etc. The cost to update your study annually is best handled through the operating budget therefore no reserve funding included.

Key:
FULL = Level 1 Full Reserve Study
WSV = Level 2 With-Site-Visit Reserve Study
NSV = Level 3 No-Site-Visit Reserve Study
PCNYC = Level 4 Preliminary, Community Not Yet Constructed Reserve Study

Fire Hydrant - Replace

		1 Allowance	
Asset ID	7000	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: Adjacent to water storage tank

Component History: No history reported

When properly installed without any known defects, there is no predictable basis to anticipate complete replacement of commercial grade fire hydrants within the scope of this report therefore no reserve funding included. Inspect and test as required by local code utilizing operating funds. Repair or replace individually as needed through annual operating budget.

Well Casing - Replace (1) - 2084

		1 Each	@ $100,000.00
Asset ID	7002	Asset Actual Cost	$100,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$572,000.29
Placed in Service	July 2009		
Useful Life	75		
Replacement Year	2084		
Remaining Life	59		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within well 1 (well reference number is for the purpose of this report only)

Component History: Reportedly replaced 2009 $83,336

No problems reported of well casing(s) by client at the time of this report. Casing replacement is factored at 75 year intervals for the purposes of this report; it may be more cost effective to drill a new well rather than replace casing however it cannot be assumed that a new well will be a possibility therefore funding for casing replacement is a best practice. Cost can vary depending on a number of factors including depth of well therefore a middle range allowance has been included for the purposes of this report.

Well Casings - Replace (2 & 3) - 2035

		2 Each	@ $100,000.00
Asset ID	7003	Asset Actual Cost	$200,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$268,783.28
Placed in Service	July 1960		
Useful Life	75		
Replacement Year	2035		
Remaining Life	10		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within wells 2 & 3(well reference numbers are for the purpose of this report only)

Component History: No history reported

No problems reported of well casing(s) by client at the time of this report. Casing replacement is factored at 75 year intervals for the purposes of this report; it may be more cost effective to drill a new well rather than replace casing however it cannot be assumed that a new well will be a possibility therefore funding for casing replacement is a best practice. Cost can vary depending on a number of factors including depth of well therefore a middle range allowance has been included for the purposes of this report.

Submersible Well Pump - Replace - 2026

		1 Each	@ $15,000.00
Asset ID	7005	Asset Actual Cost	$15,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$15,450.00
Placed in Service	July 2026		
Useful Life	12		
Replacement Year	2026		
Remaining Life	1		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within one of three wells

Component History: 2 pump starters 1994 $1,123, 1996 $5,877, Berkeley pump end & motor 2009 $13,242, planned for replacement 2026

The useful life of submersible well pumps can vary greatly depending on a number of factors, however most communities replace pumps at 8 to 12 year intervals to maintain function. Cost allowances assume replacement of pump only; electrical and/or plumbing work may increase project cost but are unpredictable for the purposes of this report.

Submersible Well Pumps - Replace - 2030

		2 Each	@ $15,000.00
Asset ID	7006	Asset Actual Cost	$30,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$34,778.22
Placed in Service	July 2009		
Useful Life	12		
Adjustment	9		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within two of three wells

Component History: 2 pump starters 1994 $1,123, 1996 $5,877, Berkeley pump end & motor 2009 $13,242

The useful life of submersible well pumps can vary greatly depending on a number of factors, however most communities replace pumps at 8 to 12 year intervals to maintain function. Cost allowances assume replacement of pump only; electrical and/or plumbing work may increase project cost but are unpredictable for the purposes of this report.

Water Mains - Replace - 2094

		11,160 LF	@ $125.00
Asset ID	7015	Asset Actual Cost	$1,395,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$10,723,652.00
Placed in Service	July 2019		
Useful Life	75		
Replacement Year	2094		
Remaining Life	69		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Mains serving private water system

Component History: 2023 G St main replaced $50,256, Reportedly the majority have been replaced, year by year, since ~2014, plan to replace lines between A St & B St in 2025 proposal ~$140k

No problems reported of water mains at the time of this report. Most common materials for water mains include ductal iron, PVC and asbestos cement, although other materials have been known to be used. Determining the exact material and/or condition of a water main is beyond the scope of a reserve study. The average useful life of PVC mains is roughly 75 years, while ductal iron and asbestos cement may last as long as 80-100 years. While these systems tend to have an extended useful life, it is reasonable to expect that wide scale replacement of water distribution system mains will be required periodically. Cost allowances factor excavation of lines, installation of new and asphalt repairs following replacement. Properly bedding mains, especially PVC mains, is critical to obtaining the longest useful life of the system. Water main replacement can be one of the largest expenses experienced by a private water system therefore we recommend researching this project well in advance to narrow down the exact timing and cost range for your specific community.

The Washington State Department of Health has some helpful information on their website regarding small water system management through the following link: https://doh.wa.gov/community-and-environment/drinking-water/water-system-design-and-planning/small-water-system-management

Water Meters - Replace

		1 Allowance	
Asset ID	7020	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	July 1960		
No Useful Life			

Location: At each well head, at reservoir and individual connections

Component History: 3 meters 1995 $1,413, currently replaced as needed

Most communities replace water meters at 15 to 20 year intervals to maintain function and to take advantage of periodic technology upgrades. Manual read meters tend to have a useful life on the longer end of the scale while remote read meters tend to have a shorter useful life to keep up with technological advances. Water meters vary in price based on quality and system functions (remote read, etc.).

Client reports that water meters are replaced on an as-needed basis. Cost to replace individually is projected to be too low to qualify for reserve funding; therefore, no reserve funding included.

Booster Pump - Replace (a) - 2036

		1 Each	@ $11,000.00
Asset ID	7025	Asset Actual Cost	$11,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$15,226.57
Placed in Service	July 2021		
Useful Life	15		
Replacement Year	2036		
Remaining Life	11		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Research with Vendor, NW Water Systems (no recorded history with NW Water Systems so estimated unit cost could widely vary from actual replacement cost)

Location: Within pump house

Component History: Reportedly replaced ~2021

The useful life of booster pumps can vary due to the mechanical nature of the equipment, however most communities replace booster pumps at 10 to 15 year intervals to maintain function. Cost can vary based on size and quality of pump. Cost allowances assume replacement of pump and basic electrical work to connect new equipment. Wide scale plumbing or electrical work may cause cost to increase significantly. Sometimes, pumps can be rebuilt rather than replaced.

Booster Pump - Replace (b) - 2030

		1 Each	@ $11,000.00
Asset ID	7027	Asset Actual Cost	$11,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$12,752.01
Placed in Service	July 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Research with Vendor, NW Water Systems (no recorded history with NW Water Systems so estimated unit cost could widely vary from actual replacement cost)

Location: Within pump house

Component History: No history reported, an in-service date of 2015 has been used for financial planning purposes

The useful life of booster pumps can vary due to the mechanical nature of the equipment, however most communities replace booster pumps at 10 to 15 year intervals to maintain function. Cost can vary based on size and quality of pump. Cost allowances assume replacement of pump and basic electrical work to connect new equipment. Wide scale plumbing or electrical work may cause cost to increase significantly. Sometimes, pumps can be rebuilt rather than replaced.

Hydropneumatic Tanks - Replace

		3 Each	
Asset ID	7030	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	July 1996		
No Useful Life			

Location: Two within Whitney Building and one within pump house

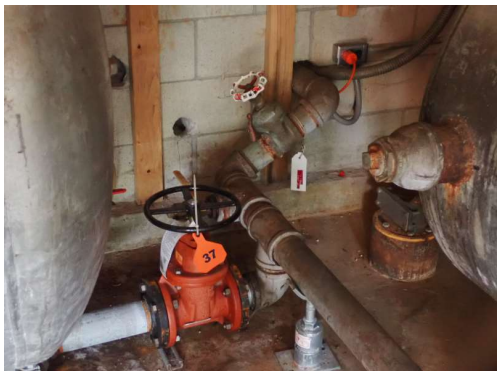
Component History: No history reported

No problems reported of hydropneumatic tank(s) at the time of this report. The primary role of a pressure tank is to assist in regulating water pressure while providing instant access to well water without waiting for the well pump to activate. There are typically three types of pressure tanks; bladder tanks, diaphragm tanks and air over water tanks. Determination as to which type of tank is present at the association's system is beyond the scope of a reserve study.

There is no predictable basis to expect replacement of these tanks within the scope of this report; therefore no reserve funding included.

Valves - Replace

		1 Allowance	
Asset ID	7035	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	July 2020		
No Useful Life			



Location: Throughout water system

Component History: Client reports valves are replaced as needed

Valves are reportedly of varying ages and are replaced as needed. Cost of individual replacement is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget. Exercise regularly as routine maintenance.

Water Tank (35.2k gal) - Replace - 2055

Asset ID	7040	1 Each	@ $140,000.00
		Asset Actual Cost	$140,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$339,816.74
Placed in Service	July 1980		
Useful Life	75		
Replacement Year	2055		
Remaining Life	30		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Research With Vendor, Baker Silo

Location: Southwest corner of community

Component History: No history reported

Efflorescence and local organic growth observed. Concrete water storage tanks tend to have a prolonged useful life often ranging from 50 to 75 years. As routine maintenance inspect tank and clean regularly utilizing diver services (see separate component if applicable). Ensure ladder is secure (if present) and tank hatch closes securely to prevent debris from entering the tank and contaminating the water supply. Efflorescence, the white stains on the exterior of the tank left by water that has moved through the concrete and evaporated, is common at concrete tanks and can often be addressed by coating the interior of the tank. Coating cycles, if applicable, are handled separately within this report.

Water Tank Fence - Replace - 2030

		130 LF	@ $60.00
Asset ID	7045	Asset Actual Cost	$7,800.00
		Percent Replacement	100%
Category	Water System	Future Cost	$9,042.34
Placed in Service	July 1980		
Useful Life	50		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of water tank

Component History: No history reported

Chain link fencing tends to have an extended useful life. Inspect annually and clean, treat for corrosion and repair as needed. Plan to replace periodically to maintain function and aesthetics at 40 to 50 years of age. The most common cause of premature replacement is damage or vandalism.

Generator - Replace - 2028

		1 Each	@ $60,000.00
Asset ID	7050	Asset Actual Cost	$60,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$65,563.62
Placed in Service	July 1998		
Useful Life	30		
Replacement Year	2028		
Remaining Life	3		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Rear of Whitney building

Component History: Reportedly installed 1998 $14,822

Plan to replace generator at roughly 25-30 year intervals to maintain function. Cost can vary based on size and quality of equipment selected. Funding allowances assume replacement of generator and basic electrical connection of the new equipment; extensive electrical work may cause cost to increase significantly.

Pump House Exterior - Refurbish - 2030

		1 Allowance	@ $4,000.00
Asset ID	7060	Asset Actual Cost	$4,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	$4,637.10
Placed in Service	July 1980		
Useful Life	40		
Adjustment	10		
Replacement Year	2030		
Remaining Life	5		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to water tank at southwest end of community

Component History: No history reported

While there is no basis to expect complete replacement of pump house within the scope of this report, it is reasonable to expect that periodic cycles of refurbishing will be required at pump house exterior. Projects may include siding repair/replacement, roof replacement, window/door replacement, lighting, etc. Cost can vary widely based on actual scope of work therefore a middle range allowance has been included for the purposes of this report. Cost to paint pump house is projected to be too small to qualify for reserve funding therefore paint as needed through annual operating budget.

Common Terms & Definitions

A portion of this information is from the National Reserve Study Standards (NRSS) published by Community Associations Institute, dated 07/2023. A link to the full National Reserve Study Standards document can be found here: National Reserve Study Standards

ADEQUATE RESERVES — A replacement reserve fund and equitable multi-year funding plan which together provide for the reliable and timely execution of major repair and replacement projects as defined within National Reserve Study Standards without reliance on additional supplemental funding.

ALLOWANCE (QUANTITY) — When used in reference to quantity, the term allowance means that the component could not be reasonably quantified to assign a unit cost and therefore a flat cost allowance has been used.

ALLOWANCE (COST) — When used in reference to cost, the term allowance refers to the cost range assigned to that component. For example, the cost allowance for replacement of a roof may be $4.00 per square foot to $6.00 per square foot.

CAPITAL IMPROVEMENT — Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD — A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

COMMON AREA — Areas identified within the association's governing documents that the association is obligated to maintain, repair or replace.

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. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. predictable in nature, and 3. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.

COMPONENT INVENTORY — The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

COMPONENT METHOD — A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components.

CONDITION ASSESSMENT — The task of evaluating the current condition of the component based on

observed or reported characteristics.

CY Cubic yards.

EFFECTIVE AGE The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

FULLY FUNDED 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

FULLY FUNDED BALANCE (FFB) An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

Example: For a component with a $10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be $4,000.

FUND STATUS The status of the reserve fund reported in terms of cash or percent funded.

FUNDING GOALS Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

- **Baseline Funding:** Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.

- **Threshold Funding:** Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "Fully Funded" with respective higher risk or less risk of cash problems.

- **Full Funding:** Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.

It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

FUNDING PLAN An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.

FUNDING PRINCIPLES The reserve study must provide a funding plan addressing these principles:

- Sufficient funds when required.
- Stable contribution rate over the years.
- Equitable contribution rate over the years.
- Fiscally responsible.

GSF Gross square feet.

GSY Gross square yards.

INITIAL YEAR The first fiscal year of the financial analysis or funding plan.

LIFE ESTIMATES The task of estimating the useful life and remaining useful life of the reserve components.

LF Lineal feet.

MAINTENACE Maintenance is the process of maintaining or preserving an item, or the state of being maintained. Maintenance is often defined in three ways, preventive maintenance, corrective maintenance and deferred maintenance.

PERCENT FUNDED The ratio, at a particular point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan in light of the association's risk tolerance.

PERIODIC STRUCTURAL INSPECTION Structural system inspections aimed at identifying issues when they become evident. This inspection is outside of the scope of a reserve study and is to be conducted by client independently, with the results of such inspection incorporated in the reserve study as applicable.

PHYSICAL ANALYSIS The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

REMAINING USEFUL LIFE (RUL) Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.

REPLACEMENT COST The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including

but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

RESERVE BALANCE Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.

RESERVE PROVIDER An individual who prepares reserve studies. In many instances the reserve provider will possess a specialized designation such as the Reserve Specialist (RS) designation provided by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards.

RESERVE STUDY A budget planning tool which identifies the components that the association is responsible to maintain, repair or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study is conducted for budget and cash flow purposes only and tasks outside the scope of a reserve study include, but are not limited to, construction evaluation, intrusive or destructive testing, preventive maintenance plans and structural or safety evaluations.

SPECIAL ASSESSMENT A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

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.

VALUATION ESTIMATES The task of estimating the current cost for the reserve components.

Disclosures

The report was prepared by, or with the oversight of, Karen McDonald, CMCA, AMS, PCAM, RS, Reserve Study Specialist (RS) # 355 through Community Associations Institute, on behalf of Accurate Reserve Professionals, LLC ("ARP") and is subject to all terms, conditions, limitations and disclaimers of any contracts between client and ARP regarding this report and the services provided by ARP for client in connection with this report.

As of the date of this report, there are no known conflicts of interest involving ARP and the client for which this report was prepared. ARP has no familial or marital relationship with client, no ownership interest in client, and no ongoing business relationship with client.

Any site visit work performed in the process of preparing this report included a limited non-invasive visual walk through of areas identified by client, and reliance by ARP upon client's representations that such areas constituted a representative sampling of the organization's common areas. No destructive testing was performed. Unless otherwise noted, and in addition to any information provided directly by client, the component list and quantities for Level IV Preliminary Community Not Yet Constructed reports are developed using plans and drawings. Level I Full report component lists are developed using field measurements, other technology available (satellite imagery, etc.) and data provided by client. All quantities are an approximate estimate and may not be exact. Any site visit is not considered a site inspection, project audit or quality inspection of any areas or projects. Structural integrity evaluations are beyond the scope of a reserve study and were not performed as part of this report. ARP lacks information to incorporate necessary corrective maintenance costs and timing for structural work, if any, unless provided by client.

If this report is an update of a prior reserve study, it is reliant on the validity of the prior study(s) and ARP cannot guarantee the accuracy of this report.

This report attempts to include all reserve components identified by client, including best efforts to note any unfunded components within the inventory appendix.

Any information provided by client regarding financial information, physical conditions, quantities, historical issues, components, designs, and current and prior reserve projects, is relied upon by ARP as accurate, true and correct, in preparing this report (the "**Provided Information**"). ARP can only be aware of preventive maintenance plans or programs that have been disclosed by the client. This report is for the client's sole use and shall not be used by or relied upon by third parties for any purpose. Use of the Provided Information by ARP is not intended to validate the accuracy of such information and this report is not an audit, quality/forensics analysis or a background check of the client's historical records, preventive maintenance plan(s) or the Provided Information.

The actual or projected starting balance within this Reserve Study is based upon information provided by client and was not audited or verified in any way. To the best of ARP's knowledge and based upon the information provided to ARP by client, at the time of generating this report there are no known material issues excluded from this report which would affect the data provided.

For Level II With-Site-Visit and Level III No-Site-Visit reports, the client is considered to have deemed the previously developed component quantities as accurate and reliable. This data is not audited or verified in any way for these reports.

The report is for client's internal use and based on the Provided information and may not be relied upon by third parties for any reason. Visual inspections are to verify existence and appearance of assets. ARP does not

guarantee the accuracy of the information in the reports, and Client may not fully rely on the final figures in the report, due to a variety of factors outside of ARP's control and knowledge, including but not limited to reliance on information provided by Client and other third parties that may be inaccurate, incomplete, or inadequate, hidden damages, latent defects, economic factors, labor and material costs, environmental factors, deferred maintenance, and other such factors.

Washington State Client Disclosures

This reserve study report meets the requirements of RCW 64.34.382, 64.38.070 and 64.90.550.

Washington State Client Disclosure for Clients Under RCW 64.34.682 and 64.38.070

“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.”

Washington State Client Disclosure for Clients Under RCW 64.90.550

"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."