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## Sunrise Ridge/The Highlands at Somerset Tumwater, WA



Report #: 23122-4  
Beginning: January 1, 2026  
Expires: December 31, 2026

# RESERVE STUDY Update "With-Site-Visit"

June 9, 2025

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

## Questions?

Please contact your Project Manager directly.



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Sunrise Ridge/The Highlands at Somerset

Report #: 23122-4

Tumwater, WA

# of Units: 195

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

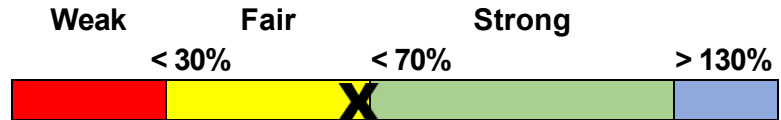
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$331,462
Current Fully Funded Reserve Balance	\$486,575
Percent Funded	68.1 %
Average Reserve (Deficit) or Surplus Per Unit	(\$795)
Recommended 2026 100% Monthly "Full Funding" Reserve Transfers	\$5,300
Recommended 2026 70% Monthly "Threshold Funding" Reserve Transfers	\$4,790
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$4,540
Most Recent Budgeted Reserve Transfer Rate	\$4,700

Reserve Fund Strength: 68.1%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

- This is a Update "With-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 68.1 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$52,012 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Inventory Appendix</b>			
100 Concrete/Curbs - Repair/Replace	5	3	\$9,790
120 Asphalt Roads - Resurface/Repave	30	9	\$342,000
121 Asphalt Roads - Clean/Repair/Crackfill	2	0	\$2,500
140 Double Wood Rail Fence - Replace	25	5	\$32,120
142 Wood/Cyclone Fencing, Older - Replace	25	5	\$43,350
144 Wood/Cyclone Fence, Newer - Replace	25	22	\$18,500
150 Cyclone Fencing, Older - Replace	30	8	\$16,000
152 Cyclone Fencing, Pond "F" - Replace	30	28	\$16,000
154 Wood Fence - Repair/Stain	5	0	\$23,280
160 Street Lights - Replace	25	3	\$37,300
170 Landscape - Refurbish	1	0	\$4,370
172 Bark/Mulch & Aerating - Refurbish	2	1	\$13,000
175 Storm Drainage Ponds - Cleaning	20	3	\$59,700
176 Stormwater Vault/Filters - Cln/Repl	7	6	\$10,000
177 Gravel Access Road - Refurbish	15	3	\$15,000
178 Storm Drains - Inspect/Clean	4	3	\$15,000
185 Irrigation System - Repair/Replace	1	0	\$2,190
200 Entry Monuments - Refurbish	20	19	\$12,000
201 Required Signage - Replace	25	5	\$8,360
205 Mailboxes - Replace	20	11	\$43,260
220 Bus Shelter - Repair/Replace	4	2	\$1,640
999 Reserve Study - With-Site-Visit Update	3	2	\$2,100

**22 Total Funded Components**

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

## Introduction



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

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



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

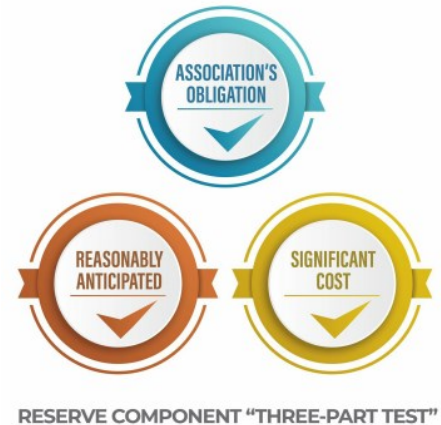
## Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

## *Which Physical Assets are Funded by Reserves?*

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



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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

### Site Inspection Notes

During our site visit on 6/4/2025, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life. Some new fencing has been added since the last reserve study and is included in the component list. Overall, no major problems noted of roads or ponds and none reported.



## Projected Expenses

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

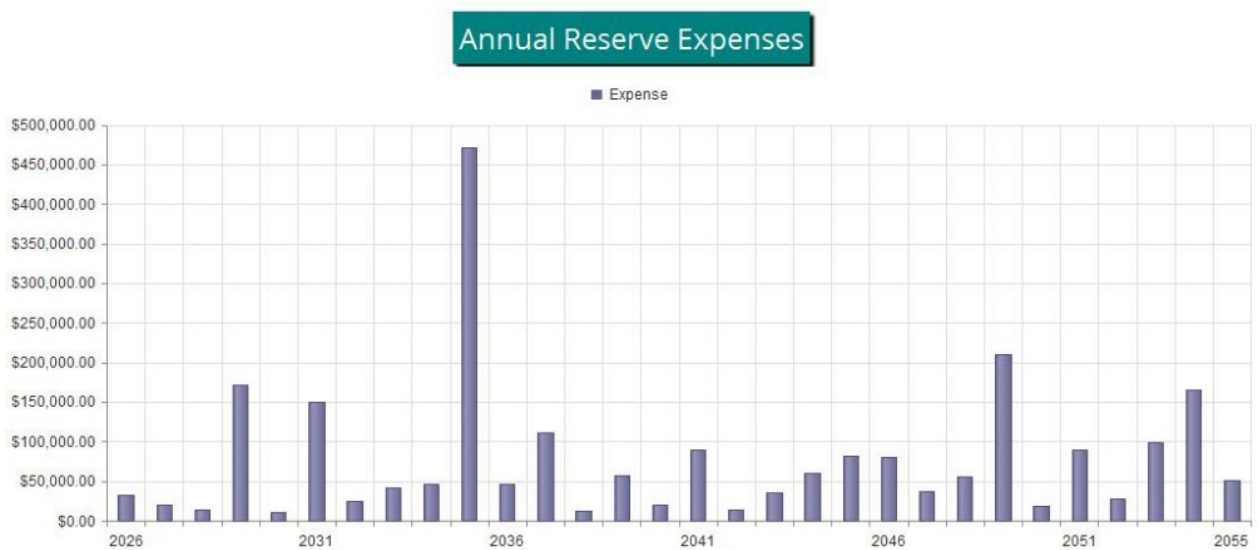


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$331,462 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be \$486,575 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted transfers of \$5,300 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

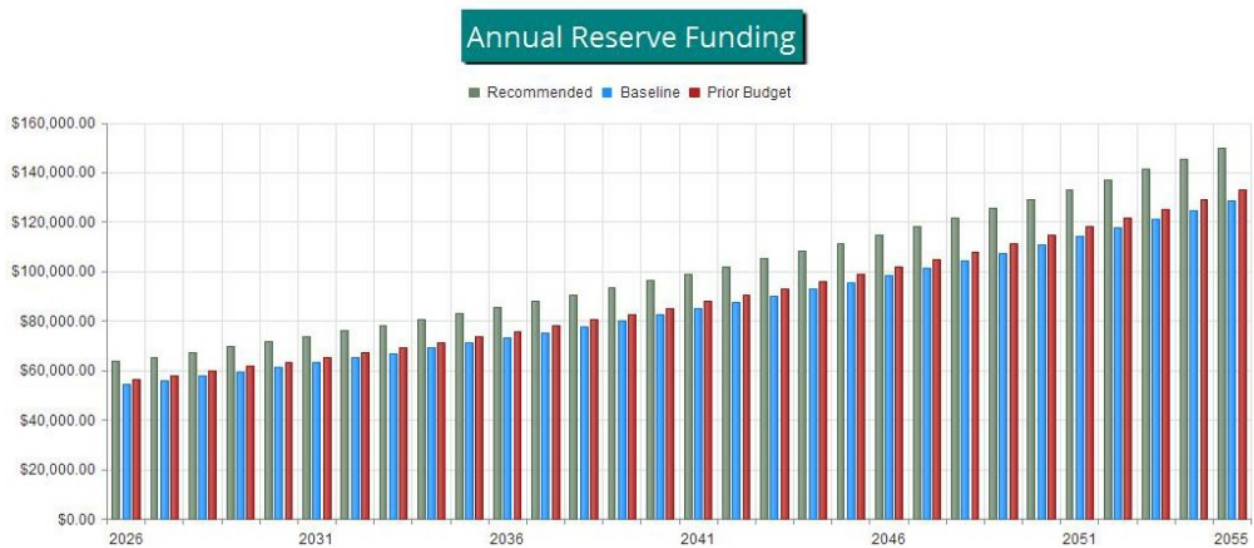


Figure 2

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

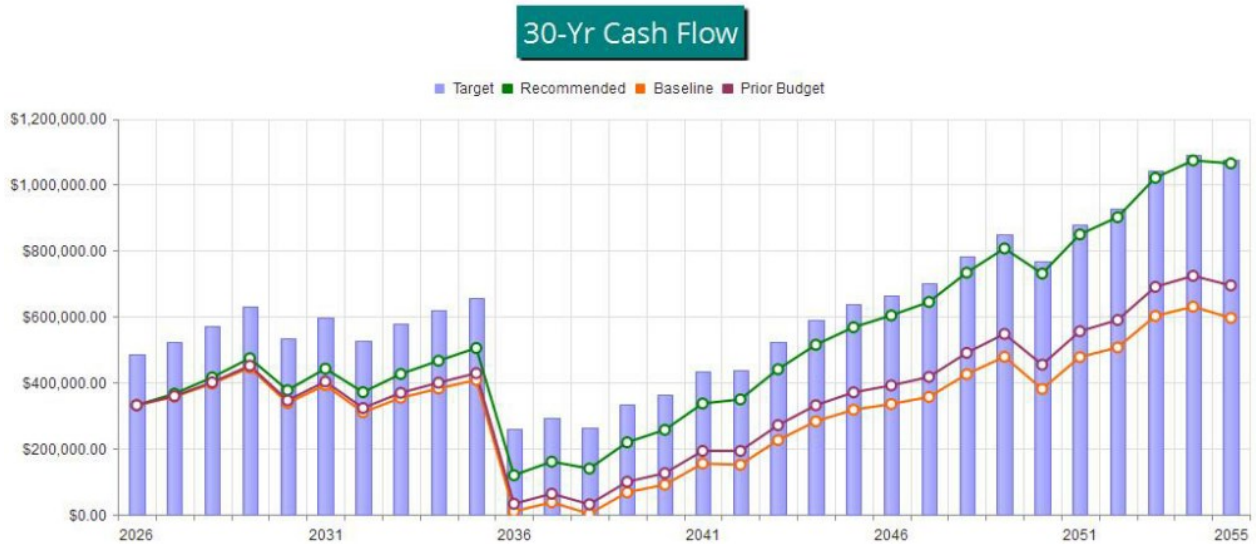


Figure 3

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

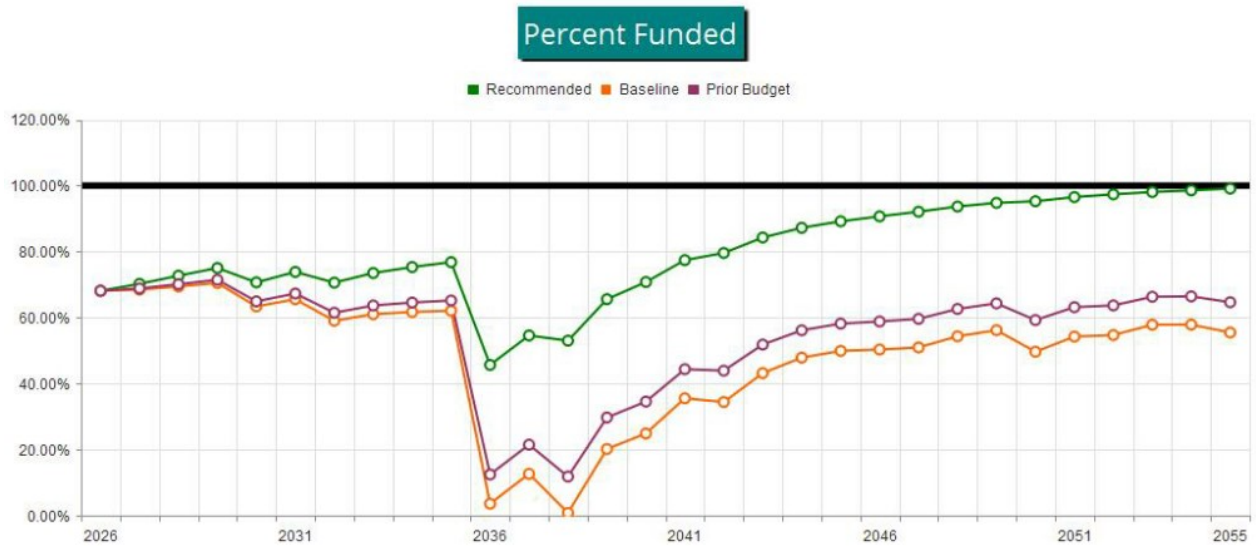


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Inventory Appendix							
100	Concrete/Curbs - Repair/Replace	36,000	GSF sdwlks/curbs	5	3	\$8,810	\$10,800
120	Asphalt Roads - Resurface/Repave	116,400	GSF	30	9	\$308,000	\$376,000
121	Asphalt Roads - Clean/Repair/Crackfill	116,400	GSF	2	0	\$2,250	\$2,750
140	Double Wood Rail Fence - Replace	730	LF board rails	25	5	\$28,900	\$35,300
142	Wood/Cyclone Fencing, Older - Replace	850	LF wood/link	25	5	\$39,000	\$47,700
144	Wood/Cyclone Fence, Newer - Replace	360	LF wood rail/cyclone	25	22	\$16,600	\$20,400
150	Cyclone Fencing, Older - Replace	400	LF vinyl coated	30	8	\$14,400	\$17,600
152	Cyclone Fencing, Pond "F" - Replace	400	LF vinyl coated 4' tall	30	28	\$14,400	\$17,600
154	Wood Fence - Repair/Stain	1,940	LF, rail fencing	5	0	\$21,000	\$25,600
160	Street Lights - Replace	25	metal poles/light heads	25	3	\$33,600	\$41,000
170	Landscape - Refurbish	1	Grass, shrubs, trees, etc	1	0	\$3,930	\$4,810
172	Bark/Mulch & Aerating - Refurbish	1	- Projects	2	1	\$11,700	\$14,300
175	Storm Drainage Ponds - Cleaning	5	storm ponds	20	3	\$53,700	\$65,700
176	Stormwater Vault/Filters - Cln/Repl	15	filters in 8X16 vault	7	6	\$9,000	\$11,000
177	Gravel Access Road - Refurbish	8,250	SF, 550X 15', gravel	15	3	\$13,500	\$16,500
178	Storm Drains - Inspect/Clean	120	catchbasin/drains	4	3	\$13,500	\$16,500
185	Irrigation System - Repair/Replace	1	Multiple Systems	1	0	\$1,970	\$2,410
200	Entry Monuments - Refurbish	4	wood/metal/stone+lights	20	19	\$10,800	\$13,200
201	Required Signage - Replace	80	metal signs	25	5	\$7,520	\$9,200
205	Mailboxes - Replace	14	metal cluster box units	20	11	\$38,900	\$47,600
220	Bus Shelter - Repair/Replace	1	wood shelter, 10 X 6	4	2	\$1,480	\$1,800
999	Reserve Study - With-Site-Visit Update	1	Every three years	3	2	\$1,890	\$2,310
22	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix								
100	Concrete/Curbs - Repair/Replace	\$9,790	X	2	/	5	=	\$3,916
120	Asphalt Roads - Resurface/Repave	\$342,000	X	21	/	30	=	\$239,400
121	Asphalt Roads - Clean/Repair/Crackfill	\$2,500	X	2	/	2	=	\$2,500
140	Double Wood Rail Fence - Replace	\$32,120	X	20	/	25	=	\$25,696
142	Wood/Cyclone Fencing, Older - Replace	\$43,350	X	20	/	25	=	\$34,680
144	Wood/Cyclone Fence, Newer - Replace	\$18,500	X	3	/	25	=	\$2,220
150	Cyclone Fencing, Older - Replace	\$16,000	X	22	/	30	=	\$11,733
152	Cyclone Fencing, Pond "F" - Replace	\$16,000	X	2	/	30	=	\$1,067
154	Wood Fence - Repair/Stain	\$23,280	X	5	/	5	=	\$23,280
160	Street Lights - Replace	\$37,300	X	22	/	25	=	\$32,824
170	Landscape - Refurbish	\$4,370	X	1	/	1	=	\$4,370
172	Bark/Mulch & Aerating - Refurbish	\$13,000	X	1	/	2	=	\$6,500
175	Storm Drainage Ponds - Cleaning	\$59,700	X	17	/	20	=	\$50,745
176	Stormwater Vault/Filters - Cln/Repl	\$10,000	X	1	/	7	=	\$1,429
177	Gravel Access Road - Refurbish	\$15,000	X	12	/	15	=	\$12,000
178	Storm Drains - Inspect/Clean	\$15,000	X	1	/	4	=	\$3,750
185	Irrigation System - Repair/Replace	\$2,190	X	1	/	1	=	\$2,190
200	Entry Monuments - Refurbish	\$12,000	X	1	/	20	=	\$600
201	Required Signage - Replace	\$8,360	X	20	/	25	=	\$6,688
205	Mailboxes - Replace	\$43,260	X	9	/	20	=	\$19,467
220	Bus Shelter - Repair/Replace	\$1,640	X	2	/	4	=	\$820
999	Reserve Study - With-Site-Visit Update	\$2,100	X	1	/	3	=	\$700
								\$486,575

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix					
100	Concrete/Curbs - Repair/Replace	5	\$9,790	\$1,958	3.76 %
120	Asphalt Roads - Resurface/Repave	30	\$342,000	\$11,400	21.92 %
121	Asphalt Roads - Clean/Repair/Crackfill	2	\$2,500	\$1,250	2.40 %
140	Double Wood Rail Fence - Replace	25	\$32,120	\$1,285	2.47 %
142	Wood/Cyclone Fencing, Older - Replace	25	\$43,350	\$1,734	3.33 %
144	Wood/Cyclone Fence, Newer - Replace	25	\$18,500	\$740	1.42 %
150	Cyclone Fencing, Older - Replace	30	\$16,000	\$533	1.03 %
152	Cyclone Fencing, Pond "F" - Replace	30	\$16,000	\$533	1.03 %
154	Wood Fence - Repair/Stain	5	\$23,280	\$4,656	8.95 %
160	Street Lights - Replace	25	\$37,300	\$1,492	2.87 %
170	Landscape - Refurbish	1	\$4,370	\$4,370	8.40 %
172	Bark/Mulch & Aerating - Refurbish	2	\$13,000	\$6,500	12.50 %
175	Storm Drainage Ponds - Cleaning	20	\$59,700	\$2,985	5.74 %
176	Stormwater Vault/Filters - Cln/Repl	7	\$10,000	\$1,429	2.75 %
177	Gravel Access Road - Refurbish	15	\$15,000	\$1,000	1.92 %
178	Storm Drains - Inspect/Clean	4	\$15,000	\$3,750	7.21 %
185	Irrigation System - Repair/Replace	1	\$2,190	\$2,190	4.21 %
200	Entry Monuments - Refurbish	20	\$12,000	\$600	1.15 %
201	Required Signage - Replace	25	\$8,360	\$334	0.64 %
205	Mailboxes - Replace	20	\$43,260	\$2,163	4.16 %
220	Bus Shelter - Repair/Replace	4	\$1,640	\$410	0.79 %
999	Reserve Study - With-Site-Visit Update	3	\$2,100	\$700	1.35 %
22	Total Funded Components			\$52,012	100.00 %

# 30-Year Reserve Plan Summary

Report # 23122-4  
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$331,462	\$486,575	68.1 %	Medium	12.77 %	\$63,600	\$0	\$3,487	\$32,340
2027	\$366,209	\$521,434	70.2 %	Low	3.00 %	\$65,508	\$0	\$3,907	\$20,147
2028	\$415,477	\$571,506	72.7 %	Low	3.00 %	\$67,473	\$0	\$4,445	\$13,580
2029	\$473,815	\$631,500	75.0 %	Low	3.00 %	\$69,497	\$0	\$4,251	\$170,848
2030	\$376,715	\$533,012	70.7 %	Low	3.00 %	\$71,582	\$0	\$4,093	\$10,197
2031	\$442,193	\$598,796	73.8 %	Low	3.00 %	\$73,730	\$0	\$4,063	\$149,280
2032	\$370,706	\$525,107	70.6 %	Low	3.00 %	\$75,942	\$0	\$3,981	\$24,717
2033	\$425,912	\$579,371	73.5 %	Low	3.00 %	\$78,220	\$0	\$4,458	\$42,504
2034	\$466,086	\$618,860	75.3 %	Low	3.00 %	\$80,567	\$0	\$4,852	\$46,807
2035	\$504,697	\$657,079	76.8 %	Low	3.00 %	\$82,984	\$0	\$3,117	\$471,754
2036	\$119,045	\$260,786	45.6 %	Medium	3.00 %	\$85,473	\$0	\$1,396	\$45,666
2037	\$160,247	\$293,570	54.6 %	Medium	3.00 %	\$88,037	\$0	\$1,496	\$110,628
2038	\$139,153	\$262,588	53.0 %	Medium	3.00 %	\$90,678	\$0	\$1,789	\$12,917
2039	\$218,702	\$333,543	65.6 %	Medium	3.00 %	\$93,399	\$0	\$2,376	\$57,787
2040	\$256,690	\$362,702	70.8 %	Low	3.00 %	\$96,201	\$0	\$2,965	\$19,361
2041	\$336,495	\$434,675	77.4 %	Low	3.00 %	\$99,087	\$0	\$3,425	\$90,113
2042	\$348,894	\$438,363	79.6 %	Low	3.00 %	\$102,059	\$0	\$3,945	\$14,539
2043	\$440,359	\$522,508	84.3 %	Low	3.00 %	\$105,121	\$0	\$4,772	\$35,801
2044	\$514,452	\$589,856	87.2 %	Low	3.00 %	\$108,275	\$0	\$5,409	\$60,419
2045	\$567,716	\$636,524	89.2 %	Low	3.00 %	\$111,523	\$0	\$5,853	\$81,643
2046	\$603,449	\$665,468	90.7 %	Low	3.00 %	\$114,869	\$0	\$6,236	\$80,264
2047	\$644,290	\$699,519	92.1 %	Low	3.00 %	\$118,315	\$0	\$6,884	\$36,387
2048	\$733,101	\$782,686	93.7 %	Low	3.00 %	\$121,864	\$0	\$7,696	\$55,950
2049	\$806,711	\$851,189	94.8 %	Low	3.00 %	\$125,520	\$0	\$7,682	\$209,496
2050	\$730,417	\$766,675	95.3 %	Low	3.00 %	\$129,286	\$0	\$7,895	\$18,417
2051	\$849,180	\$879,608	96.5 %	Low	3.00 %	\$133,164	\$0	\$8,749	\$89,697
2052	\$901,396	\$925,777	97.4 %	Low	3.00 %	\$137,159	\$0	\$9,606	\$27,604
2053	\$1,020,557	\$1,040,653	98.1 %	Low	3.00 %	\$141,274	\$0	\$10,465	\$98,981
2054	\$1,073,315	\$1,088,923	98.6 %	Low	3.00 %	\$145,512	\$0	\$10,684	\$165,074
2055	\$1,064,438	\$1,074,135	99.1 %	Low	3.00 %	\$149,878	\$0	\$11,190	\$51,043

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 23122-4  
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase	Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual					
2026	\$331,462	\$486,575	68.1 %	Medium	-3.40 %	\$54,480	\$0	\$3,441	\$32,340	
2027	\$357,043	\$521,434	68.5 %	Medium	3.00 %	\$56,114	\$0	\$3,768	\$20,147	
2028	\$396,778	\$571,506	69.4 %	Medium	3.00 %	\$57,798	\$0	\$4,208	\$13,580	
2029	\$445,204	\$631,500	70.5 %	Low	3.00 %	\$59,532	\$0	\$3,913	\$170,848	
2030	\$337,802	\$533,012	63.4 %	Medium	3.00 %	\$61,318	\$0	\$3,650	\$10,197	
2031	\$392,573	\$598,796	65.6 %	Medium	3.00 %	\$63,157	\$0	\$3,511	\$149,280	
2032	\$309,961	\$525,107	59.0 %	Medium	3.00 %	\$65,052	\$0	\$3,316	\$24,717	
2033	\$353,613	\$579,371	61.0 %	Medium	3.00 %	\$67,004	\$0	\$3,675	\$42,504	
2034	\$381,787	\$618,860	61.7 %	Medium	3.00 %	\$69,014	\$0	\$3,947	\$46,807	
2035	\$407,941	\$657,079	62.1 %	Medium	3.00 %	\$71,084	\$0	\$2,086	\$471,754	
2036	\$9,357	\$260,786	3.6 %	High	3.00 %	\$73,217	\$0	\$232	\$45,666	
2037	\$37,139	\$293,570	12.7 %	High	3.00 %	\$75,413	\$0	\$196	\$110,628	
2038	\$2,121	\$262,588	0.8 %	High	3.00 %	\$77,675	\$0	\$347	\$12,917	
2039	\$67,225	\$333,543	20.2 %	High	3.00 %	\$80,006	\$0	\$787	\$57,787	
2040	\$90,231	\$362,702	24.9 %	High	3.00 %	\$82,406	\$0	\$1,223	\$19,361	
2041	\$154,499	\$434,675	35.5 %	Medium	3.00 %	\$84,878	\$0	\$1,526	\$90,113	
2042	\$150,790	\$438,363	34.4 %	Medium	3.00 %	\$87,424	\$0	\$1,881	\$14,539	
2043	\$225,557	\$522,508	43.2 %	Medium	3.00 %	\$90,047	\$0	\$2,538	\$35,801	
2044	\$282,342	\$589,856	47.9 %	Medium	3.00 %	\$92,749	\$0	\$2,999	\$60,419	
2045	\$317,670	\$636,524	49.9 %	Medium	3.00 %	\$95,531	\$0	\$3,261	\$81,643	
2046	\$334,818	\$665,468	50.3 %	Medium	3.00 %	\$98,397	\$0	\$3,455	\$80,264	
2047	\$356,406	\$699,519	51.0 %	Medium	3.00 %	\$101,349	\$0	\$3,907	\$36,387	
2048	\$425,275	\$782,686	54.3 %	Medium	3.00 %	\$104,389	\$0	\$4,516	\$55,950	
2049	\$478,229	\$851,189	56.2 %	Medium	3.00 %	\$107,521	\$0	\$4,292	\$209,496	
2050	\$380,546	\$766,675	49.6 %	Medium	3.00 %	\$110,747	\$0	\$4,287	\$18,417	
2051	\$477,162	\$879,608	54.2 %	Medium	3.00 %	\$114,069	\$0	\$4,916	\$89,697	
2052	\$506,450	\$925,777	54.7 %	Medium	3.00 %	\$117,491	\$0	\$5,539	\$27,604	
2053	\$601,876	\$1,040,653	57.8 %	Medium	3.00 %	\$121,016	\$0	\$6,157	\$98,981	
2054	\$630,068	\$1,088,923	57.9 %	Medium	3.00 %	\$124,646	\$0	\$6,127	\$165,074	
2055	\$595,767	\$1,074,135	55.5 %	Medium	3.00 %	\$128,386	\$0	\$6,374	\$51,043	

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$331,462	\$366,209	\$415,477	\$473,815	\$376,715
Annual Reserve Funding	\$63,600	\$65,508	\$67,473	\$69,497	\$71,582
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,487	\$3,907	\$4,445	\$4,251	\$4,093
<b>Total Income</b>	<b>\$398,549</b>	<b>\$435,623</b>	<b>\$487,394</b>	<b>\$547,563</b>	<b>\$452,390</b>
# Component					
<b>Inventory Appendix</b>					
100 Concrete/Curbs - Repair/Replace	\$0	\$0	\$0	\$10,698	\$0
120 Asphalt Roads - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
121 Asphalt Roads - Clean/Repair/Crackfill	\$2,500	\$0	\$2,652	\$0	\$2,814
140 Double Wood Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
142 Wood/Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
144 Wood/Cyclone Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
150 Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
152 Cyclone Fencing, Pond "F" - Replace	\$0	\$0	\$0	\$0	\$0
154 Wood Fence - Repair/Stain	\$23,280	\$0	\$0	\$0	\$0
160 Street Lights - Replace	\$0	\$0	\$0	\$40,759	\$0
170 Landscape - Refurbish	\$4,370	\$4,501	\$4,636	\$4,775	\$4,918
172 Bark/Mulch & Aerating - Refurbish	\$0	\$13,390	\$0	\$14,205	\$0
175 Storm Drainage Ponds - Cleaning	\$0	\$0	\$0	\$65,236	\$0
176 Stormwater Vault/Filters - Cln/Repl	\$0	\$0	\$0	\$0	\$0
177 Gravel Access Road - Refurbish	\$0	\$0	\$0	\$16,391	\$0
178 Storm Drains - Inspect/Clean	\$0	\$0	\$0	\$16,391	\$0
185 Irrigation System - Repair/Replace	\$2,190	\$2,256	\$2,323	\$2,393	\$2,465
200 Entry Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
201 Required Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
220 Bus Shelter - Repair/Replace	\$0	\$0	\$1,740	\$0	\$0
999 Reserve Study - With-Site-Visit Update	\$0	\$0	\$2,228	\$0	\$0
<b>Total Expenses</b>	<b>\$32,340</b>	<b>\$20,147</b>	<b>\$13,580</b>	<b>\$170,848</b>	<b>\$10,197</b>
Ending Reserve Balance	\$366,209	\$415,477	\$473,815	\$376,715	\$442,193

<b>Fiscal Year</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
Starting Reserve Balance	\$442,193	\$370,706	\$425,912	\$466,086	\$504,697
Annual Reserve Funding	\$73,730	\$75,942	\$78,220	\$80,567	\$82,984
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,063	\$3,981	\$4,458	\$4,852	\$3,117
<b>Total Income</b>	<b>\$519,986</b>	<b>\$450,629</b>	<b>\$508,591</b>	<b>\$551,505</b>	<b>\$590,798</b>
# Component					
<b>Inventory Appendix</b>					
100 Concrete/Curbs - Repair/Replace	\$0	\$0	\$0	\$12,402	\$0
120 Asphalt Roads - Resurface/Repave	\$0	\$0	\$0	\$0	\$446,232
121 Asphalt Roads - Clean/Repair/Crackfill	\$0	\$2,985	\$0	\$3,167	\$0
140 Double Wood Rail Fence - Replace	\$37,236	\$0	\$0	\$0	\$0
142 Wood/Cyclone Fencing, Older - Replace	\$50,255	\$0	\$0	\$0	\$0
144 Wood/Cyclone Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
150 Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$20,268	\$0
152 Cyclone Fencing, Pond "F" - Replace	\$0	\$0	\$0	\$0	\$0
154 Wood Fence - Repair/Stain	\$26,988	\$0	\$0	\$0	\$0
160 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$5,066	\$5,218	\$5,375	\$5,536	\$5,702
172 Bark/Mulch & Aerating - Refurbish	\$15,071	\$0	\$15,988	\$0	\$16,962
175 Storm Drainage Ponds - Cleaning	\$0	\$0	\$0	\$0	\$0
176 Stormwater Vault/Filters - Cln/Repl	\$0	\$11,941	\$0	\$0	\$0
177 Gravel Access Road - Refurbish	\$0	\$0	\$0	\$0	\$0
178 Storm Drains - Inspect/Clean	\$0	\$0	\$18,448	\$0	\$0
185 Irrigation System - Repair/Replace	\$2,539	\$2,615	\$2,693	\$2,774	\$2,857
200 Entry Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
201 Required Signage - Replace	\$9,692	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
220 Bus Shelter - Repair/Replace	\$0	\$1,958	\$0	\$0	\$0
999 Reserve Study - With-Site-Visit Update	\$2,434	\$0	\$0	\$2,660	\$0
<b>Total Expenses</b>	<b>\$149,280</b>	<b>\$24,717</b>	<b>\$42,504</b>	<b>\$46,807</b>	<b>\$471,754</b>
Ending Reserve Balance	\$370,706	\$425,912	\$466,086	\$504,697	\$119,045

<b>Fiscal Year</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>
Starting Reserve Balance	\$119,045	\$160,247	\$139,153	\$218,702	\$256,690
Annual Reserve Funding	\$85,473	\$88,037	\$90,678	\$93,399	\$96,201
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,396	\$1,496	\$1,789	\$2,376	\$2,965
<b>Total Income</b>	<b>\$205,914</b>	<b>\$249,781</b>	<b>\$231,620</b>	<b>\$314,477</b>	<b>\$355,856</b>
# Component					
<b>Inventory Appendix</b>					
100 Concrete/Curbs - Repair/Replace	\$0	\$0	\$0	\$14,377	\$0
120 Asphalt Roads - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
121 Asphalt Roads - Clean/Repair/Crackfill	\$3,360	\$0	\$3,564	\$0	\$3,781
140 Double Wood Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
142 Wood/Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
144 Wood/Cyclone Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
150 Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
152 Cyclone Fencing, Pond "F" - Replace	\$0	\$0	\$0	\$0	\$0
154 Wood Fence - Repair/Stain	\$31,286	\$0	\$0	\$0	\$0
160 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$5,873	\$6,049	\$6,231	\$6,417	\$6,610
172 Bark/Mulch & Aerating - Refurbish	\$0	\$17,995	\$0	\$19,091	\$0
175 Storm Drainage Ponds - Cleaning	\$0	\$0	\$0	\$0	\$0
176 Stormwater Vault/Filters - Cln/Repl	\$0	\$0	\$0	\$14,685	\$0
177 Gravel Access Road - Refurbish	\$0	\$0	\$0	\$0	\$0
178 Storm Drains - Inspect/Clean	\$0	\$20,764	\$0	\$0	\$0
185 Irrigation System - Repair/Replace	\$2,943	\$3,031	\$3,122	\$3,216	\$3,313
200 Entry Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
201 Required Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$59,882	\$0	\$0	\$0
220 Bus Shelter - Repair/Replace	\$2,204	\$0	\$0	\$0	\$2,481
999 Reserve Study - With-Site-Visit Update	\$0	\$2,907	\$0	\$0	\$3,176
<b>Total Expenses</b>	<b>\$45,666</b>	<b>\$110,628</b>	<b>\$12,917</b>	<b>\$57,787</b>	<b>\$19,361</b>
Ending Reserve Balance	\$160,247	\$139,153	\$218,702	\$256,690	\$336,495

<b>Fiscal Year</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
Starting Reserve Balance	\$336,495	\$348,894	\$440,359	\$514,452	\$567,716
Annual Reserve Funding	\$99,087	\$102,059	\$105,121	\$108,275	\$111,523
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,425	\$3,945	\$4,772	\$5,409	\$5,853
<b>Total Income</b>	<b>\$439,007</b>	<b>\$454,898</b>	<b>\$550,252</b>	<b>\$628,135</b>	<b>\$685,092</b>
# Component					
<b>Inventory Appendix</b>					
100 Concrete/Curbs - Repair/Replace	\$0	\$0	\$0	\$16,667	\$0
120 Asphalt Roads - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
121 Asphalt Roads - Clean/Repair/Crackfill	\$0	\$4,012	\$0	\$4,256	\$0
140 Double Wood Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
142 Wood/Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
144 Wood/Cyclone Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
150 Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
152 Cyclone Fencing, Pond "F" - Replace	\$0	\$0	\$0	\$0	\$0
154 Wood Fence - Repair/Stain	\$36,269	\$0	\$0	\$0	\$0
160 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$6,808	\$7,013	\$7,223	\$7,440	\$7,663
172 Bark/Mulch & Aerating - Refurbish	\$20,254	\$0	\$21,487	\$0	\$22,796
175 Storm Drainage Ponds - Cleaning	\$0	\$0	\$0	\$0	\$0
176 Stormwater Vault/Filters - Cln/Repl	\$0	\$0	\$0	\$0	\$0
177 Gravel Access Road - Refurbish	\$0	\$0	\$0	\$25,536	\$0
178 Storm Drains - Inspect/Clean	\$23,370	\$0	\$0	\$0	\$26,303
185 Irrigation System - Repair/Replace	\$3,412	\$3,514	\$3,620	\$3,728	\$3,840
200 Entry Monuments - Refurbish	\$0	\$0	\$0	\$0	\$21,042
201 Required Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
220 Bus Shelter - Repair/Replace	\$0	\$0	\$0	\$2,792	\$0
999 Reserve Study - With-Site-Visit Update	\$0	\$0	\$3,471	\$0	\$0
<b>Total Expenses</b>	<b>\$90,113</b>	<b>\$14,539</b>	<b>\$35,801</b>	<b>\$60,419</b>	<b>\$81,643</b>
Ending Reserve Balance	\$348,894	\$440,359	\$514,452	\$567,716	\$603,449

<b>Fiscal Year</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>
Starting Reserve Balance	\$603,449	\$644,290	\$733,101	\$806,711	\$730,417
Annual Reserve Funding	\$114,869	\$118,315	\$121,864	\$125,520	\$129,286
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,236	\$6,884	\$7,696	\$7,682	\$7,895
<b>Total Income</b>	<b>\$724,553</b>	<b>\$769,489</b>	<b>\$862,661</b>	<b>\$939,913</b>	<b>\$867,598</b>
# Component					
<b>Inventory Appendix</b>					
100 Concrete/Curbs - Repair/Replace	\$0	\$0	\$0	\$19,321	\$0
120 Asphalt Roads - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
121 Asphalt Roads - Clean/Repair/Crackfill	\$4,515	\$0	\$4,790	\$0	\$5,082
140 Double Wood Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
142 Wood/Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
144 Wood/Cyclone Fence, Newer - Replace	\$0	\$0	\$35,448	\$0	\$0
150 Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
152 Cyclone Fencing, Pond "F" - Replace	\$0	\$0	\$0	\$0	\$0
154 Wood Fence - Repair/Stain	\$42,046	\$0	\$0	\$0	\$0
160 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$7,893	\$8,129	\$8,373	\$8,625	\$8,883
172 Bark/Mulch & Aerating - Refurbish	\$0	\$24,184	\$0	\$25,657	\$0
175 Storm Drainage Ponds - Cleaning	\$0	\$0	\$0	\$117,823	\$0
176 Stormwater Vault/Filters - Cln/Repl	\$18,061	\$0	\$0	\$0	\$0
177 Gravel Access Road - Refurbish	\$0	\$0	\$0	\$0	\$0
178 Storm Drains - Inspect/Clean	\$0	\$0	\$0	\$29,604	\$0
185 Irrigation System - Repair/Replace	\$3,955	\$4,074	\$4,196	\$4,322	\$4,452
200 Entry Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
201 Required Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
220 Bus Shelter - Repair/Replace	\$0	\$0	\$3,142	\$0	\$0
999 Reserve Study - With-Site-Visit Update	\$3,793	\$0	\$0	\$4,145	\$0
<b>Total Expenses</b>	<b>\$80,264</b>	<b>\$36,387</b>	<b>\$55,950</b>	<b>\$209,496</b>	<b>\$18,417</b>
Ending Reserve Balance	\$644,290	\$733,101	\$806,711	\$730,417	\$849,180

<b>Fiscal Year</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>
Starting Reserve Balance	\$849,180	\$901,396	\$1,020,557	\$1,073,315	\$1,064,438
Annual Reserve Funding	\$133,164	\$137,159	\$141,274	\$145,512	\$149,878
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,749	\$9,606	\$10,465	\$10,684	\$11,190
<b>Total Income</b>	<b>\$991,094</b>	<b>\$1,048,161</b>	<b>\$1,172,296</b>	<b>\$1,229,512</b>	<b>\$1,225,505</b>
# Component					
<b>Inventory Appendix</b>					
100 Concrete/Curbs - Repair/Replace	\$0	\$0	\$0	\$22,399	\$0
120 Asphalt Roads - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
121 Asphalt Roads - Clean/Repair/Crackfill	\$0	\$5,391	\$0	\$5,720	\$0
140 Double Wood Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
142 Wood/Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
144 Wood/Cyclone Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
150 Cyclone Fencing, Older - Replace	\$0	\$0	\$0	\$0	\$0
152 Cyclone Fencing, Pond "F" - Replace	\$0	\$0	\$0	\$36,607	\$0
154 Wood Fence - Repair/Stain	\$48,743	\$0	\$0	\$0	\$0
160 Street Lights - Replace	\$0	\$0	\$0	\$85,340	\$0
170 Landscape - Refurbish	\$9,150	\$9,424	\$9,707	\$9,998	\$10,298
172 Bark/Mulch & Aerating - Refurbish	\$27,219	\$0	\$28,877	\$0	\$30,635
175 Storm Drainage Ponds - Cleaning	\$0	\$0	\$0	\$0	\$0
176 Stormwater Vault/Filters - Cln/Repl	\$0	\$0	\$22,213	\$0	\$0
177 Gravel Access Road - Refurbish	\$0	\$0	\$0	\$0	\$0
178 Storm Drains - Inspect/Clean	\$0	\$0	\$33,319	\$0	\$0
185 Irrigation System - Repair/Replace	\$4,585	\$4,723	\$4,865	\$5,011	\$5,161
200 Entry Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
201 Required Signage - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
220 Bus Shelter - Repair/Replace	\$0	\$3,537	\$0	\$0	\$0
999 Reserve Study - With-Site-Visit Update	\$0	\$4,529	\$0	\$0	\$4,949
<b>Total Expenses</b>	<b>\$89,697</b>	<b>\$27,604</b>	<b>\$98,981</b>	<b>\$165,074</b>	<b>\$51,043</b>
Ending Reserve Balance	\$901,396	\$1,020,557	\$1,073,315	\$1,064,438	\$1,174,462



## Accuracy, Limitations, and Disclosures

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



## Terms and Definitions

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



## Component Details

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

## Inventory Appendix

**Comp #: 100 Concrete/Curbs - Repair/Replace**

**Approx Quantity: 36,000 GSF sdwlks/curbs**

**Location:** Sidewalks/curbing/gutters at private roads: Vista Verde Ln SW, Skyline Ridge Ln SW, Serenity Ln SW, Sunrise Vista Lane & Rockcreek Lane

**Funded?:** Yes.

**History:** 2024 replacement of 4X20 section (\$4380)

**Comments:** Surfaces have dirt/grime and some local repairs in the past including most recently in 2024 replacing a 4'X20' section of sidewalk. No widespread or major damage noted at this time of concrete rolled curbs and gutters and flatwork sidewalks.

In our experience, larger repair/replacement expenses emerge as the community ages. Although difficult to predict timing, cost and scope, funding allowance factored here to supplement the operating/maintenance budget. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. Repair any trip and fall hazards (1/2" or larger displacement) immediately to ensure safety. Monitor tree roots nearby; consult with arborist for best practice.

**Useful Life:**

5 years

**Remaining Life:**

3 years



**Lower Estimate:**

\$ 8,810

**Higher Estimate:**

\$ 10,800

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 120 Asphalt Roads - Resurface/Repave**

**Approx Quantity: 116,400 GSF**

**Location:** Vista Verde Ln SW, Skyline Ridge Ln SW, Serenity Ln SW, Sunrise Vista Lane and Rockcreek Lane

**Funded?:** Yes.

**History:** None known

**Comments:** While no major damage noted, some raveling of surfaces and grayed appearance of routine sealcoat projects not completed. Periodic crack-filling in next component.

Factored here for long term is repave/resurface. The useful life here adjusted downward from previous reserve study as Association is not having sealcoating completed. When need to resurface is apparent within a couple of years, consult with geotechnical engineer for recommendations, specifications / scope of work and project oversight. As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly.

**Useful Life:**  
30 years

**Remaining Life:**  
9 years



**Lower Estimate:**

\$ 308,000

**Higher Estimate:**

\$ 376,000

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 121 Asphalt Roads - Clean/Repair/Crackfill**

**Approx Quantity: 116,400 GSF**

**Location:** Vista Verde Ln SW, Skyline Ridge Ln SW, Serenity Ln SW, Sunrise Vista Lane and Rockcreek Lane

**Funded?:** Yes.

**History:** Crackfilling in 2024 (\$1974), 2022 (\$1971)

**Comments:** History of crack-filling every couple years as shown. Overall, the asphalt surfaces have not had sealcoating in the past and according to our board contact no plans to begin sealcoat. We noted some raveling in areas and a couple cracks but no widespread or major damage noted at this time.

Funding included here for periodic cleaning, repairing/crackfilling. This is in addition to annual inspections that might prompt work between these cycles. The costs/timing of this component can vary and should be adjusted as needed. For larger work, see previous component.

**Useful Life:**  
2 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 2,250

**Higher Estimate:**

\$ 2,750

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 140 Double Wood Rail Fence - Replace**

**Approx Quantity: 730 LF board rails**

**Location:** Entry/pond at Vista Loop/Barnes entry, various street corners

**Funded?:** Yes.

**History:** None known

**Comments:** Pressure treated wood fencing has 6"x6" posts with 2" X 6" double horizontal boards. While no major damage or instability noted, some local deterioration.

Factored here is replacement due to typical deterioration that will occur over time. As routine maintenance, inspect regularly for any damage and repair as needed. Avoid contact with ground and surrounding vegetation. Note: this same type of fencing with cyclone attached is included separately under component #142.

**Useful Life:**  
25 years

**Remaining Life:**  
5 years



**Lower Estimate:**

\$ 28,900

**Higher Estimate:**

\$ 35,300

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 142 Wood/Cyclone Fencing, Older - Replace**

**Approx Quantity: 850 LF wood/link**

**Location:** Entry/Pond A at Vista Loop/Barnes entry and Pond B at Ridgeview Loop & Barnes Blvd.

**Funded?:** Yes.

**History:** Unknown

**Comments:** Fencing in this component is the same style wood type rail fencing described in component #140, however black (coated) cyclone type fencing is attached to pond (inside) side. This fencing is in the wet pond areas. No obvious instability in areas we were able to inspect.

Factored here is replacement due to typical deterioration that will occur over time. As routine maintenance, inspect regularly for any damage and repair as needed. Avoid contact with ground and surrounding vegetation.

**Useful Life:**  
25 years

**Remaining Life:**  
5 years



**Lower Estimate:**

\$ 39,000

**Higher Estimate:**

\$ 47,700

**Cost Source:** Extrapolated Inflated cost from newer project (#152)

**Comp #: 144 Wood/Cyclone Fence, Newer - Replace**

**Approx Quantity: 360 LF wood rail/cyclone**

**Location:** 235 LF at perimeter of Tract G at Pond C (Vista Loop & Rockcreek Ln) and 125LF at Tract R along Ridgeview Loop just West of Skyline Ridge

**Funded?:** Yes.

**History:** Installed in 2023

**Comments:** Fencing at locations noted here is double rail fencing with cyclone infill. Fencing is 6" posts, with upper and low 2X6 pressure treated rails and 4' black chain link attached.

Factored here is replacement due to typical deterioration that will occur over time. As routine maintenance, inspect regularly for any damage and repair as needed. Avoid contact with ground and surrounding vegetation.

**Useful Life:**  
25 years

**Remaining Life:**  
22 years



**Lower Estimate:**

\$ 16,700

**Higher Estimate:**

\$ 20,400

**Cost Source:** Inflated Cost History: AJB Landscaping & Fence (\$16,926 in 2023)

**Comp #: 150 Cyclone Fencing, Older - Replace**

**Approx Quantity: 400 LF vinyl coated**

**Location:** Entry/Pond A at Vista Loop/Barnes entry and at Pond B at Ridgeview Loop & Barnes Blvd.

**Funded?:** Yes.

**History:** None known

**Comments:** No widespread or major damage noted of vinyl coated, chain link fencing.

Although sturdy fencing, funding included here for replacement to maintain function/appearance. Evaluate fence as remaining useful life approaches zero years and adjust life accordingly. Chain link fencing is generally a low maintenance item. Inspect periodically and repair as needed.

**Useful Life:**  
30 years

**Remaining Life:**  
8 years



**Lower Estimate:**

\$ 14,400

**Higher Estimate:**

\$ 17,600

**Cost Source:** Extrapolated Inflated cost from newer project (#152)

**Comp #:** 152 Cyclone Fencing, Pond "F" - Replace  
**Location:** Pond F at the corner of Crosby Blvd. & Vista Loop  
**Funded?:** Yes.  
**History:** Installed in 2024  
**Comments:** The fencing noted here is new fencing installed in 2024. This is a 4' tall commercial black vinyl coated chain link.

**Approx Quantity:** 400 LF vinyl coated 4' tall

Although sturdy fencing, funding included here for replacement to maintain function/appearance. Evaluate fence as remaining useful life approaches zero years and adjust life accordingly. Chain link fencing is generally a low maintenance item. Inspect periodically and repair as needed.

**Useful Life:**  
30 years

**Remaining Life:**  
28 years



**Lower Estimate:**

\$ 14,400

**Higher Estimate:**

\$ 17,600

**Cost Source:** Inflated Cost History: Superior Fence & Rail (\$15,179 in 2024)

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**Comp #: 154 Wood Fence - Repair/Stain**

**Approx Quantity: 1,940 LF, rail fencing**

**Location:** Community wood fencing throughout (components 140, 142, 144)

**Funded?:** Yes.

**History:** Post caps replaced in 2024 (\$10,634). Last comprehensive staining in 2021

**Comments:** We noted some fading/wear of surfaces and dirt at base at are originally installed wood fencing which was last stained in 2021. Newer installations are unstained. In 2024, 100 post caps were replaced to provide protection of posts at the top side.

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

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

If the wood is cedar, the Western Red Cedar Lumber Association (WRCLA) has additional information available on their website: <https://www.realcedar.com/>

**Useful Life:**  
5 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 21,000

**Higher Estimate:**

\$ 25,600

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 160 Street Lights - Replace**

**Approx Quantity: 25 metal poles/light heads**

**Location:** Street lights at private roads: Vista Verde Ln SW, Skyline Ridge Ln SW, Serenity Ln SW, Sunrise Vista Lane & Rockcreek Lane

**Funded?:** Yes.

**History:** Unknown

**Comments:** No problems observed or reported of commercial, steel light poles and metal fixtures. Observed during daylight hours; assumed to be in functional operating condition.

Very study metal poles and while complete replacement not anticipated at this time, factored here funding for ballasts, fixtures, etc. This could vary greatly. As routine maintenance, inspect, repair/change bulbs as needed.

**Useful Life:**  
25 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 33,600

**Higher Estimate:**

\$ 41,000

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 170 Landscape - Refurbish**

**Approx Quantity: 1 Grass, shrubs, trees, etc**

**Location:** Common area Association landscaped tracts

**Funded?:** Yes.

**History:** Tree work anticipated in 2025 (~\$24K) Refurbishing in 2023 (~\$6K) Some refurbishing in 2015

**Comments:** Non-annual landscape projects in the past include cleaning-up/replanting landscape corners at roads and 2025 anticipated project replacing eighteen trees at entrances to Sunrise Ridge area.

As discussed with board contact, an annual allowance is factored at this time through reserves. These costs can vary in pricing and timing. See separate components for bark/mulch and aerating (#172).

**Useful Life:**  
1 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 3,930

**Higher Estimate:**

\$ 4,810

**Cost Source:** Budget Allowance

**Comp #: 172 Bark/Mulch & Aerating - Refurbish**  
**Location:** Common area Association landscaped tracts  
**Funded?:** Yes.  
**History:** Anticipated in 2025

**Approx Quantity: 1 - Projects**

**Comments:** As discussed with long-time board member, no routine replenishment of bark/mulch or aerating of grass areas. Research by Association for both these projects result in significant costs for this needed work to maintain the areas properly as routine work to avoid even higher costly work replanting. These projects are anticipated in 2025 and wanted cyclically for future.

**Useful Life:**  
2 years

**Remaining Life:**  
1 years



**Lower Estimate:** \$ 11,700                      **Higher Estimate:** \$ 14,300

**Cost Source:** Budget Allowance

**Comp #: 175 Storm Drainage Ponds - Cleaning**                      **Approx Quantity: 5 storm ponds**  
**Location:** Private storm ponds throughout community (Phase 1 Tracts A, B, G and Phase 2 Tracts T & U)  
**Funded?:** Yes.  
**History:** Clean-up in 2018 and major refurbishing at most in 2015

**Comments:** As with our last site visit, we noted vegetation in these areas, no requirements by inspections for major work at this time.

Even with proactive cleanings/inspections, debris will eventually build up and warranting sediment removal. Factored here is allowance for larger work which could vary. The state Department of Ecology and local (i.e. county or city) stormwater resources have standards for maintaining and, eventually, reconstructing the pond to the original design parameters. Sediment must be removed when the floor depth has reached 10% of original design depth. Regular maintenance and inspection are keys to extending useful life. Have the pond periodically assessed by a professional engineer in addition to overseeing governmental authority.

**Useful Life:**  
20 years

**Remaining Life:**  
3 years



**Lower Estimate:** \$ 53,700                      **Higher Estimate:** \$ 65,700

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 176 Stormwater Vault/Filters - Cln/Repl**

**Approx Quantity: 15 filters in 8X16 vault**

**Location:** Phase 1, Tract A (community has named this area Pond B)

**Funded?:** Yes.

**History:** Filters planned for replacement in 2025. Last cleaned in 2017, filter replacement in 2013

**Comments:** Client reports the filters here will be replaced in 2025 (subsequent to our June 2025 inspection). Previously reported to us by Contech representative, there is an 8' X 6' filter vault with (15) Contech filters. Vault cleaned in 2017; filters were last replaced in 2013 through the cartridge exchange program.

Factored here is allowance vault cleaning and filter replacement. This assumes annual inspections/local work if needed.

**Useful Life:**  
7 years

**Remaining Life:**  
6 years



**Lower Estimate:**

\$ 9,000

**Higher Estimate:**

\$ 11,000

**Cost Source:** Client Provided Estimate

**Comp #: 177 Gravel Access Road - Refurbish**

**Approx Quantity: 8,250 SF, 550X 15', gravel**

**Location:** At Tract T stormpond area in The Highlands

**Funded?:** Yes.

**History:** Last refurbished in 2014

**Comments:** Weeds are killed at road surfaces but gravel is thin. Road was last renovated in 2014.

As discussed with board contact, plan for refurbishing as shown. Some ongoing refurbishing/replenishment may need to be included as part of the annual maintenance program. Track expenses and history, and make adjustments to this component in reserve study updates, if needed.

**Useful Life:**  
15 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 13,500

**Higher Estimate:**

\$ 16,500

**Cost Source:** Budget Allowance

**Comp #: 178 Storm Drains - Inspect/Clean**

**Approx Quantity: 120 catchbasin/drains**

**Location:** Private roads throughout community: Vista Verde Ln SW, Skyline Ridge Ln SW, Serenity Ln SW, Sunrise Vista Lane and Rockcreek Lane and other common area drains

**Funded?:** Yes.

**History:** Cleaning anticipated in 2025. Previously cleaned in 2020. Previous to this in 2017 and Highlands area cleaned in 2015

**Comments:** There are several catchbasins/underground stormwater drainage systems throughout the private roadways and at common areas. Reported to us a comprehensive cleaning project anticipated in 2025 subsequent to our June 2025 site visit.

Funding included here for comprehensive cleaning project. This could vary in scope, pricing, timing, etc. Have proactively inspected at least annually to maintain functionality and local cleaning may need to be completed between these larger projects.

**Useful Life:**  
4 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 13,500

**Higher Estimate:**

\$ 16,500

**Cost Source:** Budget Allowance/Past Work

**Comp #: 185 Irrigation System - Repair/Replace**

**Approx Quantity: 1 Multiple Systems**

**Location:** Throughout common area landscaping

**Funded?:** Yes.

**History:** Work in 2022 and 2023 including installation of controllers. Highlands Phase 2 work in 2017

**Comments:** Periodic larger irrigation projects have been funded through reserves. Largest recent projects are replacement of irrigation controllers with Hunter Hydrowise controllers. These type of controllers should provide water savings due to various features related to weather, etc.

Factored here is funding for ongoing work outside typical maintenance through operating. This could vary greatly and to be used for place marker. Ongoing items like head replacement, local valves, etc. typically handled as maintenance expense. As routine maintenance, inspect regularly, test system and repair as needed. Follow proper winterization and spring start up procedures.

**Useful Life:**  
1 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 1,970

**Higher Estimate:**

\$ 2,410

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 188 Tract L - Maintain**

**Approx Quantity: 6 acres**

**Location:** Tract "L"

**Funded?:** No. City owned property

**History:** Purchased by the city

**Comments:** Tract L was reportedly purchased by the city of Tumwater and is not the responsibility of the Association to maintain.

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

**Higher Estimate:**

**Cost Source:**

**Comp #: 200 Entry Monuments - Refurbish**

**Approx Quantity: 4 wood/metal/stone+lights**

**Location:** Crosby Blvd/Vista Loop, Blue Sky Dr/Vista Verde Ln and Barnes at both Vista Loop and Ridgeview Loop

**Funded?:** Yes.

**History:** Work to signs anticipated n 2025. FX lighting installed in 2024 (\$3,619). Cleaning/staining in 2021 with fencing (#143)

**Comments:** Two monuments are boulders with signs attached. Plans in 2025 are to replace those signs. At the other two monuments, the signs are etched stone attached to masonry walls. Some work at these anticipated as well to clean/restore. In 2024, FX lighting installed.

Funding allowance here for regular cycles of sign refurbishment and repair/replacement of wood areas as needed due to typical deterioration caused by constant exposure. As routine maintenance, inspect regularly, clean/touch up for appearance as needed.

**Useful Life:**  
20 years

**Remaining Life:**  
19 years



**Lower Estimate:**

\$ 10,800

**Higher Estimate:**

\$ 13,200

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 201 Required Signage - Replace**

**Approx Quantity: 80 metal signs**

**Location:** Adjacent to private roadways throughout community

**Funded?:** Yes.

**History:** Varies

**Comments:** No major damage or widespread problems observed of a variety of metal signs affixed to posts at private roads; includes stop signs, speed limits, dead ends, street names and no parking signs. Some no trespassing signs added in the past also.

Factored here for replacement collectively as cost merits reserve funding. Inspect regularly, clean for appearance and repair as needed.

**Useful Life:**  
25 years

**Remaining Life:**  
5 years



**Lower Estimate:**

\$ 7,520

**Higher Estimate:**

\$ 9,200

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 205 Mailboxes - Replace**

**Approx Quantity: 14 metal cluster box units**

**Location:** Adjacent to roadways within community

**Funded?:** Yes.

**History:** Majority replaced in 2017

**Comments:** No obvious instability or widespread damage noted of metal cluster stands. In 2017, eleven of the fourteen cluster stands were replaced; reportedly other 3 were replaced at different times prior to this due to damage, so no original stands.

Factored is replacement as shown due to constant exposure, usage and wear over time. Inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget. Note: USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.

**Useful Life:**  
20 years

**Remaining Life:**  
11 years



**Lower Estimate:**

\$ 38,900

**Higher Estimate:**

\$ 47,600

**Cost Source:** ARI Cost Database: Similar Project Cost History

**Comp #: 220 Bus Shelter - Repair/Replace**

**Approx Quantity: 1 wood shelter, 10 X 6**

**Location:** Along Ridgeview Loop SW near Barnes Rd.

**Funded?:** Yes.

**History:** Two removed in 2024 with one remaining

**Comments:** Only one bus shelter remains at the property (two of the three originally installed shelters were removed in 2024). Some local deterioration but no major damage noted. Roof is showing loss of granules at shingles.

Factored here for refurbishing/replacements to include such as things as replacing the roof, benches, painting, etc. as shown here. Costs and timing can vary depending on scope of work and to be used for general planning purposes. Inspect regularly - overall this structure is smaller with most individual costs for repairs, painting, etc. not meriting reserve funding.

**Useful Life:**  
4 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 1,480

**Higher Estimate:**

\$ 1,800

**Cost Source:** ARI Cost Database/Similar Project Cost History

**Comp #: 250 Water Tanks - Maintain**

**Approx Quantity: 2 Water Tanks**

**Location:** Tract ZZ along Barnes Road just past Vista Loop SW

**Funded?:** No. Association not responsible

**History:** Unknown

**Comments:** Tract ZZ (including all improvements at the tract) are dedicated to the city of Tumwater and thus the Association is not responsible for maintenance of the tract and improvements.

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

**Comp #: 999 Reserve Study - With-Site-Visit Update**

**Approx Quantity: 1 Every three years**

**Location:** Common areas of association

**Funded?:** Yes.

**History:** Current study 2026 with-site-visit update; previously in 2020, 2017, 2014

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

As discussed with board contact, a with-site-visit update every 3 years is being factored as reserve cost which is Associations preference as to timing.

**Useful Life:**  
3 years

**Remaining Life:**  
2 years



**Lower Estimate:**

\$ 1,890

**Higher Estimate:**

\$ 2,310

**Cost Source:** Client Cost History: Association Reserves