Reserve Study Update.com, LLC

Lacamas Shores Homeowners Association
PO Box 751
Camas, Washington 98607
Account 712 - Version 6

Fiscal Year: January 1, 2015 to December 31, 2015

RESERVE STUDY & MAINTENANCE PLAN

ReserveStudyUpdate.com, LLC
P.O. Box 66778
Portland, Oregon 97290
Phone: 503-862-9349
Fax: 503-928-8753

Prepared By

Brian A. Owens

TABLE OF CONTENTS
Lacamas Shores Homeowners Association

PART I • INFORMATION ABOUT YOUR RESERVE STUDY

PART II • RESERVE STUDY

TABLE OF CONTENTS
Lacamas Shores Homeowners Association

Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

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

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

ReserveStudyUpdate.com, LLC would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. Conditions reported by the reserve study are applicable to the immediate time frame of the report and these conditions, over time, may change. Is impossible to envisage thirty years into the future to establish the cost of repair or replacement of any of the components, let alone the value of money, fluctuation in the cost of fuel, delivery/installation costs, changing building code requirements and other potential unknowns. The probability that it may project in its reserve study, or that the Board could project in its disclosures, future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning a national sweepstake; while it may happen in atypical instances by chance, one may not reasonably expect it to happen. The reserve study shall not be used as health and safety concerns, evidence of construction defects, damage, potential damage, water intrusion inspection, or as a construction-quality inspection. This reserve study specifically exclude issues having to do with unpredictable natural events and environmental hazards; including but not limited to lead paint, asbestos, mold, mildew, radon, etc.

Part I

Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a $150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan".

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of ***operational expenses*** include:

Utilities:
- Electricity
- Gas
- Water
- Telephone
- Cable TV

Administrative:
- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees
- Insurance(s)

Services:
- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Repair Expenses:
- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

- Roof Replacements
- Painting
- Deck Resurfacing
- Fencing Replacement
- Asphalt Seal Coating
- Asphalt Repairs
- Asphalt Overlays
- Equipment Replacement
- Interior Furnishings
- Park/Play Equipment
- Pool/Spa Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Lighting Replacement
- Insurance(s)
- Reserve Study

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops 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 actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The ReserveStudyUpdate.com, LLC Threshold and the ReserveStudyUpdate.com, LLC Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The ReserveStudyUpdate.com, LLC Component Funding model is based upon the component methodology.

Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The ReserveStudyUpdate.com, LLC **Baseline Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This method describes the objective to have sufficient reserves on hand to never completely run out of money. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. This is sometimes described as a "cash-positive" plan. With less cash in reserves on-deposit, associations with a baseline funding objective have higher instances of special assessments and/or deferred maintenance.

The ReserveStudyUpdate.com, LLC **Threshold Funding Model.** This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than $0). Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). This may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen in between full funding and baseline funding. ReserveStudyUpdate.com, LLC recommends the Threshold Funding Model.

The ReserveStudyUpdate.com, LLC **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time. The "Current Funding Model" is often used as a user defined model. This model allows the Board of Directors to experiment and contemplate alternative funding approaches and scrutinize and consider the ramifications of these funding approaches.

The ReserveStudyUpdate.com, LLC **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The  Reserve Analyst® software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of $50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the $50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the "Monthly Reserve Assessment Required", the "Average Net Monthly Interest Earned" contribution and the "Total Monthly Allocation to Reserves." The association should allocate the "Monthly Reserve Assessment Required" amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Total Monthly Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users' Guide to your Reserve Analysis Study

Part II of your ReserveStudyUpdate.com, LLC Report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The ReserveStudyUpdate.com, LLC Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.
Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending
The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases
If applicable, the number of units and/or phases included in this version of the report.

Inflation
This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase
This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate $10,000 in 10 years, you could set aside $1,000 per year. As an alternative, you could set aside $795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield
The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

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

Percent Fully Funded
The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age
Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment
The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)
The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation
The sum of the monthly assessment and interest contribution figures.

Group and Category
The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs
In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date
The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life
The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life
Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life
This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year
The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves
An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment
An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value
The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement
Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost
The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost
The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory
The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

A Multi-Purpose Tool

- Your ReserveStudyUpdate.com, LLC Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".
- In addition, your ReserveStudyUpdate.com, LLC reserve study serves a variety of useful purposes:
- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The ReserveStudyUpdate.com, LLC reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your ReserveStudyUpdate.com, LLC Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your ReserveStudyUpdate.com, LLC Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the ReserveStudyUpdate.com, LLC reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The ReserveStudyUpdate.com, LLC reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.
- The ReserveStudyUpdate.com, LLC Owners' Summary meets the disclosure requirements of the California Civil Code and also the recently adopted ECHO standards.
- Your ReserveStudyUpdate.com, LLC Report provides a record of the time, cost, and quantities of past reserve replacements. At times the association's management company and board of directors are transitory which may result in the loss of these important records.

Sincerely,

Brian A. Owens, RSS, PRA, RS
Reserve Analyst
ReserveStudyUpdate.com, LLC
PO Box 66778
Portland, Oregon 97290-6778
www.ReserveStudyUpdate.com
Pacific Northwest: 503-862-9-FIX (503-862-9349)
West South Central: 405-4-BUDGET (405-428-3438)

RSS (Reserve Study Specialist - State of Nevada - Licensed Reserve Analyst #RSS.0000160)
PRA (Professional Reserve Analyst #2299 - Association of Professional Reserve Analysts)
RS (Reserve Specialist #279 - Community Associations Institute)

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Level II Update: RCW 64.38.070 Section 4.2 & 4.3 (WA HOA) Disclosures

Section 4.2 Disclosures:
(a) A reserve component list: Please see refer to "Detail Report by Category" section of the reserve study.

(b) Date of reserve study: Prepared on January 1, 2015 for fiscal year starting January, 1 2015. This reserve study meets the requirements of RCW 64.38.070 Section 4.

(c) Level II: Update With Visual Site Inspection.

(d) Reserve account balance as of January, 1 2015: $156,000

(e) Percent funded as of the end of 2015: (contingent on which funding model is implemented)
Component Funding Model: 115.46%
"Current" Funding Model: 107.09%
Threshold Funding Model: 124.05%
Baseline Funding Model: 116.13%

(f) Special assessments implemented or planned: Please refer to the following sections in the report:
"Component Funding Model Projection"
"Current Funding Model Projection"
"Threshold Funding Model Projection"
"Baseline Funding Model Projection"

(g) Interest rate: 0.15%%, Inflation rate: 2.30%.

(h) 2015 reserve account contribution rate:
Component Funding Model: $14,131
"Current" Funding Model: $0
Threshold Funding Model: $20,068
Baseline Funding Model: $10,692

(i) 2015 Component Funding Model (Fully Funded Plan) contribution: $14,131
2015 Threshold reserve contribution: $20,068 (recommended model)
2015 Baseline contribution: $10,692

(j) Projected account balance for thirty years: Please see refer to the following sections in the report as these fluctuate according to which funding model is implemented:
"Component Funding Model Projection"
"Current Funding Model Projection"
"Threshold Funding Model Projection"
"Baseline Funding Model Projection"

(k) This reserve study was prepared by a reserve study professional.

Section 4.3 Disclosure:
This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a

component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

Sales Tax Rate Disclosure:
Washington State sales tax rates range from 7.0% to 9.6%. Therefore, we have increased the base price on all assets in the reserve study to compensate by 9% unless otherwise noted.

EXECUTIVE SUMMARY - CURRENT FUNDING MODEL

CURRENT FUNDING MODEL OVERVIEW

The "Current Funding Model" is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2015 and ending December 31, 2015. Unless otherwise indicated, we have used July 18, 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on February 11, 2015.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables affecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of $156,000 as of January 1, 2015. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: In this funding model, the assessments are as follows:

- **The 2015 reserve contribution is $0 per the Board of Directors.**
- **The 2016 reserve contribution is increased from $0 to $14,000.**
- **The 2017-2044 reserve contribution increases by 6.00% from the prior year's reserve contribution. (e.g. the reserve contribution for 2017 is $14,840, which is an 6% increase above the 2016 contribution of $14,000.)**
- **The 2044 reserve contribution is projected to be $56,523 in this 2015 reserve study model.**
- **Per Section 4.4 of the CC&Rs, there language that limits the annual budget increase to 6% from the previously adopted budget without a two-thirds affirmative vote of the total membership. ReserveStudyUpdate.com, LLC cannot possibly predict the outcome of a vote in any future year. Even though historically, the contribution to reserves has only constituted 20% to 25% of the overall budget, given the constraints of an overall budget cap, the**

reserve analyst does not recommend increasing the contribution to reserves more than 6% in any given year of the 30-year scope of the reserve study due to market volatility and other potential unknowns.

INFLATION RATE: An inflation rate of 2.30% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:
0% to 29.99% - Poor
30% to 69.99% - Fair
70% to 100% - Good
This association is 107.09% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

GENERAL: Lacamas Shores Homeowners Association and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements in accordance with Washington State Law(s). This reserve study will estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 40 assets were included in this reserve study report; of these considered, 39 were funded and 1 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management, Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.

Report Version 6.

Lacamas Shores Homeowners Association
Camas, Washington
ReserveStudyUpdate.com, LLC Current Assessment Funding Model Summary

Report Date	January 01, 2015
Account Number	712
Version	6
Budget Year Beginning	January 01, 2015
Budget Year Ending	December 31, 2015
Total Units	253

Report Parameters

Inflation	2.30%
Interest Rate on Reserve Deposit	0.15%
2015 Beginning Balance	$156,000.00

Current Assessment Funding Model Summary of Calculations

No Required Month Contribution	
Average Net Month Interest Earned	$15.83
Total Month Allocation to Reserves	$15.83

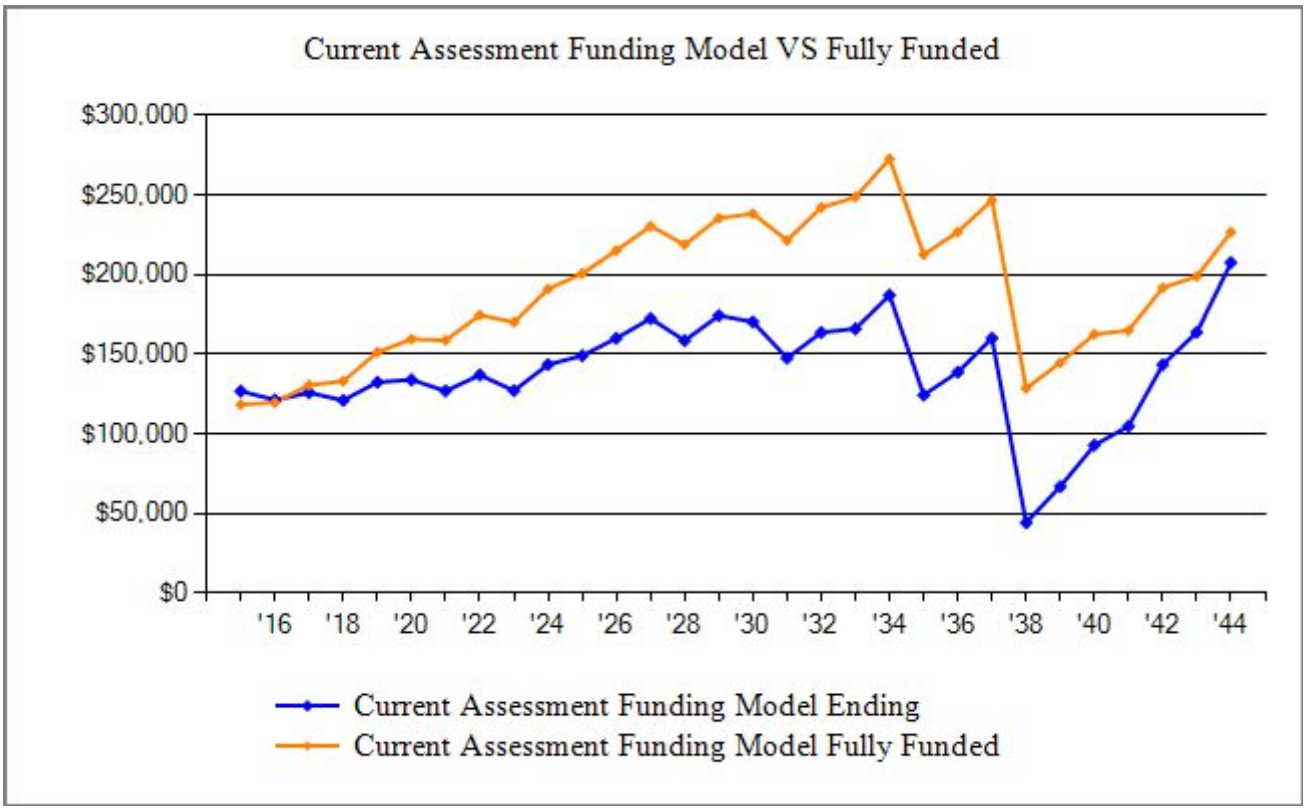
Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Current Assessment Funding Model Projection

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Beginning Balance: $156,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	244,266		190	29,416	126,774	118,382	107%
2016	249,884	14,000	172	19,641	121,305	119,685	101%
2017	255,631	14,840	178	10,465	125,858	130,613	96%
2018	261,511	15,730	171	20,746	121,013	132,999	91%
2019	267,526	16,674	187	5,476	132,398	151,172	88%
2020	273,679	17,675	189	16,302	133,959	159,410	84%
2021	279,973	18,735	177	26,018	126,853	158,686	80%
2022	286,413	19,859	192	9,967	136,938	174,494	78%
2023	293,000	21,051	176	31,060	127,104	170,080	75%
2024	299,739	22,314	200	6,136	143,482	190,871	75%
2025	306,633	23,653	207	18,296	149,046	200,579	74%
2026	313,686	25,072	223	14,383	159,957	214,968	74%
2027	320,901	26,576	240	14,451	172,322	230,217	75%
2028	328,281	28,171	218	42,211	158,500	218,688	72%
2029	335,832	29,861	241	14,436	174,166	235,253	74%
2030	343,556	25,000	238	29,185	170,219	238,048	72%
2031	351,458	26,500	203	49,411	147,511	221,301	67%
2032	359,541	28,090	226	12,217	163,610	241,988	68%
2033	367,811	29,775	228	27,673	165,941	248,420	67%
2034	376,270	31,562	259	10,783	186,978	272,548	69%
2035	384,925	33,456	163	96,245	124,353	212,439	59%
2036	393,778	35,463	184	21,279	138,720	226,601	61%
2037	402,835	37,591	214	16,492	160,033	246,579	65%
2038	412,100	39,846	39	155,672	44,247	128,555	34%
2039	421,578	42,237	71	19,574	66,981	144,650	46%
2040	431,275	44,771	108	18,980	92,881	162,461	57%
2041	441,194	47,457	125	35,582	104,881	164,850	64%
2042	451,341	50,305	180	12,010	143,356	191,652	75%
2043	461,722	53,323	209	33,179	163,709	198,708	82%
2044	472,342	56,523	272	13,149	207,354	226,558	92%

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Current Assessment Funding Model VS Fully Funded Chart



The Current Assessment Funding Model is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Current Funding Model - Component Summary by Category

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Streets/Asphalt							
Asphalt Overlay	93,438	50	23		29,907		29,907
Asphalt Repairs	4,407	5	1	3	4,308		3,769
Asphalt Seal Coat	7,051	5	1	3	6,892		6,031
Streets/Asphalt - Total	$104,895				$41,107		$39,707
Roofing							
Roof - Bathhouse - Maintenance	245	5	3	5	229		160
Roof - Bathhouse - Replace	3,078	20	13		802		802
Roof - Maintenance Building - Maintenance	368	5	3	5	344		240
Roof - Maintenance Building - Replace	4,617	20	13		1,202		1,202
Roofing - Total	$8,308				$2,576		$2,405
Painting							
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987		4,987
Painting - Total	$4,987				$4,987		$4,987
Fencing/Security							
Gates: Vehicle - Automation	8,184	15	1	1	8,000		7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	2,806		2,806
Fencing/Security - Total	$16,529				$10,806		$10,306
Lighting							
Lighting - Outdoor / Indoor - Allowance	750	5	0		750		750
Lighting - Total	$750				$750		$750
Recreation							
Barbeque - Replenish / Rebuild	325	10	0	-3	325		325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		675		405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		10,000		10,000
Playground / Exercise Equipment	6,802	5	2		6,500		3,900

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Recreation continued...							
Site Furniture - Benches/Tables & Miscellaneous	2,241	7	5		2,000		571
Recreation - Total	$88,970				$19,500		$15,201
Equipment							
Maintenance Equipment - Miscellaneous	3,663	4	2		3,500		1,750
Tractor - Kubota "L" Series	3,284	25	12	12	1,689		1,689
Equipment - Total	$6,947				$5,189		$3,439
Building Components							
Doors & Windows	7,392	30	13	10	3,712		3,712
Building Components - Total	$7,392				$3,712		$3,712
Grounds Components							
Step Replacement & Restabilization (removed)	*unfunded*						
Gutters and Downspouts							
Gutters & Downspouts - Bathhouse	989	20	13		258		258
Gutters & Downspouts - Maintenance Building	862	20	13		224		224
Gutters and Downspouts - Total	$1,851				$482		$482
Mailboxes							
Mailbox - Replacement	2,818	5	3	5	2,632		1,843
Mailboxes - Total	$2,818				$2,632		$1,843
Signs							
Street Signs	896	12	5		800		467
Signs - Total	$896				$800		$467
Tree Trimming							
Arborist - Tree Work	2,000	7	0		2,000		2,000
Tree Trimming - Total	$2,000				$2,000		$2,000
Underground Utilities							
Underground Utilities	9,451	35	28		1,000		1,000
Underground Utilities - Total	$9,451				$1,000		$1,000

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Current Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Walls							
Perimeter Wall - Maintenance	5,353	10	3		5,000		3,500
Walls - Total	$5,353				$5,000		$3,500
Environmental Remediation							
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000		10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000		1,000
Environmental Remediation - Total	$15,476				$15,000		$11,000
Landscaping							
Irrigation Controllers & Valves	3,439	10	6	3	3,000		1,615
Landscape - Renovation	10,000	15	0		10,000		10,000
Landscaping - Total	$13,439				$13,000		$11,615
Masonry							
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000		700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500		2,450
Masonry - Total	$4,818				$4,500		$3,150
Concrete							
Concrete - Common Areas - Provision	4,556	5	3	5	4,255		2,979
Concrete - Sport Court	14,358	30	23		1,986		1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418		1,692
Concrete - Total	$21,502				$8,659		$6,657
Surveillance Equipment							
Surveillance Equipment	1,120	12	5		1,000		583
Surveillance Equipment - Total	$1,120				$1,000		$583
Restrooms							
Restroom Refurbishment - Provision	10,796	15	8		6,944		4,200
Restrooms - Total	$10,796				$6,944		$4,200

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Current Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Siding							
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354		1,354
Siding - Total	$1,354				$1,354		$1,354
Monument							
Monument - Entry: Lettering	5,731	12	6		5,000		2,500
Monument - Total	$5,731				$5,000		$2,500
Grand Total:	$335,383				$156,000		$130,860

Percent Fully Funded	119%
Current Average Equity per Unit (Total Units: 253)	$99

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Current Funding Model - Capital/Non-Capital Summary

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital							
Asphalt Overlay	93,438	50	23		29,907		29,907
Asphalt Repairs	4,407	5	1	3	4,308		3,769
Barbeque - Replenish / Rebuild	325	10	0	-3	325		325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		675		405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		10,000		10,000
Concrete - Common Areas - Provision	4,556	5	3	5	4,255		2,979
Concrete - Sport Court	14,358	30	23		1,986		1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418		1,692
Doors & Windows	7,392	30	13	10	3,712		3,712
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354		1,354
Gates: Vehicle - Automation	8,184	15	1	1	8,000		7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	2,806		2,806
Gutters & Downspouts - Bathhouse	989	20	13		258		258
Gutters & Downspouts - Maintenance Building	862	20	13		224		224
Irrigation Controllers & Valves	3,439	10	6	3	3,000		1,615
Lighting - Outdoor / Indoor - Allowance	750	5	0		750		750
Mailbox - Replacement	2,818	5	3	5	2,632		1,843
Maintenance Equipment - Miscellaneous	3,663	4	2		3,500		1,750
Monument - Entry: Lettering	5,731	12	6		5,000		2,500
Perimeter Wall - Maintenance	5,353	10	3		5,000		3,500
Playground / Exercise Equipment	6,802	5	2		6,500		3,900
Restroom Refurbishment - Provision	10,796	15	8		6,944		4,200
Roof - Bathhouse - Maintenance	245	5	3	5	229		160
Roof - Bathhouse - Replace	3,078	20	13		802		802
Roof - Maintenance Building - Maintenance	368	5	3	5	344		240
Roof - Maintenance Building - Replace	4,617	20	13		1,202		1,202
Site Furniture - Benches/Tables & Miscellaneous	2,241	7	5		2,000		571

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Current Funding Model - Capital/Non-Capital Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital continued...							
Step Replacement & Restabilization (removed)	*unfunded*						
Street Signs	896	12	5		800		467
Surveillance Equipment	1,120	12	5		1,000		583
Tractor - Kubota "L" Series	3,284	25	12	12	1,689		1,689
Underground Utilities	9,451	35	28		1,000		1,000
Capital - Total	$291,051				$112,620		$93,691
Non Capital							
Arborist - Tree Work	2,000	7	0		2,000		2,000
Asphalt Seal Coat	7,051	5	1	3	6,892		6,031
Landscape - Renovation	10,000	15	0		10,000		10,000
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987		4,987
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000		10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000		1,000
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000		700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500		2,450
Non Capital - Total	$44,332				$43,380		$37,168
Grand Total:	$335,383				$156,000		$130,860

Percent Fully Funded	119%
Current Average Equity per Unit (Total Units: 253)	$99

EXECUTIVE SUMMARY - THRESHOLD FUNDING MODEL

THRESHOLD FUNDING MODEL OVERVIEW

The "Threshold Funding Model" method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than $0). Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). This may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen in between full funding and baseline funding.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2015 and ending December 31, 2015. Unless otherwise indicated, we have used July 18, 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST RESERVE STUDY: (if applicable) The last on-site physical analysis done was completed on February 11, 2015.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables affecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of $156,000 as of January, 1 2015. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum balance threshold of $76,190 has been used over the thirty years of this reserve study. The reserve study has an annual contribution increase of 2.00% per year. Per Section 4.4 of the CC&Rs, there language that limits the annual budget increase to 6% from the previously adopted budget without a two-thirds affirmative vote of the total membership. ReserveStudyUpdate.com, LLC cannot possibly predict the outcome of a vote in any future year. Even though historically, the contribution to reserves has only constituted 20% to 25% of the overall budget, given the constraints of an overall budget cap, the reserve analyst does not recommend increasing the contribution to reserves more than 6% in any given year of the 30-year scope of the reserve study due to market volatility and other potential unknowns.

INFLATION RATE: An inflation rate of 2.30% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

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0% to 29.99% - Poor

30% to 69.99% - Fair
70% to 100% - Good
This association is 124.05% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

GENERAL: Lacamas Shores Homeowners Association and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements in accordance with Washington State Law(s). This reserve study will estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

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The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.

Report Version 6.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model Summary

Report Date	**January 01, 2015**
Account Number	**712**
Version	**6**
Budget Year Beginning	**January 01, 2015**
Budget Year Ending	**December 31, 2015**
Total Units	**253**

Report Parameters

Inflation	**2.30%**
Annual Assessment Increase	**2.00%**
Interest Rate on Reserve Deposit	**0.15%**
2015 Beginning Balance	**$156,000.00**

Threshold Funding Model Summary of Calculations

Required Month Contribution	**$1,672.35**
$6.61 per unit monthly	
Average Net Month Interest Earned	**$17.19**
Total Month Allocation to Reserves	**$1,689.55**
$6.68 per unit monthly	

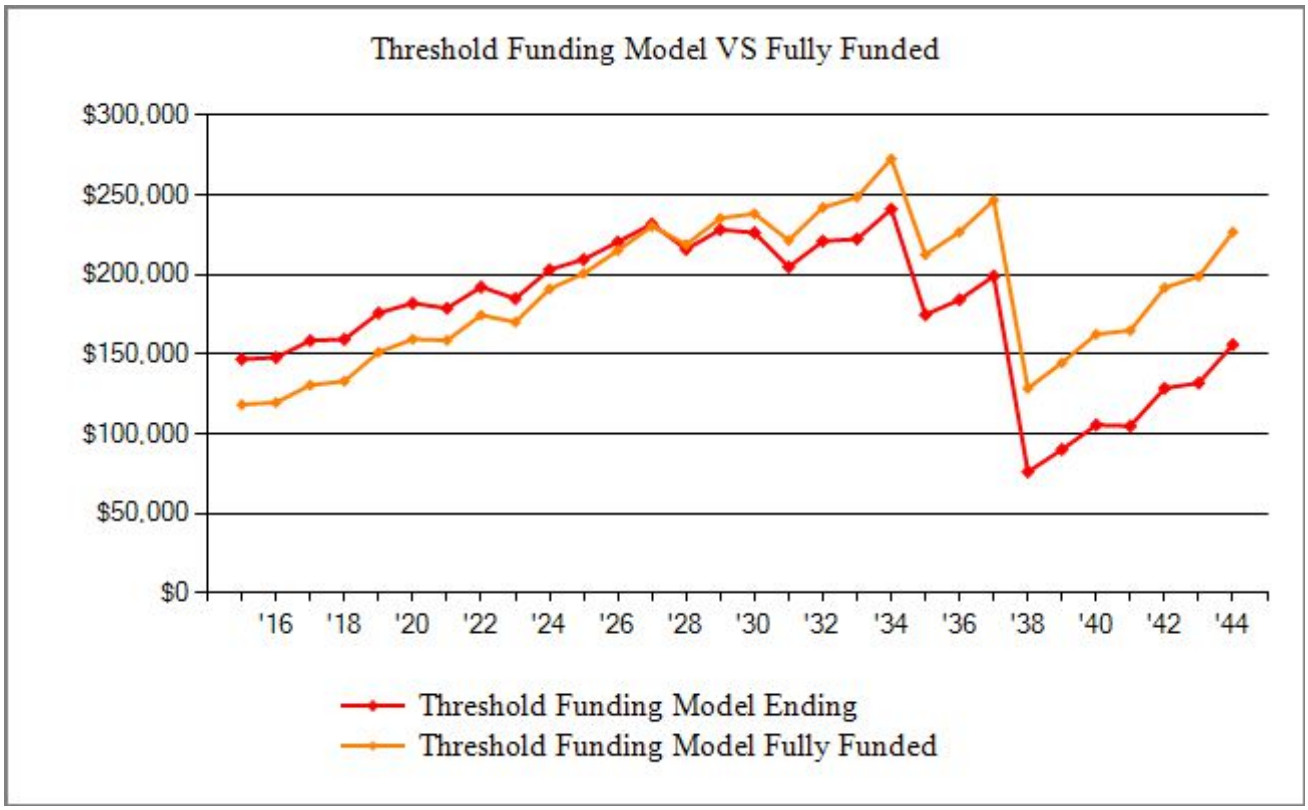
Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model Projection

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Beginning Balance: $156,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	244,266	20,068	206	29,416	146,858	118,382	124%
2016	249,884	20,470	208	19,641	147,894	119,685	124%
2017	255,631	20,879	223	10,465	158,531	130,613	121%
2018	261,511	21,297	224	20,746	159,306	132,999	120%
2019	267,526	21,723	249	5,476	175,801	151,172	116%
2020	273,679	22,157	257	16,302	181,913	159,410	114%
2021	279,973	22,600	252	26,018	178,748	158,686	113%
2022	286,413	23,052	272	9,967	192,105	174,494	110%
2023	293,000	23,513	261	31,060	184,819	170,080	109%
2024	299,739	23,983	288	6,136	202,954	190,871	106%
2025	306,633	24,463	297	18,296	209,418	200,579	104%
2026	313,686	24,952	313	14,383	220,301	214,968	102%
2027	320,901	25,451	330	14,451	231,631	230,217	101%
2028	328,281	25,960	305	42,211	215,685	218,688	99%
2029	335,832	26,480	324	14,436	228,053	235,253	97%
2030	343,556	27,009	320	29,185	226,198	238,048	95%
2031	351,458	27,549	288	49,411	204,624	221,301	92%
2032	359,541	28,100	312	12,217	220,819	241,988	91%
2033	367,811	28,662	313	27,673	222,122	248,420	89%
2034	376,270	29,236	341	10,783	240,915	272,548	88%
2035	384,925	29,820	241	96,245	174,733	212,439	82%
2036	393,778	30,417	255	21,279	184,125	226,601	81%
2037	402,835	31,025	277	16,492	198,935	246,579	81%
2038	412,100	32,834	92	155,672	76,190	128,555	59%
2039	421,578	33,491	112	19,574	90,220	144,650	62%
2040	431,275	34,161	135	18,980	105,535	162,461	65%
2041	441,194	34,844	133	35,582	104,931	164,850	64%
2042	451,341	35,541	168	12,010	128,630	191,652	67%
2043	461,722	36,252	173	33,179	131,875	198,708	66%
2044	472,342	36,977	208	13,149	155,911	226,558	69%

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model VS Fully Funded Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below $0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Streets/Asphalt							
Asphalt Overlay	93,438	50	23		29,907	335.89	29,907
Asphalt Repairs	4,407	5	1	3	4,308	11.64	3,769
Asphalt Seal Coat	7,051	5	1	3	6,892	18.63	6,031
Streets/Asphalt - Total	$104,895				$41,107	$366	$39,707
Roofing							
Roof - Bathhouse - Maintenance	245	5	3	5	229	0.63	160
Roof - Bathhouse - Replace	3,078	20	13		2,290	7.12	802
Roof - Maintenance Building - Maintenance	368	5	3	5	344	0.95	240
Roof - Maintenance Building - Replace	4,617	20	13		3,435	10.67	1,202
Roofing - Total	$8,308				$6,298	$19	$2,405
Painting							
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987	93.52	4,987
Painting - Total	$4,987				$4,987	$94	$4,987
Fencing/Security							
Gates: Vehicle - Automation	8,184	15	1	1	8,000	21.62	7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	5,800	18.68	2,806
Fencing/Security - Total	$16,529				$13,800	$40	$10,306
Lighting							
Lighting - Outdoor / Indoor - Allowance	750	5	0		750	21.06	750
Lighting - Total	$750				$750	$21	$750
Recreation							
Barbeque - Replenish / Rebuild	325	10	0	-3	325	5.09	325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		675	1.98	405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		17,803	374.55	10,000
Playground / Exercise Equipment	6,802	5	2		6,500	17.77	3,900
Site Furniture - Benches/Tables & Miscellaneous	2,241	7	5		2,000	5.66	571
Recreation - Total	$88,970				$27,303	$405	$15,201

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Equipment							
Maintenance Equipment - Miscellaneous	3,663	4	2		3,500	9.57	1,750
Tractor - Kubota "L" Series	3,284	25	12	12	2,500	7.68	1,689
Equipment - Total	$6,947				$6,000	$17	$3,439
Building Components							
Doors & Windows	7,392	30	13	10	5,500	17.09	3,712
Building Components - Total	$7,392				$5,500	$17	$3,712
Grounds Components							
Step Replacement & Restabilization (removed)	*unfunded*						
Gutters and Downspouts							
Gutters & Downspouts - Bathhouse	989	20	13		736	2.29	258
Gutters & Downspouts - Maintenance Building	862	20	13		641	1.99	224
Gutters and Downspouts - Total	$1,851				$1,377	$4	$482
Mailboxes							
Mailbox - Replacement	2,818	5	3	5	2,632	7.28	1,843
Mailboxes - Total	$2,818				$2,632	$7	$1,843
Signs							
Street Signs	896	12	5		800	2.26	467
Signs - Total	$896				$800	$2	$467
Tree Trimming							
Arborist - Tree Work	2,000	7	0		2,000	41.92	2,000
Tree Trimming - Total	$2,000				$2,000	$42	$2,000
Underground Utilities							
Underground Utilities	9,451	35	28		1,000	36.99	1,000
Underground Utilities - Total	$9,451				$1,000	$37	$1,000
Walls							
Perimeter Wall - Maintenance	5,353	10	3		5,000	13.83	3,500
Walls - Total	$5,353				$5,000	$14	$3,500

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Environmental Remediation							
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000	280.85	10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000	13.99	1,000
Environmental Remediation - Total	$15,476				$15,000	$295	$11,000
Landscaping							
Irrigation Controllers & Valves	3,439	10	6	3	3,000	8.59	1,615
Landscape - Renovation	10,000	15	0		10,000	116.64	10,000
Landscaping - Total	$13,439				$13,000	$125	$11,615
Masonry							
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000	2.77	700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500	9.68	2,450
Masonry - Total	$4,818				$4,500	$12	$3,150
Concrete							
Concrete - Common Areas - Provision	4,556	5	3	5	4,255	11.77	2,979
Concrete - Sport Court	14,358	30	23		1,986	66.14	1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418	6.68	1,692
Concrete - Total	$21,502				$8,659	$85	$6,657
Surveillance Equipment							
Surveillance Equipment	1,120	12	5		1,000	2.83	583
Surveillance Equipment - Total	$1,120				$1,000	$3	$583
Restrooms							
Restroom Refurbishment - Provision	10,796	15	8		9,000	26.37	4,200
Restrooms - Total	$10,796				$9,000	$26	$4,200
Siding							
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354	25.38	1,354
Siding - Total	$1,354				$1,354	$25	$1,354

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Monument							
Monument - Entry: Lettering	5,731	12	6		5,000	14.31	2,500
Monument - Total	$5,731				$5,000	$14	$2,500
Grand Total:	$335,383				$176,068	$1,672	$130,860

Percent Fully Funded	135%
Current Average Equity per Unit (Total Units: 253)	$179

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model - Capital/Non-Capital Summary

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital							
Asphalt Overlay	93,438	50	23		29,907	335.89	29,907
Asphalt Repairs	4,407	5	1	3	4,308	11.64	3,769
Barbeque - Replenish / Rebuild	325	10	0	-3	325	5.09	325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		675	1.98	405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		17,803	374.55	10,000
Concrete - Common Areas - Provision	4,556	5	3	5	4,255	11.77	2,979
Concrete - Sport Court	14,358	30	23		1,986	66.14	1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418	6.68	1,692
Doors & Windows	7,392	30	13	10	5,500	17.09	3,712
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354	25.38	1,354
Gates: Vehicle - Automation	8,184	15	1	1	8,000	21.62	7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	5,800	18.68	2,806
Gutters & Downspouts - Bathhouse	989	20	13		736	2.29	258
Gutters & Downspouts - Maintenance Building	862	20	13		641	1.99	224
Irrigation Controllers & Valves	3,439	10	6	3	3,000	8.59	1,615
Lighting - Outdoor / Indoor - Allowance	750	5	0		750	21.06	750
Mailbox - Replacement	2,818	5	3	5	2,632	7.28	1,843
Maintenance Equipment - Miscellaneous	3,663	4	2		3,500	9.57	1,750
Monument - Entry: Lettering	5,731	12	6		5,000	14.31	2,500
Perimeter Wall - Maintenance	5,353	10	3		5,000	13.83	3,500
Playground / Exercise Equipment	6,802	5	2		6,500	17.77	3,900
Restroom Refurbishment - Provision	10,796	15	8		9,000	26.37	4,200
Roof - Bathhouse - Maintenance	245	5	3	5	229	0.63	160
Roof - Bathhouse - Replace	3,078	20	13		2,290	7.12	802
Roof - Maintenance Building - Maintenance	368	5	3	5	344	0.95	240
Roof - Maintenance Building - Replace	4,617	20	13		3,435	10.67	1,202
Site Furniture - Benches/Tables & Miscellaneous	2,241	7	5		2,000	5.66	571

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Threshold Funding Model - Capital/Non-Capital Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital continued...							
Step Replacement & Restabilization (removed)	*unfunded*						
Street Signs	896	12	5		800	2.26	467
Surveillance Equipment	1,120	12	5		1,000	2.83	583
Tractor - Kubota "L" Series	3,284	25	12	12	2,500	7.68	1,689
Underground Utilities	9,451	35	28		1,000	36.99	1,000
Capital - Total	$291,051				$132,689	$1,094	$93,691
Non Capital							
Arborist - Tree Work	2,000	7	0		2,000	41.92	2,000
Asphalt Seal Coat	7,051	5	1	3	6,892	18.63	6,031
Landscape - Renovation	10,000	15	0		10,000	116.64	10,000
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987	93.52	4,987
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000	280.85	10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000	13.99	1,000
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000	2.77	700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500	9.68	2,450
Non Capital - Total	$44,332				$43,380	$578	$37,168
Grand Total:	$335,383				$176,068	$1,672	$130,860

Percent Fully Funded	135%
Current Average Equity per Unit (Total Units: 253)	$179

EXECUTIVE SUMMARY- COMPONENT FUNDING MODEL

COMPONENT FUNDING MODEL OVERVIEW

The "Component Funding Model" is a straight-line funding model, also known by the "Full Funding Model". The objective of the model is to have on hand an amount of cash in the reserve account equal to the amount of depreciation that has occurred for each of the assets. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position.

"Full funding" describes the objective to have reserves on hand equivalent to the value of the deterioration of the each component in the reserve study. For example, for a $10,000 (current cost) pool resurface project with a useful life of ten years, after three years, when the pool's surface has deteriorated 3/10 of $10,000, to be fully funded the association should have $3000 set aside for this component (and on and on again for each component). "Full funding" describes an objective where ongoing deterioration is offset by the proportional accumulation of cash.

One of the selling points that may be beneficial to Lacamas Shores Homeowners Association is that the "Component Funding Model" compared to the other funding models is that the objective is to have an equal amount of cash on hand compared to the amount of depreciation that has occurred for each funded asset in the report. Funding models lacking a "Full Funding" criterion often result in funding strategies that shifts the burden of funding assets to future homeowners. Although the Association may be able to fund reserves perpetually employing such strategies, the Board of Directors should carefully consider the degree of risk that is acceptable to everyone. Multiple components which experience premature failure rates will likely result in special assessments which will ultimately burden current owners who have the misfortune of having a current ownership interest; while previous owners have avoided their financial responsibility. The "Component Funding Model" is recommended for Board of Directors who wish to mitigate this type of risk.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2015 and ending December 31, 2015. Unless otherwise indicated, we have used July, 18 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on February 11, 2015.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables affecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of $156,000 as of January 1, 2015. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: The reserve study has an annual contribution increase of 2.48% per year. Per Section 4.4 of the CC&Rs, there language that limits the annual budget increase to 6% from the previously adopted budget without a two-thirds affirmative vote of the total membership. ReserveStudyUpdate.com, LLC cannot possibly predict the outcome of a vote in any future year. Even though historically, the contribution to reserves has only constituted 20% to 25% of the overall budget, given the constraints of an overall budget cap, the reserve analyst does not recommend increasing the contribution to reserves more than 6% in any given year of the 30-year scope of the reserve study due to market volatility and other potential unknowns.

INFLATION RATE: An inflation rate of 2.30% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:
0% to 29.99% - Poor
30% to 69.99% - Fair
70% to 100% - Good
This association is 115.46% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

GENERAL: Lacamas Shores Homeowners Association and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements in accordance with Washington State Law(s). This reserve study will estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 40 assets were included in this reserve study report; of these considered, 39 were funded and 1 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the

property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management, Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.

Report Version 6.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model Summary

Report Date	January 01, 2015
Account Number	712
Version	6
Budget Year Beginning	January 01, 2015
Budget Year Ending	December 31, 2015
Total Units	253

Report Parameters

Inflation	2.30%
Interest Rate on Reserve Deposit	0.15%
Contingency	3.00%
2015 Beginning Balance	$156,000.00

Component Funding Model Summary of Calculations

Required Month Contribution	$1,177.59
$4.65 per unit monthly	
Average Net Month Interest Earned	$16.79
Total Month Allocation to Reserves	$1,194.38
$4.72 per unit monthly	

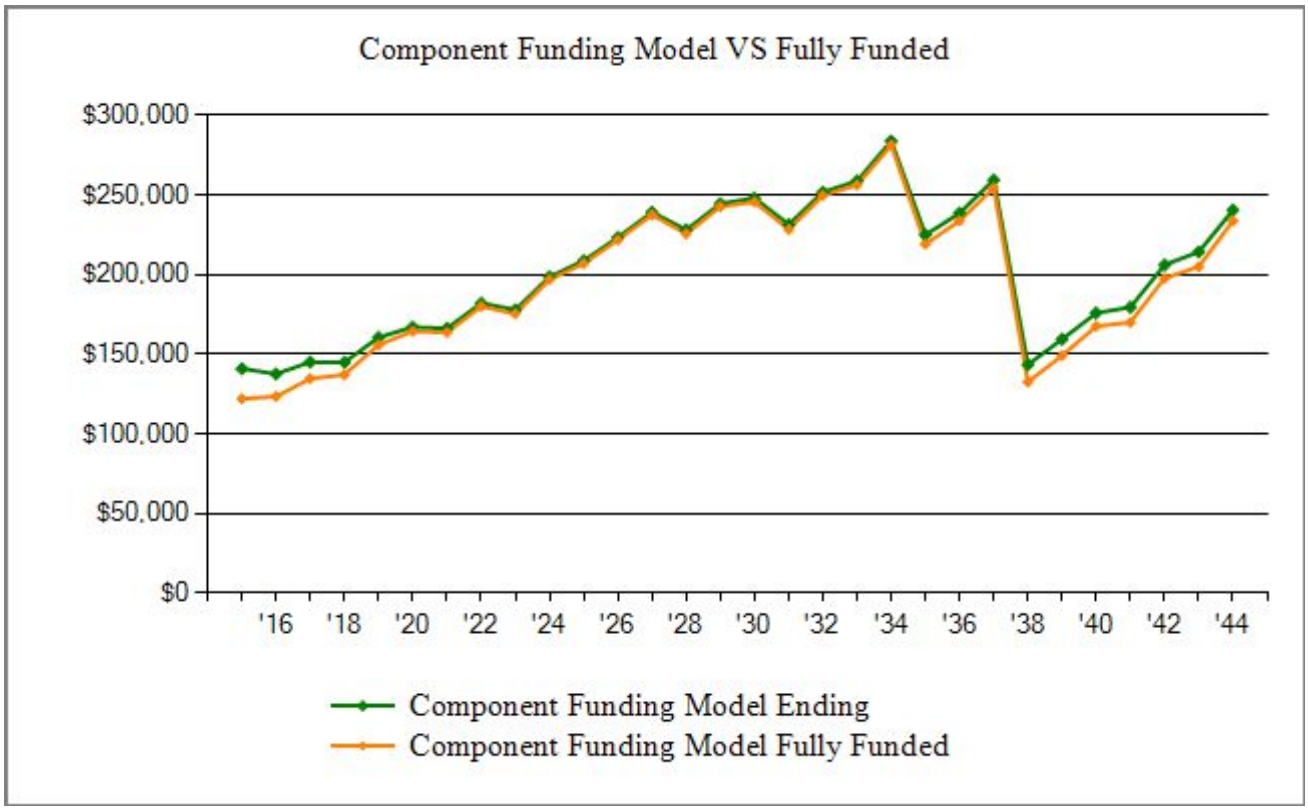
Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model Projection

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Beginning Balance: $156,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	244,266	14,131	201	29,416	140,916	122,043	115%
2016	249,884	16,088	195	19,641	137,558	123,387	111%
2017	255,631	17,764	205	10,465	145,061	134,653	108%
2018	261,511	20,421	203	20,746	144,939	137,112	106%
2019	267,526	20,823	226	5,476	160,512	155,847	103%
2020	273,679	22,509	235	16,302	166,954	164,340	102%
2021	279,973	25,000	232	26,018	166,168	163,594	102%
2022	286,413	25,497	255	9,967	181,954	179,890	101%
2023	293,000	26,675	248	31,060	177,817	175,341	101%
2024	299,739	26,513	279	6,136	198,474	196,774	101%
2025	306,633	28,082	293	18,296	208,553	206,783	101%
2026	313,686	28,692	315	14,383	223,177	221,616	101%
2027	320,901	29,913	338	14,451	238,976	237,337	101%
2028	328,281	30,878	320	42,211	227,963	225,452	101%
2029	335,832	30,498	345	14,436	244,370	242,529	101%
2030	343,556	32,293	349	29,185	247,828	245,411	101%
2031	351,458	32,531	324	49,411	231,273	228,145	101%
2032	359,541	32,172	355	12,217	251,583	249,472	101%
2033	367,811	34,327	364	27,673	258,602	256,104	101%
2034	376,270	35,415	401	10,783	283,634	280,977	101%
2035	384,925	37,105	311	96,245	224,806	219,010	103%
2036	393,778	34,550	334	21,279	238,410	233,609	102%
2037	402,835	36,964	363	16,492	259,246	254,205	102%
2038	412,100	39,649	188	155,672	143,411	132,531	108%
2039	421,578	35,294	215	19,574	159,345	149,123	107%
2040	431,275	35,183	239	18,980	175,787	167,485	105%
2041	441,194	38,972	242	35,582	179,419	169,948	106%
2042	451,341	38,232	282	12,010	205,924	197,579	104%
2043	461,722	41,087	293	33,179	214,124	204,853	105%
2044	472,342	38,989	333	13,149	240,297	233,565	103%

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model VS Fully Funded Chart



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Streets/Asphalt							
Asphalt Overlay	2038	50	0	23	55,384	29,907	29,907
Asphalt Repairs	2016	5	3	1	4,308	4,308	3,769
Asphalt Seal Coat	2016	5	3	1	6,892	6,892	6,031
Streets/Asphalt - Total					$66,584	$41,107	$39,707
Roofing							
Roof - Bathhouse - Maintenance	2018	5	5	3	229	229	160
Roof - Bathhouse - Replace	2028	20	0	13	2,290	802	802
Roof - Maintenance Building - Maintenance	2018	5	5	3	344	344	240
Roof - Maintenance Building - Replace	2028	20	0	13	3,435	1,202	1,202
Roofing - Total					$6,298	$2,576	$2,405
Painting							
Painting - Recreation/Bathhouse & Storage Buildings	2015	8	0	0	4,987	4,987	4,987
Painting - Total					$4,987	$4,987	$4,987
Fencing/Security							
Gates: Vehicle - Automation	2016	15	1	1	8,000	8,000	7,500
Gates: Vehicle - Iron Work	2031	30	1	16	5,800	2,806	2,806
Fencing/Security - Total					$13,800	$10,806	$10,306
Lighting							
Lighting - Outdoor / Indoor - Allowance	2015	5	0	0	750	750	750
Lighting - Total					$750	$750	$750
Recreation							
Barbeque - Replenish / Rebuild	2015	10	-3	0	325	325	325
Basketball Goal - Backboard/Hoop/Mounting Hardware	2023	20	0	8	675	405	405
Boat - Dock - Major Rebuild/Replace	2035	25	0	20	50,000	10,000	10,000
Playground / Exercise Equipment	2017	5	0	2	6,500	6,500	3,900
Site Furniture - Benches/Tables & Miscellaneous	2020	7	0	5	2,000	2,000	571
Recreation - Total					$59,500	$19,230	$15,201
Equipment							
Maintenance Equipment - Miscellaneous	2017	4	0	2	3,500	3,500	1,750
Tractor - Kubota "L" Series	2027	25	12	12	2,500	1,689	1,689
Equipment - Total					$6,000	$5,189	$3,439

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Building Components							
Doors & Windows	2028	30	10	13	5,500	3,712	3,712
Building Components - Total					$5,500	$3,712	$3,712
Grounds Components							
Step Replacement & Restabilization (removed)							
		Unfunded					
Gutters and Downspouts							
Gutters & Downspouts - Bathhouse	2028	20	0	13	736	258	258
Gutters & Downspouts - Maintenance Building	2028	20	0	13	641	224	224
Gutters and Downspouts - Total					$1,377	$482	$482
Mailboxes							
Mailbox - Replacement	2018	5	5	3	2,632	2,632	1,843
Mailboxes - Total					$2,632	$2,632	$1,843
Signs							
Street Signs	2020	12	0	5	800	800	467
Signs - Total					$800	$800	$467
Tree Trimming							
Arborist - Tree Work	2015	7	0	0	2,000	2,000	2,000
Tree Trimming - Total					$2,000	$2,000	$2,000
Underground Utilities							
Underground Utilities	2043	35	0	28	5,000	1,000	1,000
Underground Utilities - Total					$5,000	$1,000	$1,000
Walls							
Perimeter Wall - Maintenance	2018	10	0	3	5,000	5,000	3,500
Walls - Total					$5,000	$5,000	$3,500
Environmental Remediation							
Storm Water Discharge Pond - Cleaning	2015	5	0	0	10,000	10,000	10,000
Stormwater Facility Swale Maintenance	2019	5	0	4	5,000	5,000	1,000
Environmental Remediation - Total					$15,000	$15,000	$11,000

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Landscaping							
Irrigation Controllers & Valves	2021	10	3	6	3,000	3,000	1,615
Landscape - Renovation	2015	15	0	0	10,000	10,000	10,000
Landscaping - Total					$13,000	$13,000	$11,615
Masonry							
Tuck-Pointing - Gate/Entry	2018	10	0	3	1,000	1,000	700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	2018	10	0	3	3,500	3,500	2,450
Masonry - Total					$4,500	$4,500	$3,150
Concrete							
Concrete - Common Areas - Provision	2018	5	5	3	4,255	4,255	2,979
Concrete - Sport Court	2038	30	0	23	8,510	1,986	1,986
Concrete Flatwork - Maintenance/Replace	2018	5	5	3	2,418	2,418	1,692
Concrete - Total					$15,183	$8,659	$6,657
Surveillance Equipment							
Surveillance Equipment	2020	12	0	5	1,000	1,000	583
Surveillance Equipment - Total					$1,000	$1,000	$583
Restrooms							
Restroom Refurbishment - Provision	2023	15	0	8	9,000	4,200	4,200
Restrooms - Total					$9,000	$4,200	$4,200
Siding							
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	2015	8	0	0	1,354	1,354	1,354
Siding - Total					$1,354	$1,354	$1,354
Monument							
Monument - Entry: Lettering	2021	12	0	6	5,000	3,334	2,500
Monument - Total					$5,000	$3,334	$2,500
Total Asset Summary					$244,266	$151,320	$130,860
Contingency at 3.00%						$4,680	$4,047
Summary Total						$156,000	$134,907
Excess Funds:							
Percent Fully Funded						116%	

Report Date	January 01, 2015
Beginning Fiscal Year	January 01, 2015
Account Number	712

Version Number 6

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Streets/Asphalt							
Asphalt Overlay	93,438	50	23		29,907	204.68	29,907
Asphalt Repairs	4,407	5	1	3	4,308	7.09	3,769
Asphalt Seal Coat	7,051	5	1	3	6,892	11.35	6,031
Streets/Asphalt - Total	$104,895				$41,107	$223	$39,707
Roofing							
Roof - Bathhouse - Maintenance	245	5	3	5	229	0.39	160
Roof - Bathhouse - Replace	3,078	20	13		802	13.20	802
Roof - Maintenance Building - Maintenance	368	5	3	5	344	0.58	240
Roof - Maintenance Building - Replace	4,617	20	13		1,202	19.80	1,202
Roofing - Total	$8,308				$2,576	$34	$2,405
Painting							
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987	56.99	4,987
Painting - Total	$4,987				$4,987	$57	$4,987
Fencing/Security							
Gates: Vehicle - Automation	8,184	15	1	1	8,000	13.18	7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	2,806	25.90	2,806
Fencing/Security - Total	$16,529				$10,806	$39	$10,306
Lighting							
Lighting - Outdoor / Indoor - Allowance	750	5	0		750	12.84	750
Lighting - Total	$750				$750	$13	$750
Recreation							
Barbeque - Replenish / Rebuild	325	10	0	-3	325	3.10	325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		405	3.81	405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		10,000	258.60	10,000
Playground / Exercise Equipment	6,802	5	2		6,500	10.83	3,900

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Recreation continued...							
Site Furniture - Benches/Tables & Miscellaneous							
	2,241	7	5		2,000	3.45	571
Recreation - Total	$88,970				$19,230	$280	$15,201
Equipment							
Maintenance Equipment - Miscellaneous							
	3,663	4	2		3,500	5.83	1,750
Tractor - Kubota "L" Series	3,284	25	12	12	1,689	9.90	1,689
Equipment - Total	$6,947				$5,189	$16	$3,439
Building Components							
Doors & Windows	7,392	30	13	10	3,712	21.06	3,712
Building Components - Total	$7,392				$3,712	$21	$3,712
Grounds Components							
Step Replacement & Restabilization (removed)							
	unfunded						
Gutters and Downspouts							
Gutters & Downspouts - Bathhouse	989	20	13		258	4.24	258
Gutters & Downspouts - Maintenance Building							
	862	20	13		224	3.70	224
Gutters and Downspouts - Total	$1,851				$482	$8	$482
Mailboxes							
Mailbox - Replacement	2,818	5	3	5	2,632	4.44	1,843
Mailboxes - Total	$2,818				$2,632	$4	$1,843
Signs							
Street Signs	896	12	5		800	1.38	467
Signs - Total	$896				$800	$1	$467
Tree Trimming							
Arborist - Tree Work	2,000	7	0		2,000	25.55	2,000
Tree Trimming - Total	$2,000				$2,000	$26	$2,000
Underground Utilities							
Underground Utilities	9,451	35	28		1,000	22.54	1,000
Underground Utilities - Total	$9,451				$1,000	$23	$1,000

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Walls							
Perimeter Wall - Maintenance	5,353	10	3		5,000	8.43	3,500
Walls - Total	$5,353				$5,000	$8	$3,500
Environmental Remediation							
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000	171.14	10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000	8.52	1,000
Environmental Remediation - Total	$15,476				$15,000	$180	$11,000
Landscaping							
Irrigation Controllers & Valves	3,439	10	6	3	3,000	5.23	1,615
Landscape - Renovation	10,000	15	0		10,000	71.08	10,000
Landscaping - Total	$13,439				$13,000	$76	$11,615
Masonry							
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000	1.68	700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500	5.90	2,450
Masonry - Total	$4,818				$4,500	$8	$3,150
Concrete							
Concrete - Common Areas - Provision	4,556	5	3	5	4,255	7.17	2,979
Concrete - Sport Court	14,358	30	23		1,986	40.30	1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418	4.07	1,692
Concrete - Total	$21,502				$8,659	$52	$6,657
Surveillance Equipment							
Surveillance Equipment	1,120	12	5		1,000	1.72	583
Surveillance Equipment - Total	$1,120				$1,000	$2	$583
Restrooms							
Restroom Refurbishment - Provision	10,796	15	8		4,200	62.34	4,200
Restrooms - Total	$10,796				$4,200	$62	$4,200

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model - Component Summary by Categor

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Siding							
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354	15.47	1,354
Siding - Total	$1,354				$1,354	$15	$1,354
Monument							
Monument - Entry: Lettering	5,731	12	6		3,334	30.10	2,500
Monument - Total	$5,731				$3,334	$30	$2,500
Asset Summary Total:	$335,383				$151,320	$1,178	$130,860
Contingency at 3.00%					$4,680	$36	$4,047
Grand Total:					$156,000	$1,214	$134,907

Percent Fully Funded	116%
Current Average Equity per Unit (Total Units: 253)	$83

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model - Capital/Non-Capital Summary

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital							
Asphalt Overlay	93,438	50	23		29,907	204.68	29,907
Asphalt Repairs	4,407	5	1	3	4,308	7.09	3,769
Barbeque - Replenish / Rebuild	325	10	0	-3	325	3.10	325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		405	3.81	405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		10,000	258.60	10,000
Concrete - Common Areas - Provision	4,556	5	3	5	4,255	7.17	2,979
Concrete - Sport Court	14,358	30	23		1,986	40.30	1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418	4.07	1,692
Doors & Windows	7,392	30	13	10	3,712	21.06	3,712
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354	15.47	1,354
Gates: Vehicle - Automation	8,184	15	1	1	8,000	13.18	7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	2,806	25.90	2,806
Gutters & Downspouts - Bathhouse	989	20	13		258	4.24	258
Gutters & Downspouts - Maintenance Building	862	20	13		224	3.70	224
Irrigation Controllers & Valves	3,439	10	6	3	3,000	5.23	1,615
Lighting - Outdoor / Indoor - Allowance	750	5	0		750	12.84	750
Mailbox - Replacement	2,818	5	3	5	2,632	4.44	1,843
Maintenance Equipment - Miscellaneous	3,663	4	2		3,500	5.83	1,750
Monument - Entry: Lettering	5,731	12	6		3,334	30.10	2,500
Perimeter Wall - Maintenance	5,353	10	3		5,000	8.43	3,500
Playground / Exercise Equipment	6,802	5	2		6,500	10.83	3,900
Restroom Refurbishment - Provision	10,796	15	8		4,200	62.34	4,200
Roof - Bathhouse - Maintenance	245	5	3	5	229	0.39	160
Roof - Bathhouse - Replace	3,078	20	13		802	13.20	802
Roof - Maintenance Building - Maintenance	368	5	3	5	344	0.58	240
Roof - Maintenance Building - Replace	4,617	20	13		1,202	19.80	1,202
Site Furniture - Benches/Tables & Miscellaneous	2,241	7	5		2,000	3.45	571

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Component Funding Model - Capital/Non-Capital Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital continued...							
Step Replacement & Restabilization (removed)	*unfunded*						
Street Signs	896	12	5		800	1.38	467
Surveillance Equipment	1,120	12	5		1,000	1.72	583
Tractor - Kubota "L" Series	3,284	25	12	12	1,689	9.90	1,689
Underground Utilities	9,451	35	28		1,000	22.54	1,000
Capital - Total	$291,051				$107,940	$825	$93,691
Non Capital							
Arborist - Tree Work	2,000	7	0		2,000	25.55	2,000
Asphalt Seal Coat	7,051	5	1	3	6,892	11.35	6,031
Landscape - Renovation	10,000	15	0		10,000	71.08	10,000
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987	56.99	4,987
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000	171.14	10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000	8.52	1,000
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000	1.68	700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500	5.90	2,450
Non Capital - Total	$44,332				$43,380	$352	$37,168
Asset Summary Total:	$335,383				$151,320	$1,178	$130,860
Contingency at 3.00%					$4,680	$36	$4,047
Grand Total:					$156,000	$1,214	$134,907

Percent Fully Funded	116%
Current Average Equity per Unit (Total Units: 253)	$83

EXECUTIVE SUMMARY - BASELINE FUNDING MODEL

BASELINE FUNDING MODEL OVERVIEW

The goal of the "Baseline Funding Model" is to keep the reserve cash balance above zero at all times without special assessments. This method describes the objective to have sufficient reserves on hand to never completely run out of money. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. This is sometimes described as a "cash-positive" plan. With less cash in reserves on-deposit, associations with a baseline funding objective have higher instances of special assessments and/or deferred maintenance.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2015 and ending December 31, 2015. Unless otherwise indicated, we have used July 18, 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on February 11, 2015.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables affecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of $156,000 as of January 1, 2015. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum balance threshold of $0 has been used over the thirty years of this reserve study. The reserve study has an annual contribution increase of 2.00% per year. Per Section 4.4 of the CC&Rs, there language that limits the annual budget increase to 6% from the previously adopted budget without a two-thirds affirmative vote of the total membership. ReserveStudyUpdate.com, LLC cannot possibly predict the outcome of a vote in any future year. Even though historically, the contribution to reserves has only constituted 20% to 25% of the overall budget, given the constraints of an overall budget cap, the reserve analyst does not recommend increasing the contribution to reserves more than 6% in any given year of the 30-year scope of the reserve study due to market volatility and other potential unknowns.

INFLATION RATE: An inflation rate of 2.30% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model - Executive Summary

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:
0% to 29.99% - Poor
30% to 69.99% - Fair
70% to 100% - Good
This association is 116.13% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

GENERAL: Lacamas Shores Homeowners Association and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements in accordance with Washington State Law(s). This reserve study will estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 40 assets were included in this reserve study report; of these considered, 39 were funded and 1 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management, Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.

Report Version 6.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model Summary

Report Date	**January 01, 2015**
Account Number	**712**
Version	**6**
Budget Year Beginning	**January 01, 2015**
Budget Year Ending	**December 31, 2015**
Total Units	**253**

Report Parameters

Inflation	**2.30%**
Annual Assessment Increase	**2.00%**
Interest Rate on Reserve Deposit	**0.15%**
2015 Beginning Balance	**$156,000.00**

Baseline Funding Model Summary of Calculations

Required Month Contribution	**$890.97**
$3.52 per unit monthly	
Average Net Month Interest Earned	**$16.56**
Total Month Allocation to Reserves	**$907.53**
$3.59 per unit monthly	

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model Projection

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Beginning Balance: $156,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	244,266	10,692	199	29,416	137,474	118,382	116%
2016	249,884	10,905	186	19,641	128,924	119,685	108%
2017	255,631	11,124	187	10,465	129,769	130,613	99%
2018	261,511	11,346	173	20,746	120,542	132,999	91%
2019	267,526	11,573	182	5,476	126,821	151,172	84%
2020	273,679	11,804	175	16,302	122,499	159,410	77%
2021	279,973	12,041	155	26,018	108,676	158,686	68%
2022	286,413	12,281	158	9,967	111,149	174,494	64%
2023	293,000	12,527	130	31,060	92,746	170,080	55%
2024	299,739	12,778	140	6,136	99,528	190,871	52%
2025	306,633	13,033	133	18,296	94,398	200,579	47%
2026	313,686	13,294	131	14,383	93,439	214,968	43%
2027	320,901	13,560	130	14,451	92,677	230,217	40%
2028	328,281	13,831	87	42,211	64,384	218,688	29%
2029	335,832	14,107	86	14,436	64,142	235,253	27%
2030	343,556	41,212	86	29,185	76,255	238,048	32%
2031	351,458	42,036	74	49,411	68,955	221,301	31%
2032	359,541	42,877	120	12,217	99,735	241,988	41%
2033	367,811	43,735	144	27,673	115,941	248,420	47%
2034	376,270	44,609	194	10,783	149,961	272,548	55%
2035	384,925	45,501	118	96,245	99,336	212,439	47%
2036	393,778	46,411	155	21,279	124,623	226,601	55%
2037	402,835	47,340	201	16,492	155,672	246,579	63%
2038	412,100	33,573	27	155,672	33,600	128,555	26%
2039	421,578	34,244	49	19,574	48,319	144,650	33%
2040	431,275	34,929	72	18,980	64,340	162,461	40%
2041	441,194	35,628	72	35,582	64,458	164,850	39%
2042	451,341	36,340	108	12,010	88,896	191,652	46%
2043	461,722	37,067	114	33,179	92,898	198,708	47%
2044	472,342	37,808	150	13,149	117,707	226,558	52%

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model - Component Summary by Category

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Streets/Asphalt							
Asphalt Overlay	93,438	50	23		29,907	161.80	29,907
Asphalt Repairs	4,407	5	1	3	4,308	5.61	3,769
Asphalt Seal Coat	7,051	5	1	3	6,892	8.97	6,031
Streets/Asphalt - Total	$104,895				$41,107	$176	$39,707
Roofing							
Roof - Bathhouse - Maintenance	245	5	3	5	229	0.30	160
Roof - Bathhouse - Replace	3,078	20	13		802	10.43	802
Roof - Maintenance Building - Maintenance	368	5	3	5	344	0.46	240
Roof - Maintenance Building - Replace	4,617	20	13		1,202	15.65	1,202
Roofing - Total	$8,308				$2,576	$27	$2,405
Painting							
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987	45.05	4,987
Painting - Total	$4,987				$4,987	$45	$4,987
Fencing/Security							
Gates: Vehicle - Automation	8,184	15	1	1	8,000	10.41	7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	2,806	20.47	2,806
Fencing/Security - Total	$16,529				$10,806	$31	$10,306
Lighting							
Lighting - Outdoor / Indoor - Allowance	750	5	0		750	10.15	750
Lighting - Total	$750				$750	$10	$750
Recreation							
Barbeque - Replenish / Rebuild	325	10	0	-3	325	2.45	325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		675	0.95	405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		10,000	204.41	10,000
Playground / Exercise Equipment	6,802	5	2		6,500	8.56	3,900

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Recreation continued...							
Site Furniture - Benches/Tables & Miscellaneous							
	2,241	7	5		2,000	2.73	571
Recreation - Total	$88,970				$19,500	$219	$15,201
Equipment							
Maintenance Equipment - Miscellaneous							
	3,663	4	2		3,500	4.61	1,750
Tractor - Kubota "L" Series	3,284	25	12	12	1,689	7.83	1,689
Equipment - Total	$6,947				$5,189	$12	$3,439
Building Components							
Doors & Windows	7,392	30	13	10	3,712	16.65	3,712
Building Components - Total	$7,392				$3,712	$17	$3,712
Grounds Components							
Step Replacement & Restabilization (removed)	*unfunded*						
Gutters and Downspouts							
Gutters & Downspouts - Bathhouse	989	20	13		258	3.35	258
Gutters & Downspouts - Maintenance Building							
	862	20	13		224	2.92	224
Gutters and Downspouts - Total	$1,851				$482	$6	$482
Mailboxes							
Mailbox - Replacement	2,818	5	3	5	2,632	3.51	1,843
Mailboxes - Total	$2,818				$2,632	$4	$1,843
Signs							
Street Signs	896	12	5		800	1.09	467
Signs - Total	$896				$800	$1	$467
Tree Trimming							
Arborist - Tree Work	2,000	7	0		2,000	20.19	2,000
Tree Trimming - Total	$2,000				$2,000	$20	$2,000
Underground Utilities							
Underground Utilities	9,451	35	28		1,000	17.82	1,000
Underground Utilities - Total	$9,451				$1,000	$18	$1,000

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Walls							
Perimeter Wall - Maintenance	5,353	10	3		5,000	6.66	3,500
Walls - Total	$5,353				$5,000	$7	$3,500
Environmental Remediation							
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000	135.28	10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000	6.74	1,000
Environmental Remediation - Total	$15,476				$15,000	$142	$11,000
Landscaping							
Irrigation Controllers & Valves	3,439	10	6	3	3,000	4.14	1,615
Landscape - Renovation	10,000	15	0		10,000	56.18	10,000
Landscaping - Total	$13,439				$13,000	$60	$11,615
Masonry							
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000	1.33	700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500	4.66	2,450
Masonry - Total	$4,818				$4,500	$6	$3,150
Concrete							
Concrete - Common Areas - Provision	4,556	5	3	5	4,255	5.67	2,979
Concrete - Sport Court	14,358	30	23		1,986	31.86	1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418	3.22	1,692
Concrete - Total	$21,502				$8,659	$41	$6,657
Surveillance Equipment							
Surveillance Equipment	1,120	12	5		1,000	1.36	583
Surveillance Equipment - Total	$1,120				$1,000	$1	$583
Restrooms							
Restroom Refurbishment - Provision	10,796	15	8		6,944	28.37	4,200
Restrooms - Total	$10,796				$6,944	$28	$4,200

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model - Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Siding							
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354	12.23	1,354
Siding - Total	$1,354				$1,354	$12	$1,354
Monument							
Monument - Entry: Lettering	5,731	12	6		5,000	6.89	2,500
Monument - Total	$5,731				$5,000	$7	$2,500
Grand Total:	$335,383				$156,000	$891	$130,860

Percent Fully Funded	119%
Current Average Equity per Unit (Total Units: 253)	$99

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model - Capital/Non-Capital Summary

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712	Version Number	6

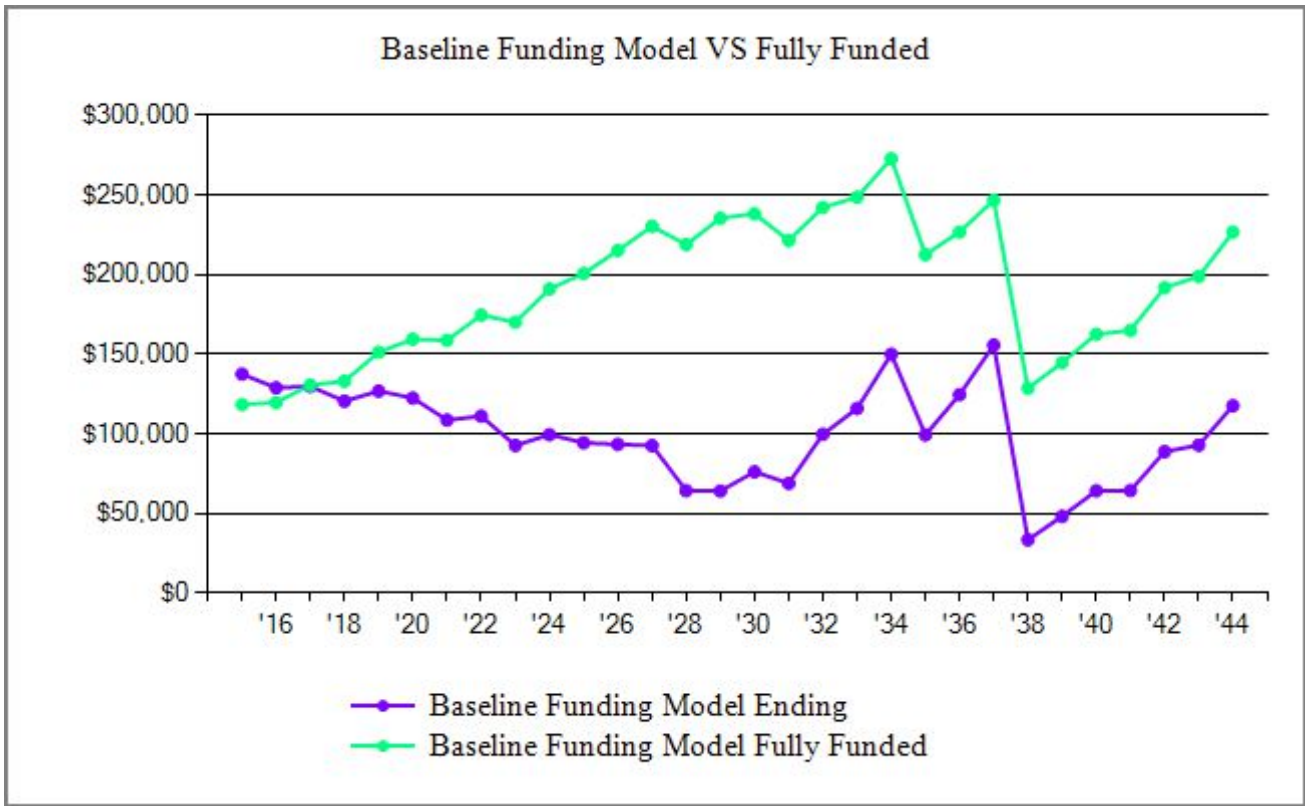
Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital							
Asphalt Overlay	93,438	50	23		29,907	161.80	29,907
Asphalt Repairs	4,407	5	1	3	4,308	5.61	3,769
Barbeque - Replenish / Rebuild	325	10	0	-3	325	2.45	325
Basketball Goal - Backboard/Hoop/Mounting Hardware	810	20	8		675	0.95	405
Boat - Dock - Major Rebuild/Replace	78,792	25	20		10,000	204.41	10,000
Concrete - Common Areas - Provision	4,556	5	3	5	4,255	5.67	2,979
Concrete - Sport Court	14,358	30	23		1,986	31.86	1,986
Concrete Flatwork - Maintenance/Replace	2,588	5	3	5	2,418	3.22	1,692
Doors & Windows	7,392	30	13	10	3,712	16.65	3,712
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354	8	0		1,354	12.23	1,354
Gates: Vehicle - Automation	8,184	15	1	1	8,000	10.41	7,500
Gates: Vehicle - Iron Work	8,345	30	16	1	2,806	20.47	2,806
Gutters & Downspouts - Bathhouse	989	20	13		258	3.35	258
Gutters & Downspouts - Maintenance Building	862	20	13		224	2.92	224
Irrigation Controllers & Valves	3,439	10	6	3	3,000	4.14	1,615
Lighting - Outdoor / Indoor - Allowance	750	5	0		750	10.15	750
Mailbox - Replacement	2,818	5	3	5	2,632	3.51	1,843
Maintenance Equipment - Miscellaneous	3,663	4	2		3,500	4.61	1,750
Monument - Entry: Lettering	5,731	12	6		5,000	6.89	2,500
Perimeter Wall - Maintenance	5,353	10	3		5,000	6.66	3,500
Playground / Exercise Equipment	6,802	5	2		6,500	8.56	3,900
Restroom Refurbishment - Provision	10,796	15	8		6,944	28.37	4,200
Roof - Bathhouse - Maintenance	245	5	3	5	229	0.30	160
Roof - Bathhouse - Replace	3,078	20	13		802	10.43	802
Roof - Maintenance Building - Maintenance	368	5	3	5	344	0.46	240
Roof - Maintenance Building - Replace	4,617	20	13		1,202	15.65	1,202
Site Furniture - Benches/Tables & Miscellaneous	2,241	7	5		2,000	2.73	571

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model - Capital/Non-Capital Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital continued...							
Step Replacement & Restabilization (removed)	*unfunded*						
Street Signs	896	12	5		800	1.09	467
Surveillance Equipment	1,120	12	5		1,000	1.36	583
Tractor - Kubota "L" Series	3,284	25	12	12	1,689	7.83	1,689
Underground Utilities	9,451	35	28		1,000	17.82	1,000
Capital - Total	$291,051				$112,620	$613	$93,691
Non Capital							
Arborist - Tree Work	2,000	7	0		2,000	20.19	2,000
Asphalt Seal Coat	7,051	5	1	3	6,892	8.97	6,031
Landscape - Renovation	10,000	15	0		10,000	56.18	10,000
Painting - Recreation/Bathhouse & Storage Buildings	4,987	8	0		4,987	45.05	4,987
Storm Water Discharge Pond - Cleaning	10,000	5	0		10,000	135.28	10,000
Stormwater Facility Swale Maintenance	5,476	5	4		5,000	6.74	1,000
Tuck-Pointing - Gate/Entry	1,071	10	3		1,000	1.33	700
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747	10	3		3,500	4.66	2,450
Non Capital - Total	$44,332				$43,380	$278	$37,168
Grand Total:	$335,383				$156,000	$891	$130,860

Percent Fully Funded	119%
Current Average Equity per Unit (Total Units: 253)	$99

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Baseline Funding Model VS Fully Funded Chart



The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Annual Expenditure Detail

Report Date	January 01, 2015	
Beginning Fiscal Year	January 01, 2015	
Account Number	712	Version Number 6

Description	Expenditures
Replacement Year 2015	
Arborist - Tree Work	2,000
Barbeque - Replenish / Rebuild	325
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354
Landscape - Renovation	10,000
Lighting - Outdoor / Indoor - Allowance	750
Painting - Recreation/Bathhouse & Storage Buildings	4,987
Storm Water Discharge Pond - Cleaning	10,000
Total for 2015	**$29,416**
Replacement Year 2016	
Asphalt Repairs	4,407
Asphalt Seal Coat	7,051
Gates: Vehicle - Automation	8,184
Total for 2016	**$19,641**
Replacement Year 2017	
Maintenance Equipment - Miscellaneous	3,663
Playground / Exercise Equipment	6,802
Total for 2017	**$10,465**
Replacement Year 2018	
Concrete - Common Areas - Provision	4,556
Concrete Flatwork - Maintenance/Replace	2,588
Mailbox - Replacement	2,818
Perimeter Wall - Maintenance	5,353
Roof - Bathhouse - Maintenance	245
Roof - Maintenance Building - Maintenance	368
Tuck-Pointing - Gate/Entry	1,071
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	3,747
Total for 2018	**$20,746**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Annual Expenditure Detail

Description	Expenditures
Replacement Year 2019	
Stormwater Facility Swale Maintenance	5,476
Total for 2019	**$5,476**
Replacement Year 2020	
Lighting - Outdoor / Indoor - Allowance	840
Site Furniture - Benches/Tables & Miscellaneous	2,241
Storm Water Discharge Pond - Cleaning	11,204
Street Signs	896
Surveillance Equipment	1,120
Total for 2020	**$16,302**
Replacement Year 2021	
Asphalt Repairs	4,937
Asphalt Seal Coat	7,900
Irrigation Controllers & Valves	3,439
Maintenance Equipment - Miscellaneous	4,012
Monument - Entry: Lettering	5,731
Total for 2021	**$26,018**
Replacement Year 2022	
Arborist - Tree Work	2,345
Playground / Exercise Equipment	7,622
Total for 2022	**$9,967**
Replacement Year 2023	
Basketball Goal - Backboard/Hoop/Mounting Hardware	810
Concrete - Common Areas - Provision	5,104
Concrete Flatwork - Maintenance/Replace	2,900
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,624
Mailbox - Replacement	3,158
Painting - Recreation/Bathhouse & Storage Buildings	5,983
Restroom Refurbishment - Provision	10,796
Roof - Bathhouse - Maintenance	275
Roof - Maintenance Building - Maintenance	412
Total for 2023	**$31,060**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Stormwater Facility Swale Maintenance	6,136
Total for 2024	**$6,136**
Replacement Year 2025	
Barbeque - Replenish / Rebuild	408
Lighting - Outdoor / Indoor - Allowance	941
Maintenance Equipment - Miscellaneous	4,394
Storm Water Discharge Pond - Cleaning	12,553
Total for 2025	**$18,296**
Replacement Year 2026	
Asphalt Repairs	5,532
Asphalt Seal Coat	8,851
Total for 2026	**$14,383**
Replacement Year 2027	
Playground / Exercise Equipment	8,539
Site Furniture - Benches/Tables & Miscellaneous	2,627
Tractor - Kubota "L" Series	3,284
Total for 2027	**$14,451**
Replacement Year 2028	
Concrete - Common Areas - Provision	5,719
Concrete Flatwork - Maintenance/Replace	3,249
Doors & Windows	7,392
Gutters & Downspouts - Bathhouse	989
Gutters & Downspouts - Maintenance Building	862
Mailbox - Replacement	3,538
Perimeter Wall - Maintenance	6,720
Roof - Bathhouse - Replace	3,078
Roof - Maintenance Building - Replace	4,617
Tuck-Pointing - Gate/Entry	1,344
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	4,704
Total for 2028	**$42,211**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Annual Expenditure Detail

Description	Expenditures
Replacement Year 2029	
Arborist - Tree Work	2,750
Maintenance Equipment - Miscellaneous	4,812
Stormwater Facility Swale Maintenance	6,874
Total for 2029	**$14,436**
Replacement Year 2030	
Landscape - Renovation	14,065
Lighting - Outdoor / Indoor - Allowance	1,055
Storm Water Discharge Pond - Cleaning	14,065
Total for 2030	**$29,185**
Replacement Year 2031	
Asphalt Repairs	6,198
Asphalt Seal Coat	9,917
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,948
Gates: Vehicle - Automation	11,511
Gates: Vehicle - Iron Work	8,345
Irrigation Controllers & Valves	4,316
Painting - Recreation/Bathhouse & Storage Buildings	7,176
Total for 2031	**$49,411**
Replacement Year 2032	
Playground / Exercise Equipment	9,568
Street Signs	1,178
Surveillance Equipment	1,472
Total for 2032	**$12,217**
Replacement Year 2033	
Concrete - Common Areas - Provision	6,407
Concrete Flatwork - Maintenance/Replace	3,640
Mailbox - Replacement	3,964
Maintenance Equipment - Miscellaneous	5,270
Monument - Entry: Lettering	7,529
Roof - Bathhouse - Maintenance	345
Roof - Maintenance Building - Maintenance	517
Total for 2033	**$27,673**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Annual Expenditure Detail

Description	Expenditures
Replacement Year 2034	
Site Furniture - Benches/Tables & Miscellaneous	3,081
Stormwater Facility Swale Maintenance	7,702
Total for 2034	**$10,783**
Replacement Year 2035	
Barbeque - Replenish / Rebuild	512
Boat - Dock - Major Rebuild/Replace	78,792
Lighting - Outdoor / Indoor - Allowance	1,182
Storm Water Discharge Pond - Cleaning	15,758
Total for 2035	**$96,245**
Replacement Year 2036	
Arborist - Tree Work	3,224
Asphalt Repairs	6,944
Asphalt Seal Coat	11,111
Total for 2036	**$21,279**
Replacement Year 2037	
Maintenance Equipment - Miscellaneous	5,772
Playground / Exercise Equipment	10,720
Total for 2037	**$16,492**
Replacement Year 2038	
Asphalt Overlay	93,438
Concrete - Common Areas - Provision	7,179
Concrete - Sport Court	14,358
Concrete Flatwork - Maintenance/Replace	4,079
Mailbox - Replacement	4,441
Perimeter Wall - Maintenance	8,435
Restroom Refurbishment - Provision	15,184
Roof - Bathhouse - Maintenance	386
Roof - Maintenance Building - Maintenance	580
Tuck-Pointing - Gate/Entry	1,687
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings	5,905
Total for 2038	**$155,672**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039	
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	2,336
Painting - Recreation/Bathhouse & Storage Buildings	8,608
Stormwater Facility Swale Maintenance	8,629
Total for 2039	**$19,574**
Replacement Year 2040	
Lighting - Outdoor / Indoor - Allowance	1,324
Storm Water Discharge Pond - Cleaning	17,656
Total for 2040	**$18,980**
Replacement Year 2041	
Asphalt Repairs	7,780
Asphalt Seal Coat	12,449
Irrigation Controllers & Valves	5,419
Maintenance Equipment - Miscellaneous	6,322
Site Furniture - Benches/Tables & Miscellaneous	3,612
Total for 2041	**$35,582**
Replacement Year 2042	
Playground / Exercise Equipment	12,010
Total for 2042	**$12,010**
Replacement Year 2043	
Arborist - Tree Work	3,780
Basketball Goal - Backboard/Hoop/Mounting Hardware	1,276
Concrete - Common Areas - Provision	8,043
Concrete Flatwork - Maintenance/Replace	4,570
Mailbox - Replacement	4,976
Roof - Bathhouse - Maintenance	433
Roof - Maintenance Building - Maintenance	649
Underground Utilities	9,451
Total for 2043	**$33,179**
Replacement Year 2044	
Stormwater Facility Swale Maintenance	9,669

Description	Expenditures
Replacement Year 2044 continued...	
Street Signs	1,547
Surveillance Equipment	1,934
Total for 2044	**$13,149**

Report Date	January 01, 2015		
Beginning Fiscal Year	January 01, 2015		
Account Number	712		Version Number 6

Asphalt Overlay

		24,615 Square Feet	@ $2.25
Asset ID	1003	Asset Cost	$55,383.75
	Capital	Percent Replacement	100%
	Streets/Asphalt	Future Cost	$93,437.65
Placed in Service	July 1988	Assigned Reserves	$29,907.22
Useful Life	50		
Replacement Year	2038	Monthly Assessment	$335.89
Remaining Life	23	Interest Contribution	$4.01
		Reserve Allocation	$339.91



This line item is for the overlay replenishment along the entry ways and along the pathways. The Board is encouraged to seek an estimate from a paving company to affirm this estimate. Overlay appears to be in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection (s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge

Asphalt Overlay continued...

prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Asphalt Repairs

		24,615 Square Feet	@ $3.50
Asset ID	1002	Asset Cost	$4,307.62
	Capital	Percent Replacement	5%
	Streets/Asphalt	Future Cost	$4,406.70
Placed in Service	January 2008	Assigned Reserves	$4,307.62
Useful Life	5		
Adjustment	3	Monthly Assessment	$11.64
Replacement Year	2016	Interest Contribution	$0.55
Remaining Life	1	Reserve Allocation	$12.19



This line item is for the repairs needed to the asphalt overlays along the entry ways and along the pathways during the seal coat cycle. The Board is encouraged to seek an estimate from a paving company to affirm this estimate. Overlay appears to be in fair condition, however, repairs will be likely needed during the upcoming (and subsequent) seal coat cycles.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection (s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Asphalt Repairs continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Asphalt Seal Coat

		24,615 Square Feet	@ $0.28
Asset ID	1001	Asset Cost	$6,892.20
	Non Capital	Percent Replacement	100%
	Streets/Asphalt	Future Cost	$7,050.72
Placed in Service	January 2008	Assigned Reserves	$6,892.20
Useful Life	5		
Adjustment	3	Monthly Assessment	$18.63
Replacement Year	2016	Interest Contribution	$0.88
Remaining Life	1	Reserve Allocation	$19.50

This line item is for the seal coat along the entry ways and along the pathways. The Board is encouraged to seek an estimate from a paving company to affirm this estimate. The seal coat is in fair condition and will likely require replenishment in the next 12 to 24 months.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection (s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association

Asphalt Seal Coat continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Streets/Asphalt - Total Current Cost	**$66,584**
Assigned Reserves	**$41,107**
Fully Funded Reserves	**$39,707**

Roof - Bathhouse - Maintenance

		660 Square Feet	@ $3.47
Asset ID	1042	Asset Cost	$229.02
	Capital	Percent Replacement	10%
	Roofing	Future Cost	$245.19
Placed in Service	January 2008	Assigned Reserves	$229.02
Useful Life	5		
Adjustment	5	Monthly Assessment	$0.63
Replacement Year	2018	Interest Contribution	$0.03
Remaining Life	3	Reserve Allocation	$0.66

This line item is for the maintenance of the asphalt composition roof on the bathhouse. Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years. This line item is to fund this activity.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection (s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Roof - Bathhouse - Maintenance continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Roof - Bathhouse - Replace

		660 Square Feet	@ $3.47
Asset ID	1008	Asset Cost	$2,290.20
	Capital	Percent Replacement	100%
	Roofing	Future Cost	$3,077.91
Placed in Service	January 2008	Assigned Reserves	$2,290.20
Useful Life	20		
Replacement Year	2028	Monthly Assessment	$7.12
Remaining Life	13	Interest Contribution	$0.29
		Reserve Allocation	$7.41

This line item is for the replacement of the asphalt composition roof on the bathhouse. Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection (s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association

Roof - Bathhouse - Replace continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Roof - Maintenance Building - Maintenance

		990 Square Feet	@ $3.47
Asset ID	1041	Asset Cost	$343.53
	Capital	Percent Replacement	10%
	Roofing	Future Cost	$367.78
Placed in Service	January 2008	Assigned Reserves	$343.53
Useful Life	5		
Adjustment	5	Monthly Assessment	$0.95
Replacement Year	2018	Interest Contribution	$0.04
Remaining Life	3	Reserve Allocation	$0.99




This line item is for the maintenance of the asphalt composition roof on the auxiliary building. Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years. This line item is to fund this activity.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Roof - Maintenance Building - Maintenance continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Roof - Maintenance Building - Replace

		990 Square Feet	@ $3.47
Asset ID	1009	Asset Cost	$3,435.30
	Capital	Percent Replacement	100%
	Roofing	Future Cost	$4,616.87
Placed in Service	January 2008	Assigned Reserves	$3,435.30
Useful Life	20		
Replacement Year	2028	Monthly Assessment	$10.67
Remaining Life	13	Interest Contribution	$0.44
		Reserve Allocation	$11.11




This line item is for the replacement of the asphalt composition roof on the maintenance auxiliary building. Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Roof - Maintenance Building - Replace continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Roofing - Total Current Cost	**$6,298**
Assigned Reserves	**$6,298**
Fully Funded Reserves	**$2,405**

Painting - Recreation/Bathhouse & Storage Buildings

		2,850 Square Feet	@ $1.75
Asset ID	1024	Asset Cost	$4,987.50
	Non Capital	Percent Replacement	100%
	Painting	Future Cost	$4,987.50
Placed in Service	January 2007	Assigned Reserves	$4,987.50
Useful Life	8		
Replacement Year	2015	Monthly Assessment	$93.52
Remaining Life	0	Interest Contribution	$0.08
		Reserve Allocation	$93.59




This line item is for the repainting of the exterior siding at the recreation/bathhouse and the storage annex building every 8 years or as needed. Square footage of painted surface is based on a visual estimate and includes; trim, siding, fascia boards, soffits, doors, and gutters. Painted surfaces appears to be in fair to poor condition in some areas. Analyst recommends repaint during the 2015 fiscal year. (see rightmost photo)

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Painting - Recreation/Bathhouse & Storage Buildings continued...

maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Painting - Total Current Cost	**$4,987**
Assigned Reserves	**$4,987**
Fully Funded Reserves	**$4,987**

Gates: Vehicle - Automation

		1 Lump Sum	@ $8,000.00
Asset ID	1038	Asset Cost	$8,000.00
	Capital	Percent Replacement	100%
	Fencing/Security	Future Cost	$8,184.00
Placed in Service	July 2000	Assigned Reserves	$8,000.00
Useful Life	15		
Adjustment	1	Monthly Assessment	$21.62
Replacement Year	2016	Interest Contribution	$1.02
Remaining Life	1	Reserve Allocation	$22.64



This line item is per a proposal from Metro Access Control dated 2/20/2015 which reads as follows:

* AVERAGE LIFE OF AUTOMATION: 15 YEARS
* AVERAGE LIFE OF IRON WORK: 30 YEARS
* ESTIMATED AGE: 15 YEARS OLD

COST FOR REPLACEMENT - AUTOMATION:
INSTALL: 2) FAAC 400 HYDRAULIC MOTORS
1) FAAC 450 MPS CONTROL BOARD
1) INFRARED PHOTO CELL NON-CONTACT SENSOR IR-55 WITH HEATER
1) CARD READER
1) FIRE BOX
2) VEHICLE PRESENCE LOOPS - KEEPS GATE FROM CLOSING IF VEHICLE IS PRESENT
1) FREE EXIT LOOP - ALLOW ALL VEHICLES TO EXIT
BUDGET: $8000

COST FOR REPLACEMENT - IRON WORK:
INSTALL: 1) ORNAMENTAL STEEL DOUBLESWING GATE 20’ X 6’ WITH A 2" X 2" FRAME, 3/4" PICKETS AT 6" ON CENTER, SEMI-GLOSS BLACK POWDERCOAT FINISH
4) HEAVY DUTY POWERHINGES WITH 3,000 LB. LOAD CAPACITY

Gates: Vehicle - Automation continued...

4) FAAC BRACKETS
BUDGET: $5800

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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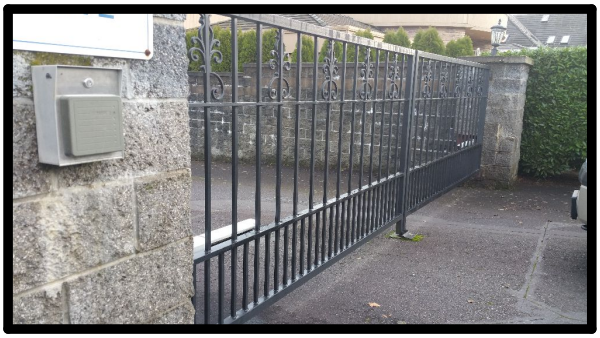
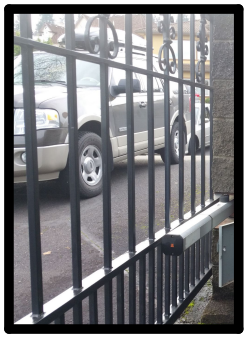
Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known

Gates: Vehicle - Iron Work

		1 Lump Sum	@ $5,800.00
Asset ID	1039	Asset Cost	$5,800.00
	Capital	Percent Replacement	100%
	Fencing/Security	Future Cost	$8,345.23
Placed in Service	July 2000	Assigned Reserves	$5,800.00
Useful Life	30		
Adjustment	1	Monthly Assessment	$18.68
Replacement Year	2031	Interest Contribution	$0.74
Remaining Life	16	Reserve Allocation	$19.42

This line item is per a proposal from Metro Access Control dated 2/20/2015 which reads as follows:

* AVERAGE LIFE OF AUTOMATION: 15 YEARS
* AVERAGE LIFE OF IRON WORK: 30 YEARS
* ESTIMATED AGE: 15 YEARS OLD

COST FOR REPLACEMENT - AUTOMATION:
INSTALL: 2) FAAC 400 HYDRAULIC MOTORS
1) FAAC 450 MPS CONTROL BOARD
1) INFRARED PHOTO CELL NON-CONTACT SENSOR IR-55 WITH HEATER
1) CARD READER
1) FIRE BOX
2) VEHICLE PRESENCE LOOPS - KEEPS GATE FROM CLOSING IF VEHICLE IS PRESENT
1) FREE EXIT LOOP - ALLOW ALL VEHICLES TO EXIT
BUDGET: $8000

COST FOR REPLACEMENT - IRON WORK:
INSTALL: 1) ORNAMENTAL STEEL DOUBLESWING GATE 20’ X 6’ WITH A 2" X 2" FRAME, 3/4" PICKETS AT 6" ON CENTER, SEMI-GLOSS BLACK POWDERCOAT FINISH
4) HEAVY DUTY POWERHINGES WITH 3,000 LB. LOAD CAPACITY

Gates: Vehicle - Iron Work continued...

4) FAAC BRACKETS
BUDGET: $5800

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known

Fencing/Security - Total Current Cost	**$13,800**
Assigned Reserves	**$13,800**
Fully Funded Reserves	**$10,306**

Lighting - Outdoor / Indoor - Allowance

		1 Provision	@ $750.00
Asset ID	1022	Asset Cost	$750.00
	Capital	Percent Replacement	100%
	Lighting	Future Cost	$750.00
Placed in Service	January 2008	Assigned Reserves	$750.00
Useful Life	5		
Replacement Year	2015	Monthly Assessment	$21.06
Remaining Life	0	Interest Contribution	$0.02
		Reserve Allocation	$21.08




This line item is a five year provision for the various light fixtures which may require replacement from time-to-time and includes the cost of an electrician to install fixtures in accordance with local codes. Bulbs from burnt out fixtures should be replaced in a timely manner for safety purposes.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Lighting - Outdoor / Indoor - Allowance continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lighting - Total Current Cost	**$750**
Assigned Reserves	**$750**
Fully Funded Reserves	**$750**

Barbeque - Replenish / Rebuild

		1 Each	@ $325.00
Asset ID	1012	Asset Cost	$325.00
	Capital	Percent Replacement	100%
	Recreation	Future Cost	$325.00
Placed in Service	January 2008	Assigned Reserves	$325.00
Useful Life	10		
Adjustment	-3	Monthly Assessment	$5.09
Replacement Year	2015	Interest Contribution	
Remaining Life	0	Reserve Allocation	$5.10

This line item is for one of the three BBQ pits in the common area.

Per the Board, 2 of the 3 BBQ pits will be decommissioned. According to most governing documents, the process of removing an asset from the common area typically requires by the entire Association. Often times, this vote must be a supermajority approval or unanimous approval. This line item does not contemplate the process or outcome of any vote that may or may not be required. Nor are there any funds provided for the costs to facilitate any demolition. This line item simply funds only one barbeque per the Board.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Barbeque - Replenish / Rebuild continued...

(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Basketball Goal - Backboard/Hoop/Mounting Hardware

		1 Each	@ $675.00
Asset ID	1030	Asset Cost	$675.00
	Capital	Percent Replacement	100%
	Recreation	Future Cost	$809.67
Placed in Service	July 2003	Assigned Reserves	$675.00
Useful Life	20		
Replacement Year	2023	Monthly Assessment	$1.98
Remaining Life	8	Interest Contribution	$0.09
		Reserve Allocation	$2.06

This line item is for the tear-down, disposal, replacement of the basketball goal, hoop, and associated mounting hardware. Costs are based upon similar units found at Big 5 Sports and installation. Hoop and goal appear to be in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Basketball Goal - Backboard/Hoop/Mounting Hardware continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Boat - Dock - Major Rebuild/Replace

		2 Each	@ $25,000.00
Asset ID	1026	Asset Cost	$50,000.00
	Capital	Percent Replacement	100%
	Recreation	Future Cost	$78,792.10
Placed in Service	July 2010	Assigned Reserves	$17,803.37
Useful Life	25		
Replacement Year	2035	Monthly Assessment	$374.55
Remaining Life	20	Interest Contribution	$2.53
		Reserve Allocation	$377.08



This line item is for the replacement of the boat dock every 25 years as necessary. Dock is constructed mainly of a Trex composite building material which is more durable than the original deck. Board is strongly encouraged to investigate the longevity of this material and the other components related to the deck as these components may fail sooner.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Boat - Dock - Major Rebuild/Replace continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Playground / Exercise Equipment

		1 Lump Sum	@ $6,500.00
Asset ID	1031	Asset Cost	$6,500.00
	Capital	Percent Replacement	100%
	Recreation	Future Cost	$6,802.44
Placed in Service	July 2012	Assigned Reserves	$6,500.00
Useful Life	5		
Replacement Year	2017	Monthly Assessment	$17.77
Remaining Life	2	Interest Contribution	$0.83
		Reserve Allocation	$18.60

This line item is for the major rebuild and replacement of portions of the various playground structures, fitness equipment including any cedar chips. Scope of work to be determined by the Board.

Suitable replacement parts may become difficult or impossible to find as overall system ages.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Playground / Exercise Equipment continued...

maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Site Furniture - Benches/Tables & Miscellaneous

		1 Lump Sum	@ $2,000.00
Asset ID	1027	Asset Cost	$2,000.00
	Capital	Percent Replacement	100%
	Recreation	Future Cost	$2,240.83
Placed in Service	July 2013	Assigned Reserves	$2,000.00
Useful Life	7		
Replacement Year	2020	Monthly Assessment	$5.66
Remaining Life	5	Interest Contribution	$0.25
		Reserve Allocation	$5.91

This line item is for a provision for the replacement of the outdoor furniture such as the picnic benches in the common area from time-to-time. Total is based on a lump sum, therefore "Placed in Service" date is an approximation to properly commence the funding for this line item based on an overall average visual condition of components contained. Furniture appears to be in good overall condition. Cost based upon similar equipment available at Home Depot.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Site Furniture - Benches/Tables & Miscellaneous continued...

maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

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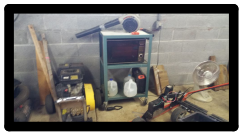
Recreation - Total Current Cost	**$59,500**
Assigned Reserves	**$27,303**
Fully Funded Reserves	**$15,201**

Maintenance Equipment - Miscellaneous

		1 Provision	@ $3,500.00
Asset ID	1020	Asset Cost	$3,500.00
	Capital	Percent Replacement	100%
	Equipment	Future Cost	$3,662.85
Placed in Service	January 2013	Assigned Reserves	$3,500.00
Useful Life	4		
Replacement Year	2017	Monthly Assessment	$9.57
Remaining Life	2	Interest Contribution	$0.45
		Reserve Allocation	$10.01





This line item is for the various miscellaneous maintenance and related grounds-keeping equipment which is located in the storage building. The "Placed is Service" date is not an exact date, but rather represents a commencement date for a disbursement of needed funds for the replacement of items on a 4 year cycle.

The prior reserve study planned for disbursements every 3 years as described in line item 5.3.b in the amount of $2,750. We increased this cycle from 3 years to every four years beginning in 2017. The intent in a line item allowance is to have funds available "just in time" to fund an unspecified and unpredictable replacement of a multitude of similar assets while maintaining reserve study funding equilibrium.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Maintenance Equipment - Miscellaneous continued...

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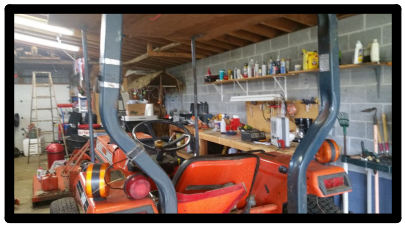
Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Tractor - Kubota "L" Series

		1 Each	@ $2,500.00
Asset ID	1019	Asset Cost	$2,500.00
	Capital	Percent Replacement	100%
	Equipment	Future Cost	$3,284.34
Placed in Service	December 1990	Assigned Reserves	$2,500.00
Useful Life	25		
Adjustment	12	Monthly Assessment	$7.68
Replacement Year	2027	Interest Contribution	$0.32
Remaining Life	12	Reserve Allocation	$8.00



This line item is for the replacement Kubota "L" Series diesel 4-cylinder liquid cooled tractor with a much smaller light duty Sears/John Deere type unit. This is due to the fact that the Kubota tractor is seldom used and was utilized when there were multiple vacant lots in the development and a soccer field that required maintenance. Now that the lots are built out, only a small tractor mower with one or two implements will be required.

The units Kubota were manufactured and sold between 1985 to 1990. An exact manufacture and acquisition date could not be established at the time of publication. According to various Kubota owner enthusiast comment forums on the internet, these tractors have a life expectancy of between 2500-4000 service hours or longer when properly maintained. It is possible that at some point in the future that parts may not be available anywhere, either from Kubota directly, or an aftermarket solution. The Board of Directors have indicated that the tractor will not be replaced with the same tractor when the service life has been exhausted. Rather, the Board intends to replace the unit with a smaller Sears tractor unit (around $2500) when necessary.

Most interpretations of the governing documents, the process of removing an asset from the component inventory typically requires by the entire Association. Often times, this vote must be a supermajority approval or unanimous approval. This line item does not contemplate the process or outcome of any vote that may or may not be required. The Board purports that it is not sensible replace the tractor with a similar unit. This line item only funds a $2500 Sears/John

Tractor - Kubota L Series continued...

Deere yard tractor.

This line item is per the immediate direction of the Board. Reserve analyst makes no claim that a new smaller tractor will accomplish the scope of work with the same efficiently as the Kubota unit.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Equipment - Total Current Cost	**$6,000**
Assigned Reserves	**$6,000**
Fully Funded Reserves	**$3,439**

Doors & Windows

		1 Lump Sum	@ $5,500.00
Asset ID	1032	Asset Cost	$5,500.00
	Capital	Percent Replacement	100%
	Building Components	Future Cost	$7,391.73
Placed in Service	July 1988	Assigned Reserves	$5,500.00
Useful Life	30		
Adjustment	10	Monthly Assessment	$17.09
Replacement Year	2028	Interest Contribution	$0.70
Remaining Life	13	Reserve Allocation	$17.79




This line item is a provision for the replacement of windows and doors in the year 2028. Doors and windows are in good condition at this time. Therefore, we have extended the life by 10 additional years from the original anticipated replacement date. Should the Board determine that this approach is insufficient, the Reserve Analyst will adjust the report accordingly.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Doors & Windows continued...

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Building Components - Total Current Cost	**$5,500**
Assigned Reserves	**$5,500**
Fully Funded Reserves	**$3,712**

Step Replacement & Restabilization (removed)

		1 Lump Sum	@ $7,000.00
Asset ID	1015	Asset Cost	$7,000.00
	Capital	Percent Replacement	100%
	Grounds Components	Future Cost	$9,407.65
Placed in Service	January 2008	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2028	*No Future Assessments*	
Remaining Life	13		

This line item "Step Replacement & Restabilization" has been removed (and unfunded) from this reserve study as the wooden railroad ties have been since replaced with a concrete pathway. This line item is a placeholder and serves notification to the reader that the line item has been removed from this reserve study.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Grounds Components - Total Current Cost	**$0**
Assigned Reserves	**$0**
Fully Funded Reserves	**$0**

Gutters & Downspouts - Bathhouse

		155 Linear Feet	@ $4.75
Asset ID	1011	Asset Cost	$736.25
	Capital	Percent Replacement	100%
	Gutters and Downspouts	Future Cost	$989.48
Placed in Service	January 2008	Assigned Reserves	$736.25
Useful Life	20		
Replacement Year	2028	Monthly Assessment	$2.29
Remaining Life	13	Interest Contribution	$0.09
		Reserve Allocation	$2.38

This line item is for the gutters and downspouts on the bathhouse building. Gutters should be cleaned every year. Gutters were recently repaired and are in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association

Gutters & Downspouts - Bathhouse continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Gutters & Downspouts - Maintenance Building

		135 Linear Feet	@ $4.75
Asset ID	1010	Asset Cost	$641.25
	Capital	Percent Replacement	100%
	Gutters and Downspouts	Future Cost	$861.81
Placed in Service	January 2008	Assigned Reserves	$641.25
Useful Life	20		
Replacement Year	2028	Monthly Assessment	$1.99
Remaining Life	13	Interest Contribution	$0.08
		Reserve Allocation	$2.07




This line item is for the gutters and downspouts on the maintenance building. Gutters should be cleaned every year. Gutters were recently repaired and are in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association

Gutters & Downspouts - Maintenance Building continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Gutters and Downspouts - Total Current Cost	**$1,377**
Assigned Reserves	**$1,377**
Fully Funded Reserves	**$482**

Mailbox - Replacement

		30 Total	@ $1,350.00
Asset ID	1016	Asset Cost	$2,632.50
	Capital	Percent Replacement	6.5%
	Mailboxes	Future Cost	$2,818.35
Placed in Service	January 2008	Assigned Reserves	$2,632.50
Useful Life	5		
Adjustment	5	Monthly Assessment	$7.28
Replacement Year	2018	Interest Contribution	$0.34
Remaining Life	3	Reserve Allocation	$7.61

This line item is for the occasional "here and there" replacement of mailboxes in the community. With proper ongoing maintenance mailboxes typically have an estimated life expectancy exceeding thirty years. However, some do fail from time to time; especially with a quantity as high as more than 30 total gang-cluster boxes, one or two (or more) clusters may fail every 5 years or so.

This line item assumes the replacement of 2 gang-cluster boxes every 5 years. This number may vary according to a variety of factors; some factors outside of the direct control of the Association such as vandalism or theft.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Mailbox - Replacement continued...

any of our reserve studies, should the Board and/or management find that these cost projection (s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Mailboxes - Total Current Cost	**$2,632**
Assigned Reserves	**$2,632**
Fully Funded Reserves	**$1,843**

Street Signs

		1 Lump Sum	@ $800.00
Asset ID	1040	Asset Cost	$800.00
	Capital	Percent Replacement	100%
	Signs	Future Cost	$896.33
Placed in Service	January 2008	Assigned Reserves	$800.00
Useful Life	12		
Replacement Year	2020	Monthly Assessment	$2.26
Remaining Life	5	Interest Contribution	$0.10
		Reserve Allocation	$2.37

This line item is a contingency for the ongoing replacement of the various signs including street signs in the community. DOT signs should be manufactured with a reflective coating to insure visibility.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association

Street Signs continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Signs - Total Current Cost	**$800**
Assigned Reserves	**$800**
Fully Funded Reserves	**$467**

Arborist - Tree Work

		1 Provision	@ $2,000.00
Asset ID	1029	Asset Cost	$2,000.00
	Non Capital	Percent Replacement	100%
	Tree Trimming	Future Cost	$2,000.00
Placed in Service	July 1988	Assigned Reserves	$2,000.00
Useful Life	7		
Replacement Year	2015	Monthly Assessment	$41.92
Remaining Life	0	Interest Contribution	$0.03
		Reserve Allocation	$41.96

This line item is for any major tree work that is beyond the scope of the landscaping contract. Cost include but not limited to; tree replacements, stump grinding, tree replacements, and major pruning.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association

Arborist - Tree Work continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Tree Trimming - Total Current Cost	**$2,000**
Assigned Reserves	**$2,000**
Fully Funded Reserves	**$2,000**

Underground Utilities

		1 Allowance	@ $5,000.00
Asset ID	1007	Asset Cost	$5,000.00
	Capital	Percent Replacement	100%
	Underground Utilities	Future Cost	$9,451.22
Placed in Service	January 2008	Assigned Reserves	$1,000.00
Useful Life	35		
Replacement Year	2043	Monthly Assessment	$36.99
Remaining Life	28	Interest Contribution	$0.16
		Reserve Allocation	$37.15

This line item is per the prior reserve study and is included in this reserve study report for the underground domestic water & sewer piping in the common and other areas which is not owned and maintained by a utility company. This line item may include storm drains, underground pipes, electrical conduits and wiring.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Underground Utilities continued...

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Underground Utilities - Total Current Cost	**$5,000**
Assigned Reserves	**$1,000**
Fully Funded Reserves	**$1,000**

Perimeter Wall - Maintenance

		1 Provision	@ $5,000.00
Asset ID	1005	Asset Cost	$5,000.00
	Capital	Percent Replacement	100%
	Walls	Future Cost	$5,353.00
Placed in Service	January 2008	Assigned Reserves	$5,000.00
Useful Life	10		
Replacement Year	2018	Monthly Assessment	$13.83
Remaining Life	3	Interest Contribution	$0.64
		Reserve Allocation	$14.46



This line item is for the proper ongoing maintenance of all walls which are the responsibility of the Assentation including any mortar work.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein,

Perimeter Wall - Maintenance continued...

this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Walls - Total Current Cost	**$5,000**
Assigned Reserves	**$5,000**
Fully Funded Reserves	**$3,500**

Storm Water Discharge Pond - Cleaning

		1 Event	@ $10,000.00
Asset ID	1036	Asset Cost	$10,000.00
	Non Capital	Percent Replacement	100%
	Environmental Remediation	Future Cost	$10,000.00
Placed in Service	June 2015	Assigned Reserves	$10,000.00
Useful Life	5		
Replacement Year	2015	Monthly Assessment	$280.85
Remaining Life	0	Interest Contribution	$0.23
		Reserve Allocation	$281.08

This line item is for the major cleaning of the storm water discharge pond. Cost, timing, scope of work provided by Board. The Board of Directors purports that the scope of work conforms with all DEQ requirements.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association

Storm Water Discharge Pond - Cleaning continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Stormwater Facility Swale Maintenance

Asset ID	1035	1 Event	@ $5,000.00
	Non Capital	Asset Cost	$5,000.00
	Environmental Remediation	Percent Replacement	100%
Placed in Service	June 2014	Future Cost	$5,476.11
Useful Life	5	Assigned Reserves	$5,000.00
Replacement Year	2019	Monthly Assessment	$13.99
Remaining Life	4	Interest Contribution	$0.64
		Reserve Allocation	$14.62

Per notes on file from Stephen Nelson:

The swale around the common-area soccer field treats runoff captured by the street drains around the neighborhood. These waters originally contained sediments and hydrocarbons and metals leached from the streets and from treated wood. As the neighborhood matured the impact to these water shifted from sediment to fertilizers, while the hydrocarbons and metals remained much the same.

The swale uses plants to "bio-filter" the runoff. This involves both the filtration of any sediment by the vegetative mass that comes to fill the swale as well as destruction and sequestration of the hydrocarbons and metals by the indigenous microbes and vegetation.

During discussions with Anita Ashton (City of Camas) regarding the subject facility it was agreed that the first two thirds of the stormwater swale would be cleaned-up this year. Anita agreed that the focus was to remove vegetative root-mass while also deepening the swale. Anita also agreed to the need to raise the edge of the swale where the swale turns to run along the walking trail. Specifically Anita agreed to raising the bank by 18 inches at its low spot, and to removing sufficient vegetative matter to deepen the channel at least 6 inches at the corner, tapering to 0 inches at the inlet to the swale and 3 inches at the end of the planned excavation

Stormwater Facility Swale Maintenance continued...

(near the sign on the trail), thereby cleaning up roughly 2/3 of the swale. Within this framework it was understood that the goal was to remove most of the vegetative root mass in the swale.

It was agreed that the discharge pond would be left untouched this year to assure treatment of waters that would have otherwise been cleaned up by the swale. Evidence of this shift in treatment activity was very evident as soon as the vegetation was cut back in preparation for excavation: The plants floating on the surface of the pond increased dramatically within a week of clearing the swale of vegetation. This also showed that the pond was remediating fertilizers (nitrates and phosphates) that had previously been removed in the swale.

The Board chose to have Kinkaid Construction do the excavation work on a time and material basis. This decision was based on meetings with three contractors. Two of the contractors were recommended by the city (a third was too busy to get this work done this year), the third contractor was recommended by the folks who maintain the grounds here in the neighborhood. Thank you Doug and Julie.

Of the three contractors who reviewed the project, one declined the work as beyond their scope, one bid $14K. The initial estimate for Kinkaid was less than $10K. Actual cost was just over $6K. As detailed below, the actual material removed encompassed perhaps 5 times the initially proposed volume.

A hay-bale silt-dam was installed before work was commenced. The dam was located at the end of the swale, where the swale drains into the discharge pond. Inspection during and after excavation showed that the silt-dam was very effective in removing suspended silt and solids.

Effort were made to detour folks walking the trail to the far side of the common area. These efforts were pretty much ignored.

Kinkaid mobilized on 9/8/14. Exploratory trenches at the corner and near the sign on the trail (the end of the initially planned excavation) showed that there was roughly 18 inches of vegetative mass at the corner, and 8 inches in the trench near the sign. Kinkaid's equipment operator (Mark) indicated he could "feel the bottom" of the original excavation as he was digging the test trenches. His track-hoe was equipped with a roughly ¼ cubic yard muck

Stormwater Facility Swale Maintenance continued...

bucket – this is a bucket with a wide, rounded lip. In previous digs I have seen experienced operators use such equipment to do an excellent job of delineating and excavating waste pits. I was confident that Mark was in fact finding the bottom of the original excavation.

The final excavation depths for the first 2/3 of the trench was roughly 6 inches near the inlet, 18 inches at the bend, and 8 inches at the sign. Visual inspection post excavation showed minimal ponding, any ponding that was evident was due to the unevenness of the bottom of the excavated swale and can be readily addressed (with a hand-rake) when the bottom of the swale is covered with an erosion-resistant mesh.

It became evident by the middle of the second day of excavation that Kinkaid would be finished that day. Given the original funding authorization, and the excellent progress, the Board decided to extend the project to include cleaning up the final third of the swale. Roughly 8 inches of vegetative mass and muck was removed the length of this final third of the swale.

The next step in this ongoing cleanup will be to lay down a geo-mat to minimize erosion from water flow until the vegetation is reestablished. It is anticipated that the discharge pond will be cleaned out next fall.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection (s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Stormwater Facility Swale Maintenance continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known

Environmental Remediation - Total Current Cost	**$15,000**
Assigned Reserves	**$15,000**
Fully Funded Reserves	**$11,000**

Irrigation Controllers & Valves

		1 Provision	@ $3,000.00
Asset ID	1006	Asset Cost	$3,000.00
	Capital	Percent Replacement	100%
	Landscaping	Future Cost	$3,438.55
Placed in Service	January 2008	Assigned Reserves	$3,000.00
Useful Life	10		
Adjustment	3	Monthly Assessment	$8.59
Replacement Year	2021	Interest Contribution	$0.38
Remaining Life	6	Reserve Allocation	$8.97

This line item is an ongoing provision for the replacement of the irrigation controllers and valves in the common areas of the community.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein,

Irrigation Controllers & Valves continued...

this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Landscape - Renovation

		1 Provision	@ $10,000.00
Asset ID	1028	Asset Cost	$10,000.00
	Non Capital	Percent Replacement	100%
	Landscaping	Future Cost	$10,000.00
Placed in Service	July 1988	Assigned Reserves	$10,000.00
Useful Life	15		
Replacement Year	2015	Monthly Assessment	$116.64
Remaining Life	0	Interest Contribution	$0.09
		Reserve Allocation	$116.73




This line item is for any major rework of planter beds in the common areas excluding the drainage swales and wetlands. Landscaping appears to be in good to fair condition. Timing and cost based on information from prior reserve study.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association

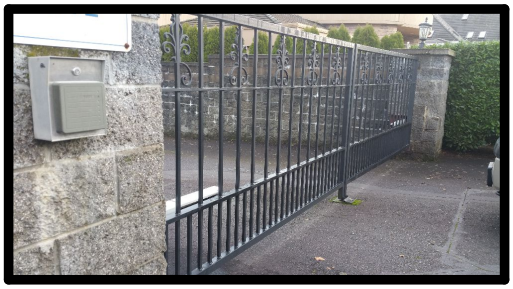
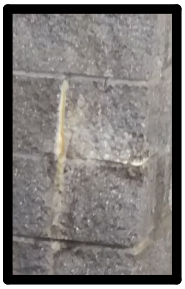
Landscape - Renovation continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Landscaping - Total Current Cost	**$13,000**
Assigned Reserves	**$13,000**
Fully Funded Reserves	**$11,615**

Tuck-Pointing - Gate/Entry

		40 Square Feet	@ $25.00
Asset ID	1018	Asset Cost	$1,000.00
	Non Capital	Percent Replacement	100%
	Masonry	Future Cost	$1,070.60
Placed in Service	January 2008	Assigned Reserves	$1,000.00
Useful Life	10		
Replacement Year	2018	Monthly Assessment	$2.77
Remaining Life	3	Interest Contribution	$0.13
		Reserve Allocation	$2.89

This line item is for the repointing of the masonry at the gate. Masonry appears to be in fair condition. Analyst recommends reevaluating this condition on an annual basis; by either the Board or an on-site reserve analyst, but preferably a professional mason.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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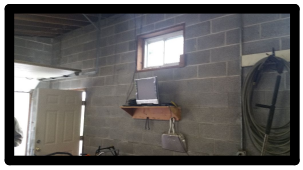
Note: This line item is a provision for an anticipated expense. Should the Association

Tuck-Pointing - Gate/Entry continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Tuck-Pointing - Recreation/Bathhouse & Storage Buildings

		1 Provision	@ $3,500.00
Asset ID	1023	Asset Cost	$3,500.00
	Non Capital	Percent Replacement	100%
	Masonry	Future Cost	$3,747.10
Placed in Service	January 2008	Assigned Reserves	$3,500.00
Useful Life	10		
Replacement Year	2018	Monthly Assessment	$9.68
Remaining Life	3	Interest Contribution	$0.45
		Reserve Allocation	$10.12




This line item is for the repointing of the exterior and interior masonry at the recreation/bathhouse and the storage annex building every 10 years or as needed. Masonry appears to be in fair condition. Analyst recommends reevaluating this condition on an annual basis; by either the Board or an on-site reserve analyst, but preferably a professional mason.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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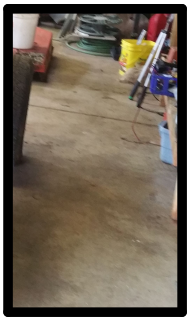
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Masonry - Total Current Cost	**$4,500**
Assigned Reserves	**$4,500**
Fully Funded Reserves	**$3,150**

Concrete - Common Areas - Provision

		6,970 Square Feet	@ $12.21
Asset ID	1017	Asset Cost	$4,255.18
	Capital	Percent Replacement	5%
	Concrete	Future Cost	$4,555.60
Placed in Service	January 2008	Assigned Reserves	$4,255.18
Useful Life	5		
Adjustment	5	Monthly Assessment	$11.77
Replacement Year	2018	Interest Contribution	$0.54
Remaining Life	3	Reserve Allocation	$12.31



This line item is a contingency for the concrete surfaces in the community including concrete floors, flatwork, driveway aprons, curbs, vehicle stops, and other areas as needed. This contingency only funds 5% replacement of all estimated concrete surfaces in the community.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Concrete - Common Areas - Provision continued...

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Concrete - Sport Court

		6,970 Square Feet	@ $12.21
Asset ID	1013	Asset Cost	$8,510.37
	Capital	Percent Replacement	10%
	Concrete	Future Cost	$14,357.80
Placed in Service	January 2008	Assigned Reserves	$1,985.75
Useful Life	30		
Replacement Year	2038	Monthly Assessment	$66.14
Remaining Life	23	Interest Contribution	$0.30
		Reserve Allocation	$66.44

This line item is for the replacement of the concrete sport court every 30 years, or as needed. Sport court appears to be in good condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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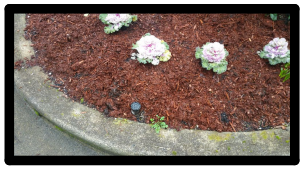
Concrete - Sport Court continued...

this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Concrete Flatwork - Maintenance/Replace

		3,960 Square Feet	@ $12.21
Asset ID	1004	Asset Cost	$2,417.58
	Capital	Percent Replacement	5%
	Concrete	Future Cost	$2,588.26
Placed in Service	January 2008	Assigned Reserves	$2,417.58
Useful Life	5		
Adjustment	5	Monthly Assessment	$6.68
Replacement Year	2018	Interest Contribution	$0.31
Remaining Life	3	Reserve Allocation	$6.99



This line item is for any possible concrete work which may be needed in the common areas every 5 years, or as necessary. Approximately 375 additional square feet of concrete was added since the prior reserve study in 2004 because of removal of a staircase constructed of railroad ties. We have increased the square footage accordingly to compensate. Concrete typically has a life expectancy exceeding thirty years, however from time-to-time, some repair may be necessary. Concrete surfaces are currently in fair condition, however this situation should be constantly monitored as cracks and lifts develop in the surface and can present a trip-and-fall hazard.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Concrete Flatwork - Maintenance/Replace continued...

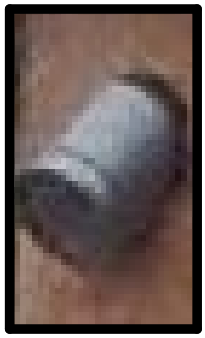
(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Concrete - Total Current Cost	**$15,183**
Assigned Reserves	**$8,659**
Fully Funded Reserves	**$6,657**

Surveillance Equipment

		1 Lump Sum	@ $1,000.00
Asset ID	1014	Asset Cost	$1,000.00
	Capital	Percent Replacement	100%
	Surveillance Equipment	Future Cost	$1,120.41
Placed in Service	January 2008	Assigned Reserves	$1,000.00
Useful Life	12		
Replacement Year	2020	Monthly Assessment	$2.83
Remaining Life	5	Interest Contribution	$0.13
		Reserve Allocation	$2.96



This line item is for the video surveillance equipment and related components serving the community. Current equipment is operating and in fair condition. Specific details about the model, cameras, and central location has been deliberately redacted from this report as a security measure as this reserve study document is readily available to the general public.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Surveillance Equipment continued...

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Surveillance Equipment - Total Current Cost	**$1,000**
Assigned Reserves	**$1,000**
Fully Funded Reserves	**$583**

Restroom Refurbishment - Provision

		2 Provision	@ $4,500.00
Asset ID	1021	Asset Cost	$9,000.00
	Capital	Percent Replacement	100%
	Restrooms	Future Cost	$10,795.62
Placed in Service	January 2008	Assigned Reserves	$9,000.00
Useful Life	15		
Replacement Year	2023	Monthly Assessment	$26.37
Remaining Life	8	Interest Contribution	$1.15
		Reserve Allocation	$27.52

This line item is for replacement of the various fixtures, in the restrooms. Analyst concedes that equipment will have a variable life expectancy; depending on a variety of external factors such as hours of use, security and possible vandalism. (or lack thereof)

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association

Restroom Refurbishment - Provision continued...

determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Restrooms - Total Current Cost	**$9,000**
Assigned Reserves	**$9,000**
Fully Funded Reserves	**$4,200**

Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings

		2,850 Square Feet	@ $9.50
Asset ID	1025	Asset Cost	$1,353.75
	Capital	Percent Replacement	5%
	Siding	Future Cost	$1,353.75
Placed in Service	January 2007	Assigned Reserves	$1,353.75
Useful Life	8		
Replacement Year	2015	Monthly Assessment	$25.38
Remaining Life	0	Interest Contribution	$0.02
		Reserve Allocation	$25.40




This line item is for the dry-rot of the exterior siding at the recreation/bathhouse and the storage annex building every 8 years or as needed during the paint cycle. Square footage of wooden surface is based on a visual estimate and includes; trim, siding, fascia boards, soffits, and doors. Painted surfaces appears to be in fair to poor condition in some areas so priority should be given to this line item and the painting line item in order to mitigate this condition. Analyst recommends repaint during the 2015 fiscal year. (see rightmost photo)

This line item replaces "Wood Trim & Siding" (line item 4.3e) from prior reserve study.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings continued...

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Siding - Total Current Cost	**$1,354**
Assigned Reserves	**$1,354**
Fully Funded Reserves	**$1,354**

Monument - Entry: Lettering

		2 Each	@ $2,500.00
Asset ID	1037	Asset Cost	$5,000.00
	Capital	Percent Replacement	100%
	Monument	Future Cost	$5,730.91
Placed in Service	July 2009	Assigned Reserves	$5,000.00
Useful Life	12		
Replacement Year	2021	Monthly Assessment	$14.31
Remaining Life	6	Interest Contribution	$0.64
		Reserve Allocation	$14.95

This line item is for the replacement of the entry monument lettering due to theft, vandalism, or general wear. It is impossible to predict vandalism intervals or the scope of replacement required in such an event. This line item is an allowance in the event that replacement is needed for some or all of the letters.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Monument - Entry: Lettering continued...

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Monument - Total Current Cost	**$5,000**
Assigned Reserves	**$5,000**
Fully Funded Reserves	**$2,500**

Detail Report Summary

Grand Total

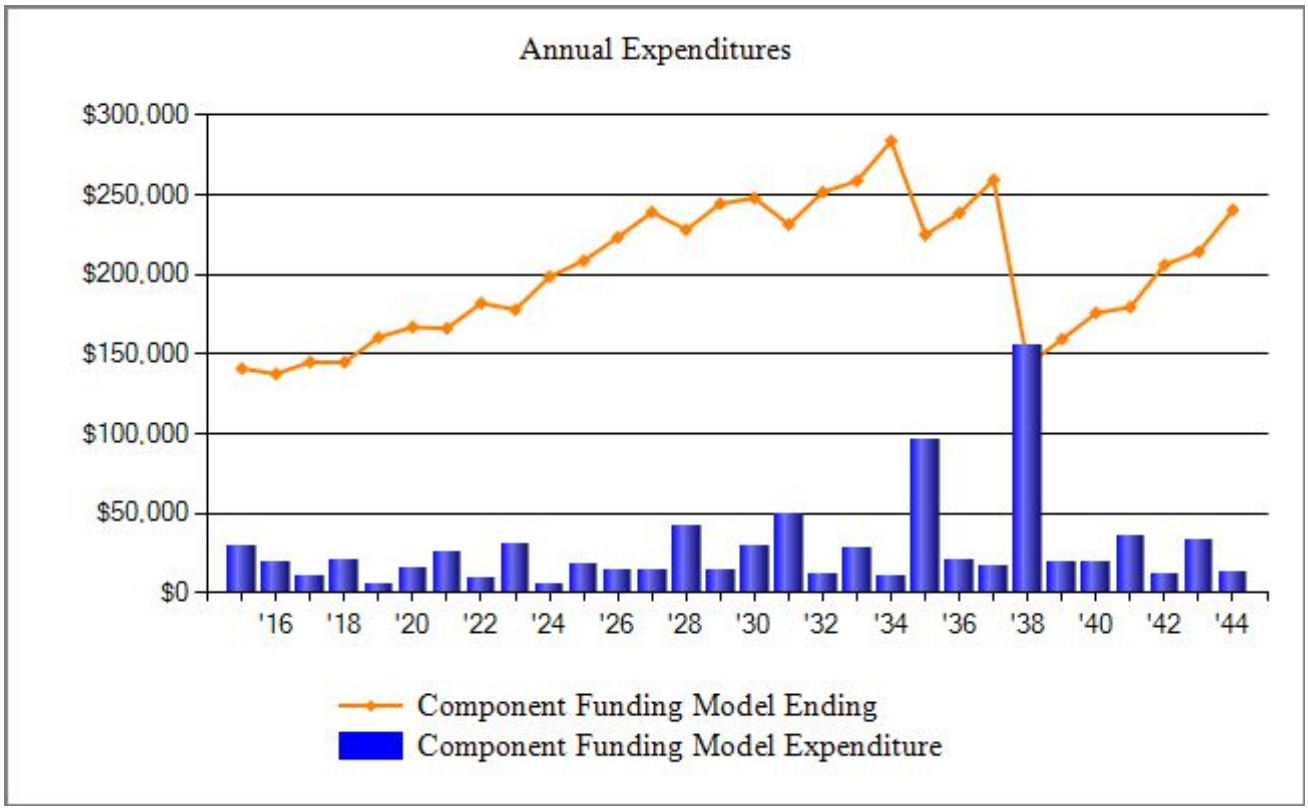
Assigned Reserves	$176,068.24
Monthly Contribution	$1,672.35
Monthly Interest	$19.70
Monthly Allocation	$1,692.06

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Category Detail Index

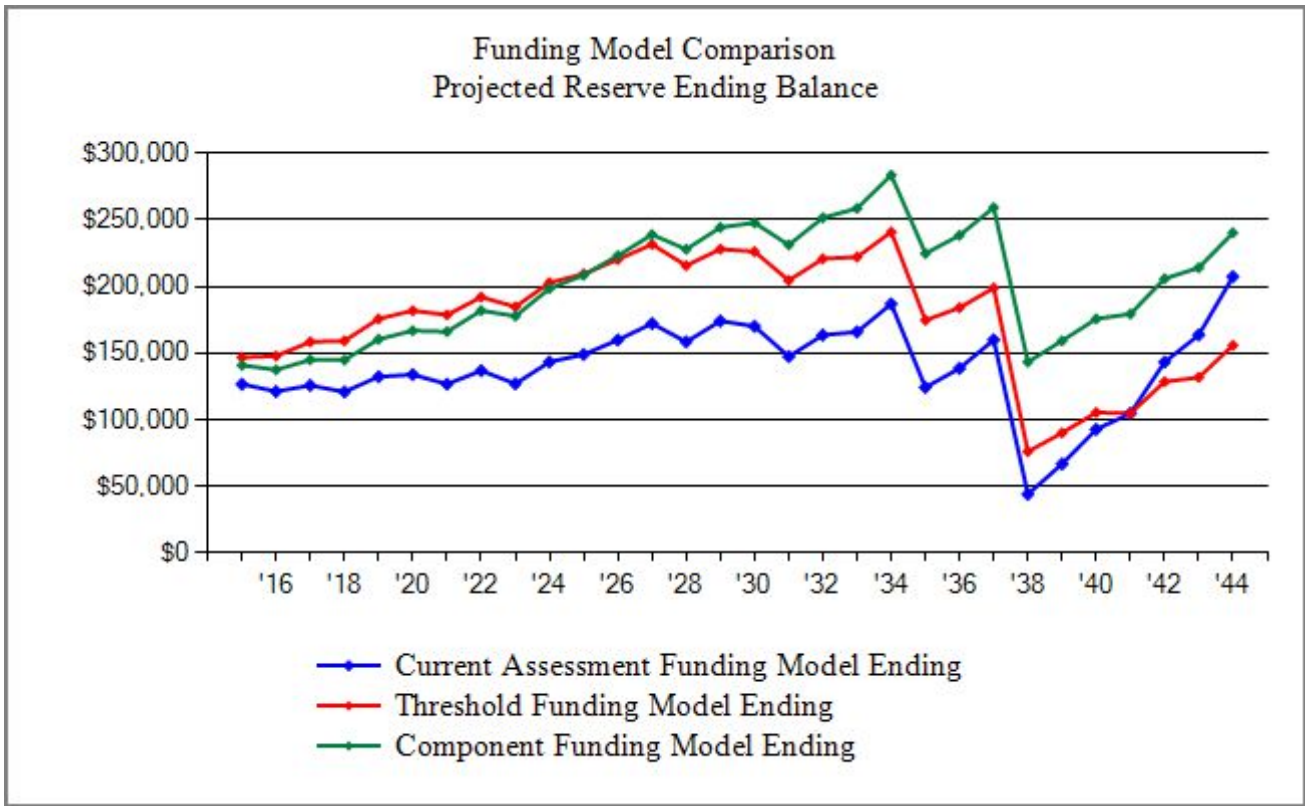
Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Category Detail Index

Total Funded Assets	39
Total Unfunded Assets	1
Total Assets	40

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Annual Expenditure Chart

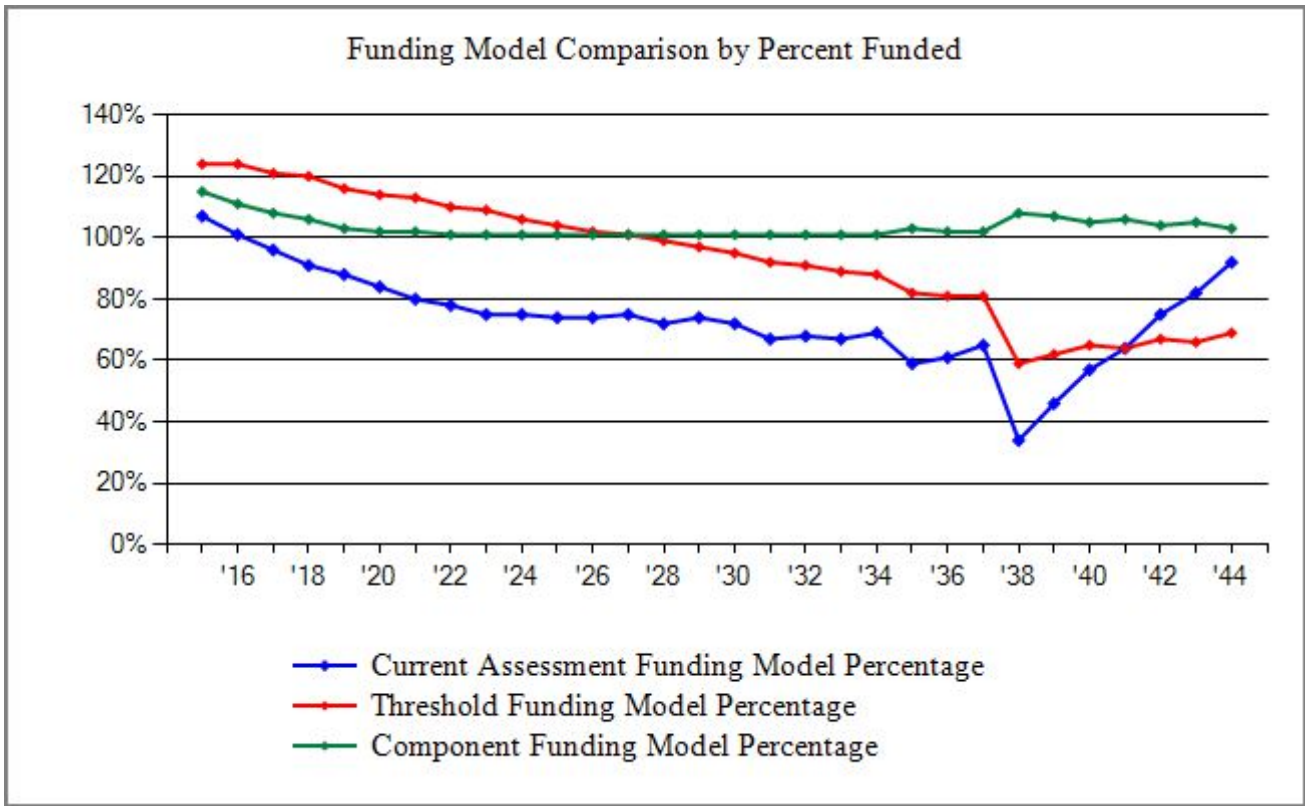


Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Funding Model Reserve Ending Balance Comparison Chart



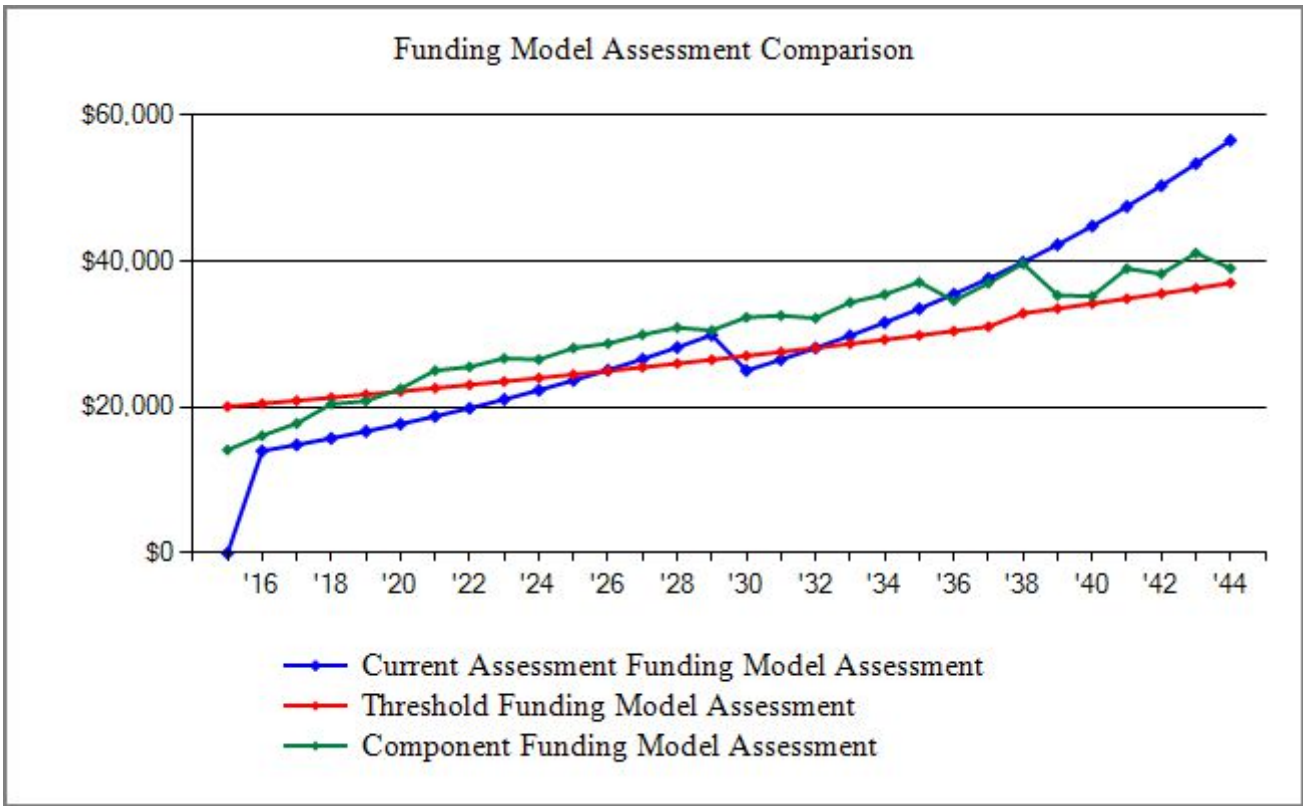
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Funding Model Comparison by Percent Funded



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Spread Sheet

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Arborist - Tree Work	2,000							2,345	
Asphalt Overlay									
Asphalt Repairs		4,407					4,937		
Asphalt Seal Coat		7,051					7,900		
Barbeque - Replenish / Rebuild	325								
Basketball Goal - Backboard/Hoop/Mounting Hardware									810
Boat - Dock - Major Rebuild/Replace									
Concrete - Common Areas - Provision				4,556					5,104
Concrete - Sport Court									
Concrete Flatwork - Maintenance/Replace				2,588					2,900
Doors & Windows									
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings	1,354								1,624
Gates: Vehicle - Automation		8,184							
Gates: Vehicle - Iron Work									
Gutters & Downspouts - Bathhouse									
Gutters & Downspouts - Maintenance Building									
Irrigation Controllers & Valves							3,439		
Landscape - Renovation	10,000								
Lighting - Outdoor / Indoor - Allowance	750					840			
Mailbox - Replacement				2,818					3,158
Maintenance Equipment - Miscellaneous			3,663				4,012		
Monument - Entry: Lettering							5,731		
Painting - Recreation/Bathhouse & Storage Buildings	4,987								5,983
Perimeter Wall - Maintenance				5,353					
Playground / Exercise Equipment			6,802					7,622	
Restroom Refurbishment - Provision									10,796
Roof - Bathhouse - Maintenance				245					275
Roof - Bathhouse - Replace									
Roof - Maintenance Building - Maintenance				368					412
Roof - Maintenance Building - Replace									

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Spread Sheet

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Stormwater Facility Swale Maintenance					5,476				
Street Signs						896			
Surveillance Equipment						1,120			
Tractor - Kubota "L" Series									
Tuck-Pointing - Gate/Entry				1,071					
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings									
				3,747					
Underground Utilities									
Year Total:	**29,416**	**19,641**	**10,465**	**20,746**	**5,476**	**16,302**	**26,018**	**9,967**	**31,060**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Spread Sheet

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
Arborist - Tree Work						2,750			
Asphalt Overlay									
Asphalt Repairs			5,532					6,198	
Asphalt Seal Coat			8,851					9,917	
Barbeque - Replenish / Rebuild		408							
Basketball Goal - Backboard/Hoop/Mounting Hardware									
Boat - Dock - Major Rebuild/Replace									
Concrete - Common Areas - Provision					5,719				
Concrete - Sport Court									
Concrete Flatwork - Maintenance/Replace					3,249				
Doors & Windows					7,392				
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings								1,948	
Gates: Vehicle - Automation								11,511	
Gates: Vehicle - Iron Work								8,345	
Gutters & Downspouts - Bathhouse					989				
Gutters & Downspouts - Maintenance Building					862				
Irrigation Controllers & Valves								4,316	
Landscape - Renovation							14,065		
Lighting - Outdoor / Indoor - Allowance		941					1,055		
Mailbox - Replacement					3,538				
Maintenance Equipment - Miscellaneous		4,394				4,812			
Monument - Entry: Lettering									
Painting - Recreation/Bathhouse & Storage Buildings								7,176	
Perimeter Wall - Maintenance					6,720				
Playground / Exercise Equipment				8,539					9,568
Restroom Refurbishment - Provision									
Roof - Bathhouse - Maintenance									
Roof - Bathhouse - Replace					3,078				
Roof - Maintenance Building - Maintenance									
Roof - Maintenance Building - Replace					4,617				

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Spread Sheet

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
Stormwater Facility Swale Maintenance	6,136					6,874			
Street Signs									1,178
Surveillance Equipment									1,472
Tractor - Kubota "L" Series				3,284					
Tuck-Pointing - Gate/Entry					1,344				
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings					4,704				
Underground Utilities									
Year Total:	**6,136**	**18,296**	**14,383**	**14,451**	**42,211**	**14,436**	**29,185**	**49,411**	**12,217**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Spread Sheet

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041
Arborist - Tree Work				3,224					
Asphalt Overlay						93,438			
Asphalt Repairs				6,944					7,780
Asphalt Seal Coat				11,111					12,449
Barbeque - Replenish / Rebuild			512						
Basketball Goal - Backboard/Hoop/Mounting Hardware									
Boat - Dock - Major Rebuild/Replace			78,792						
Concrete - Common Areas - Provision	6,407					7,179			
Concrete - Sport Court						14,358			
Concrete Flatwork - Maintenance/Replace	3,640					4,079			
Doors & Windows									
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings							2,336		
Gates: Vehicle - Automation									
Gates: Vehicle - Iron Work									
Gutters & Downspouts - Bathhouse									
Gutters & Downspouts - Maintenance Building									
Irrigation Controllers & Valves									5,419
Landscape - Renovation									
Lighting - Outdoor / Indoor - Allowance			1,182					1,324	
Mailbox - Replacement	3,964					4,441			
Maintenance Equipment - Miscellaneous	5,270				5,772				6,322
Monument - Entry: Lettering	7,529								
Painting - Recreation/Bathhouse & Storage Buildings							8,608		
Perimeter Wall - Maintenance						8,435			
Playground / Exercise Equipment					10,720				
Restroom Refurbishment - Provision						15,184			
Roof - Bathhouse - Maintenance	345					386			
Roof - Bathhouse - Replace									
Roof - Maintenance Building - Maintenance	517					580			
Roof - Maintenance Building - Replace									

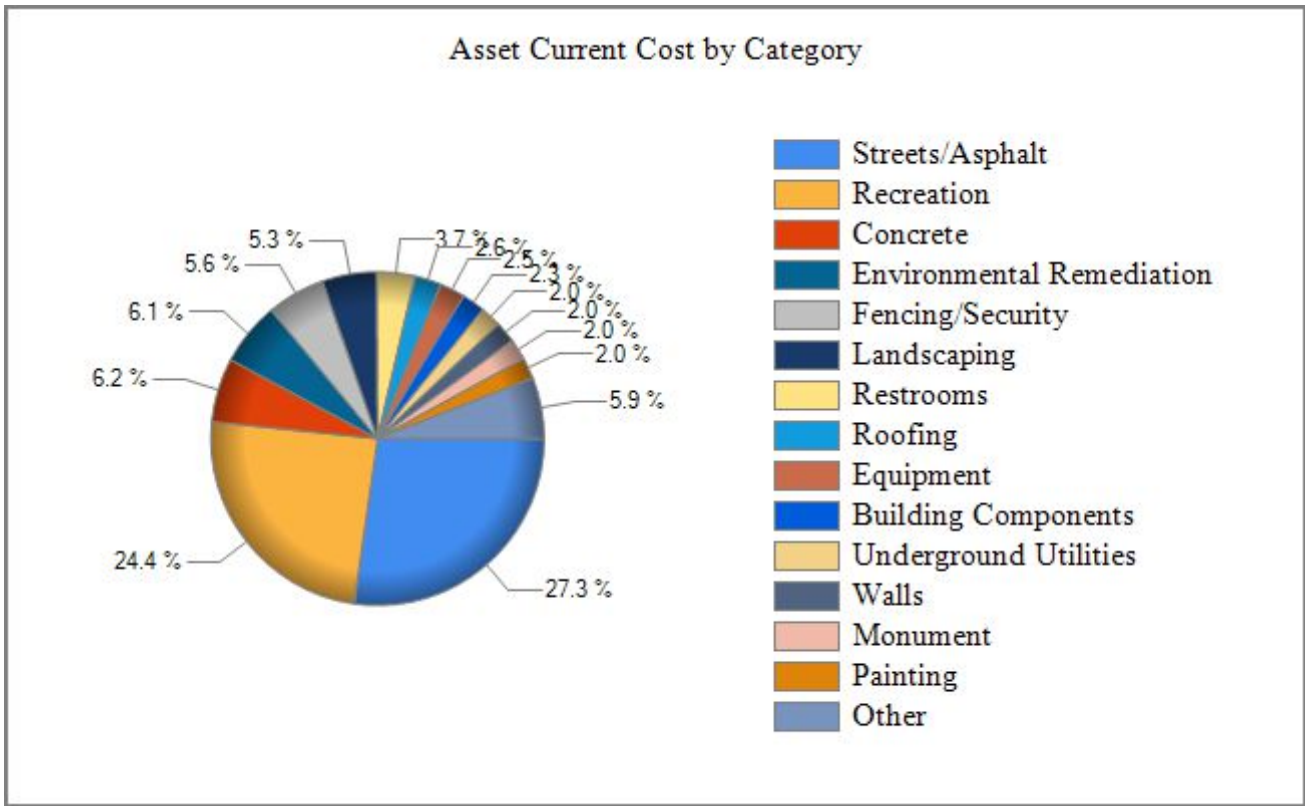
Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Spread Sheet

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041
Stormwater Facility Swale Maintenance		7,702					8,629		
Street Signs									
Surveillance Equipment									
Tractor - Kubota "L" Series									
Tuck-Pointing - Gate/Entry						1,687			
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings									
						5,905			
Underground Utilities									
Year Total:	**27,673**	**10,783**	**96,245**	**21,279**	**16,492**	**155,672**	**19,574**	**18,980**	**35,582**

Description	2042	2043	2044
Arborist - Tree Work		3,780	
Asphalt Overlay			
Asphalt Repairs			
Asphalt Seal Coat			
Barbeque - Replenish / Rebuild			
Basketball Goal - Backboard/Hoop/Mounting Hardware			
		1,276	
Boat - Dock - Major Rebuild/Replace			
Concrete - Common Areas - Provision		8,043	
Concrete - Sport Court			
Concrete Flatwork - Maintenance/Replace		4,570	
Doors & Windows			
Dry-Rot Repairs - Recreation/Bathhouse & Storage Buildings			
Gates: Vehicle - Automation			
Gates: Vehicle - Iron Work			
Gutters & Downspouts - Bathhouse			
Gutters & Downspouts - Maintenance Building			
Irrigation Controllers & Valves			
Landscape - Renovation			
Lighting - Outdoor / Indoor - Allowance			
Mailbox - Replacement		4,976	
Maintenance Equipment - Miscellaneous			
Monument - Entry: Lettering			
Painting - Recreation/Bathhouse & Storage Buildings			
Perimeter Wall - Maintenance			
Playground / Exercise Equipment	12,010		
Restroom Refurbishment - Provision			
Roof - Bathhouse - Maintenance		433	
Roof - Bathhouse - Replace			
Roof - Maintenance Building - Maintenance		649	
Roof - Maintenance Building - Replace			

Description	2042	2043	2044
Stormwater Facility Swale Maintenance			9,669
Street Signs			1,547
Surveillance Equipment			1,934
Tractor - Kubota "L" Series			
Tuck-Pointing - Gate/Entry			
Tuck-Pointing - Recreation/Bathhouse & Storage Buildings			
Underground Utilities		9,451	
Year Total:	**12,010**	**33,179**	**13,149**

Lacamas Shores Homeowners Association
ReserveStudyUpdate.com, LLC Asset Current Cost by Category



This is the distribution of reserves by category

IRS Revenue Ruling 70-604 Revenue Ruling is often considered one of the most powerful tax planning tools available to an association. The objective of the IRS Revenue Ruling 70-604 is to allow condominium/homeowner associations to avoid taxation on excess membership income by either carrying over the excess income to the following tax year or refunding the excess income back to association members. IRS Revenue Ruling 70-604 Revenue Ruling is applicable only to those associations that file as a regular corporation (Form 1120).

IRS guidelines allow condominium/homeowner associations the option to elect filing taxes as a regular corporation (Form 1120) or as a homeowners association (Form 1120-H). The most significant difference between these two forms is that Form 1120 taxes the association on all excess income at a graduated rate starting at 15%. Form 1120-H taxes the association on all non-exempt income at a fixed rate of 30%. Exempt income on an 1120-H would include revenue generated to maintain the common property and pay for the general operations of the association. Non-exempt income includes revenue such as interest generated from investment accounts, special user fees, and laundry/vending machine income.

ReserveStudyUpdate.com, LLC does not offer legal or tax advice. However, it is generally recommended by virtually all CPAs that most associations should make a 70-604 election every year even if they later determine they will not elect to be taxed as a regular corporation. If circumstances dictate that this election would not apply in a given year, the resolution is simply ignored.

An association must strictly comply with the requirements of the IRS Revenue Ruling 70-604 to make this election. These requirements are as follows:

1. It must be adopted by vote from the association's membership prior to the filing of the tax return.

2. Election must be noted in writing as part of the board meeting minutes.

In addition, the attached resolution indicates that any excess membership income will be applied to next year's dues, which is in lieu of returning the excess money to the individual association members.

(continued on next page)

ASSOCIATION RESOLUTION FOR REVENUE RULING 70-604 ELECTION EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS

RESOLUTION MUST BE VOTED ON BY THE MEMBERSHIP AT THE ANNUAL MEETING ANNUAL RESOLUTION OF THE Lacamas Shores Homeowners Association ASSOCIATION

ANNUAL RESOLUTION OF THE (Association) Lacamas Shores Homeowners Association .

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS REVENUE RULING 70-604

WHEREAS, The (Association) Lacamas Shores Homeowners Association is a (State) Washington corporation duly organized and existing under the laws of the State of (State) Washington ;

and

WHEREAS, The members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

and

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the (Association) Lacamas Shores Homeowners Association :

RESOLVED, that any excess of membership income over membership expenses for the year ending _____20__ shall be applied against the subsequent tax year member assessment as provided by IRS Revenue Ruling 70-604.

This resolution was voted on and made a part of the minutes of the annual meeting of (Association) Lacamas Shores Homeowners Association .

BY: _____
(President)

ATTESTED: _____
(Secretary)

Form compliant with IRS Ruling 70-604

Part III - Maintenance Plan Item Inventory - Lacamas Shores Homeowners Association

#1 - Asphalt - Overlay *Frequency: 35-50 Years*

Upon replacing the asphalt surface, the surface preparation, materials, and thickness of the overlay should be designed for the climate and traffic anticipated. The surface preparation should be dictated by the distresses that are prevalent in the existing pavement, the degree of roughness, or considerations for curb reveal or surface drainage. A tack coat should always be applied in preparation of a thin overlay on an un-milled surface, although it may not be essential on a milled surface. It may be either modified or unmodified, and the rate of application will be dictated by existing surface requirements. Materials for the overlay should be selected carefully the mixture should be dictated by the planned thickness. Planned seal coat per the manufactures specification may result in an overlay which is viable for thirty years or longer.

#2 - Asphalt Seal Coat & Repairs *Frequency: 3-6 Years*

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or seal coat. Seal coating typically maximizes the life expectancy of the underlying overlay. This process is characteristically performed every 4 to 7 years depending on a variety of factors that can affect the useful life of the sealer. Vehicle traffic is one such variable that carries considerable vehicle traffic should consider a maintenance program that calls for seal coating of asphalt driving surfaces as frequently as every 4 years. This maintenance procedure involves thoroughly cleaning all pavements, filling of any surface cracks, and patching of any locally damaged pavement surfaces. The emulsion sealer is then applied. Parking area demarcation lines will need to be renewed each time a seal coat is applied. The component expense includes the cost of this work as well as the seal coating cost. This work should be performed by a licensed and bonded paving contractor.

#3 - Backflow Device - Irrigation *Frequency: TBD Years*

The backflow prevent or is the single most expensive part of your irrigation system. It is also the first item to be damaged if a system is not properly winterized. A certified professional backflow inspector should examine and provide necessary documentation of the test results as required by many municipal jurisdictions. Typically a properly inspected and maintained backflow device has a life expectancy exceeding 30 years.

#4 - Backflow Device - Testing

Frequency: 12 Months

The law requires that the community association notify the local water provider before removing a backflow assembly. A water provider inspector will need to inspect the plumbing to verify the cross connection has been eliminated. A plumbing permit may be required to perform this type of work. All backflow assembly testing should be performed annually and by a certified contractor.

#5 - Barbeque

Frequency: 10 Years

Test and inspect the grill systems and disassemble the main grill parts and thoroughly clean each one, remove deposits from walls and scrub off grease, soot and surface rust. Reassemble the grill and test repeatedly to make sure it's working in an optimal manner. The exterior should be washed and polished to maintain an optimal appearance. Fire will oxidize/rust metals including stainless steel. Eventually components require replacement.

#6 - Bark Dust

Frequency: 12-24 Months

For weed control and aesthetic purposes, it is recommended to refresh the bark dust beds in the common areas every 2 years or so. Immediately adjacent homeowners should be notified in advance because some people may have an adverse reaction to any bark particles which may fly in the air.

#7 - Basketball Standard

Frequency: 14-20 Years

Basketball systems are designed specifically to withstand all types of climate. Parts are designed to handle both hot and cold temperatures, so there really isn't much maintenance needed to prepare your system for weather changes. However, it is usually a smart idea to take down the nylon net when the system is not being used during winter months so it does not deteriorate over time.

#8 - Bench - Outdoor

Frequency: 7-10 Years

Inspect the outdoor benches in the common area for wear and safety concerns. Benches should be cleaned routinely and fasteners inspected as these components may become loose creating a safety hazard. Depending on manufacturer, and placement in the community, expect replacement every 8 – 12 years. Benches may last longer with proper care.

#9 - Boat Docks

Frequency: 15-20 Years

Utilize environmentally safe cleaners to clean the boat dock. With a wood boat dock, a 3 to 1 mixture of olive oil and white vinegar makes an optimal cleanser for mineral salts and stains. On oil-stained areas, carefully scrub in a paste of water and baking soda and rinse it off when dry. Apply a cleaning agent such as baking soda to clean steel and aluminum attachments to the boat dock such as ladders. Avoid using pressure washers as they may lift off wood splinters and tiny metal flakes from bolts and fasteners, depositing them into the water.

Trex boards offer a terrific, low maintenance option for decks. Although the boards require less maintenance than regular wood, they do require some attention to keep them looking their best. The cleaning methods are simple and do not require the use of specialized equipment. Pressure washers are not recommended by the Trex Company. Using a pressure washer with high pressure or too closely will result in voiding the warranty. There are bleach-free deck washes available such as Corte-Clean Composite Deck Cleaner that will remove mold from Trex.

Frequent cleaning is necessary to keep mold from returning, however unlike wood, the mold simply grows on the Trex surface and doesn't cause significant damage. Cleaning the boards frequently with water and soap removes pollen, leaves, needles, and dirt which is a deterrent for mold regrowth.

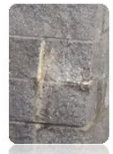
Inspect the boat dock at the beginning and conclusion of every season for sound overall structure. Replace any rotted, dried out or splintered/cracked wood slats on the top of the dock as soon as possible. Inspect all of the nuts, bolts, nails and other metal fasteners used in the dock for corrosion and rust and replace them if they are causing the dock frame or top to loosen. Examine the connection of the dock to the shoreline, reinforcing it with environmentally sound materials as needed.

#10 - Brick & Masonry - Maintenance

Frequency: 8-10 Years

Bricks typically have a life expectancy exceeding thirty hears. However bricks tend to "move" over time and require periodic work and cleaning. Bricks may be pushed up by tree roots or just shifted thanks to water runoff and erosion. Bricks should ideally be cleaned carefully with a power washer or a cleaning agent such as 30 Second Cleaner to avoid buildup of moss and algae.

#11 - Brick Masonry – Clean & Tuck Repoint *Frequency: 8-10 Years*



Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Repointing restores the visual and physical integrity of the masonry. Disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, and/or damaged plasterwork may prompt the decision to repoint. Facing the deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure should always be dealt with prior to the commencement work.

It is essential to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of un-weathered sections of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar. This measure is critical as to avoid damage to the building because it is excessively strong or vapor impermeable.

The relationship of repointing to other labors proposed on the building must be recognized. For example, if paint removal or cleaning is anticipated, and if the mortar joints are basically sound and need only selective repointing, it is generally better to postpone repointing until after completion of these projects. However, if the mortar has eroded significantly, allowing moisture to penetrate deeply into the wall, repointing should be accomplished before cleaning. Anticipated work, such as roof repairs or structural, should be scheduled so that they do not interfere with repointing. It is important to optimize projects planning in order take maximum advantage of erected scaffolding.

All brickwork and other repairs and maintenance to the brick surface should be performed by a licensed and certified professional.

#12 - Catch Basin / Storm Drain Cleaning *Frequency: 12 Months*

It is important to maintain catch basins to prevent storm sewer blockages and minimize the amount of pollutants entering storm sewers which may eventually discharge into local streams and waterways. Clogged catch basins can result in the ponding of water along streets and parking lots causing a nuisance to motorists, pedestrians and businesses. Improper maintenance of catch basins can lead to mosquito infestations. Clean catch basins on a periodic basis and at least annually. Work should be performed by a properly qualified vendor.

#13 - Concrete Maintenance

Frequency: TBD Years

Concrete is used as a building material in several areas throughout the association including but not limited to; driveway aprons, sidewalks, entry walks, and trash enclosures. Concrete is very durable and is usually very low maintenance as long as it is protected from misuse including but not limited to repeated hosing, radiator overflow, fertilizers or pesticides, and ice-melting agents.

Only use products designed to be used with concrete to melt snow and ice. Avoid using salt or other chemicals not approved for this purpose to melt ice on concrete surfaces. Salt or other chemicals may damage the concrete and shorten its useful life If the association elects to use such products, the association needs to plan accordingly for possible earlier repairs or replacement.

Schedule and perform concrete surface inspections every season to determine if cracking, fissures, or settlement have occurred. Check for lifting and tripping hazards. Cordon off safety hazards until appropriate repairs have been made. Correct sources of cracking problems such as tree roots and drainage situations. A certified contractor should grind down and replace sections as needed.

#14 - Dry-Rot Repairs/Prevention

Frequency: 6-10 Years

Wood should be properly finished with a paint, stain, or clear sealer. When left unprotected, it's susceptible to decay and rot caused by moisture. Wood expands and contracts with normal changes in humidity and temperature. These fluctuations may cause paint finishes to chip and crack, and over time puts unnecessary stress on caulked seams around doors, windows, and at corners. If the caulk separates and fails to keep out moisture, wood rot will likely develop. Even species of wood that have a natural resistance to rot, such as cypress, redwood, and cedar, may decay if not properly protected from the elements.

#15 - Exterior Doors

Frequency: 30 Years

Hinges should be well greased and checked on a regular basis for proper lubrication. ReserveStudyUpdate.com, LLC highly recommends that hinges used in commercial, high-frequency applications or those in extreme environmental conditions be lubricated annually to ensure quiet operation and long life. Standard hinges are best lubricated by removing the pin, applying a generous coating of lithium grease, and reinserting the pin by driving it completely down to the shoulder of the pin head. Door knobs and locks should be checked and verified that they are working properly. Weather-stripping features should be analyzed to insure proper operation. Doors will wear out at different intervals due to a variety of factors.

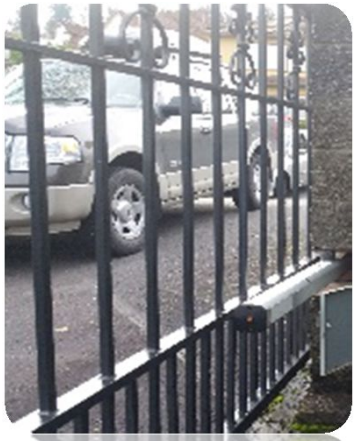
#16 - Gate Keypad Callbox w/ Screen

Frequency: 10-15 Years

This entry system is designed to utilize a building's existing telephone wiring and to address a variety of building entry applications. These units typically have very few moving components and therefore require little maintenance; however it is necessary from time to time to inspect door components including the locks and hinge system to insure proper closer and operation. For security reasons master entry codes provided to residents should be changed from time to time and the entry instructions should be provided to occupants in ample time.

#17 - Gates-Entry-Operators

Frequency: 12-18 Years



On the "actuator" type of opener is sometimes necessary spray silicon spray directly to the inner tube that travels in and out of the arm. It is not recommended to use any type of spray oils or penetrating oils as these just collect dirt and grime. This helps keep the inner seal pliable and it does a much better job of keeping the moisture out of the arm therefore keeping the arm from "freezing up" when the temperatures drop below freezing.

The hinge areas require maintenance as well. Most hinges for ornamental swing gates have grease fittings on them which should be greased at least several times a year. It would not hurt to periodically remove the arm from the gate and swing the gate by hand to check that it is working properly. It is also advisable to make sure all hinges are still tight and solid. Check for any cracks around the joints and welds and have them repaired as soon as possible.

For the other "pad mount" type of operator there is very little need for maintenance; however they do have a couple of "pivot points" that should be checked for lubrication. On these, a heavy oil or grease should be applied to the joints to keep them moving as freely as possible.

For chain drive slide gates, it is imperative to oil the chain from time to time. Chains need to flexible and if not oiled from time to time will freeze up and cause significant problems for the gate operators down the road.

#18 - Ground Loop

Frequency: TBD Years

Ground loops are magnetic field generators that are able to detect metal when it passes into the field. The detector gives a signal to the gates, either causing the gates to open or preventing the gates from closing. Loops can be installed using two different types of loop; pre-form or saw cut. Pre-form loops come with the wire already cut to length, twisted, and inside of a protective sheath or a flexible conduit for the sensing portion of the loop. Pre-form loops are used for roads that are unpaved or for roads prior to paving or concrete pours. A trench is dug one to six inches below the finish grade of the road in the case of asphalt paving with the loop inserted and then covered and run back to the gate operator. On concrete surfaced, the loop is tied to the rebar structure before the pour.

#19 - Gutter Cleaning

Frequency: 8-12 Months

Depending on adjacent tree cover, gutters may require gutter cleaning at varying intervals; some require cleaning as much as three times during the fall, others may not require cleaning for several years. For landscape areas such as gazebos, gutters can be cleaned easily by a landscaper or volunteer. Gutters on structures greater than 12 feet should be cleaned by a licensed and certified contractor. If the gutters are covered, clean off debris on top and then carefully lift the screens or guard to remove debris in the gutters. Some screens care built into the gutters and cannot be removed.

Once the gutters are clean, use a garden hose to run water down them. Check that the water flows in the right direction and free of sags or blockages, check for leaks and check that all downspouts are draining properly.

#20 - Gutters and Downspouts-Replace

Frequency: 20-25 Years

Most gutters should be cleaned twice a year; however frequency will vary depending on the environment and amount of debris accumulating in gutters. This project should be completed in early spring to clear out any left over ice and debris that has accumulated during the winter. It is advised to also go through cleaning your gutters in late fall. This is perhaps the most important time of year to clean the gutters because it is necessary to clear out all the falling leaves and things that gather in the gutter system during fall before the melting snows of winter begin to tax the gutters and downspouts.

Gutter professionals will also make sure your gutters are attached firmly to the building so there is no separation. Gutters are typically attached to the home with special hangers and the gutter cleaning service will replace them if necessary. They will also level the gutter system so that they are at the proper angles to maximize efficiency. It is recommended to completely replace the gutter system during the roofing cycle.

#21 - Irrigation Controllers & Valves

Frequency: TBD Years

When an electrical impulse is transmitted to the solenoid, an electromagnetic field causes a small metal plunger in the solenoid to move upward. When the plunger moves upward, a small hole in the valve is uncovered which allows the water in the chamber above the closing mechanism to flow through the port and out of the valve, relieving water pressure needed to hold the valve closed. The pressure of the incoming flow of water is greater than the pressure in the chamber above the piston, and the force of the water pushing up underneath the piston opens the valve. When the solenoid is de-energized, the plunger moves down, closing the small port. Water flowing through a small hole in the closing mechanism refills the chamber above the piston and builds up pressure. The increased pressure forces the piston downward, thus closing the valve. All valves have a range of pressure and water flow that must be maintained in order to work properly.

#22 - Landscape Renovation

Frequency: TBD Years

Expect major rework and major improvements in the common area landscaping on a periodic basis. This may include major upgrades the grading to facilitate a water efficiency plan to minimize runoff of irrigation water. All work should be performed by a qualified vendor.

#23 - Lighting - Exterior

Frequency: 18-25 Years

Outdoor lighting maintenance involves much more than simply replacing burnt out light bulbs. Lighting maintenance involves optimizing existing equipment configurations so that homeowners can receive the best return on their financial investment possible and maintain the highest value that outdoor lighting brings to their property.

Start by replacing bulbs that have burned out. An easy, fairly low-cost solution is to replace any medium-base incandescent lamps with screw-base CFLs. However, in cold climates CFLs may be less effective as these bulbs require a higher operating temperature.

Consider replacing the fixture with long-lasting HID or LED lamps as their long lifetimes mean they require less frequent replacement, and the ensuing labor savings and lower energy consumption justify the slightly higher initial investment.

#24 - Lights-Interior-Florescent Tube Style

Frequency: 20-25 Years

Fluorescent ballasts come in two designs--magnetic and electronic. In the late 1970's, electronic ballasts became the standard for fluorescent bulb designs. Prior to this, the long tube designs found in older bulbs used magnetic ballasts. For magnetic ballasts to work, a chemical material called polychlorinated biphenyls, or PCBs, acts as a sealant inside the ballast's capacitor mechanism. This chemical poses little to no threat during normal bulb operation, but when a bulb breaks or explodes, PCBs can leak through, causing adverse physical effects to the environment. A PCB leak appears as a black, clear or yellow liquid.

Bulbs should be disposed of in a proper manner. Often times local agencies offer bulb recycling for a small fee. It is critical to keep bulbs covered with protective covers and/or appropriate explosion proof tubes.

#25 - Mailbox - Maintenance

Frequency: 3-5 Years

Assess overall condition and function of locks, proper lubrication of moving components, cleanliness and appearance of face plates, security of housing, in compliance with current postal regulations, accuracy and visibility of signage/accessibility of lettering, where required, and condition and proper function of slots and depositories for outgoing mail and packages. Evaluate paint on the gang-style cluster mailbox along with the supporting pedestal. Many times the paint is removed on one quadrant of cluster style mailbox pedestals because of dogs urinating on these specific sections.

If replacement is necessary, check with postmaster for proper placement as many times older mailboxes are grandfathered in terms of sidewalk placement but may have stipulations which require movement upon mailbox replacement. All replacements should be coordinated with residents and the postmaster.

#26 - Mailbox - Replace

Frequency: 25-50 Years

Properly maintained mailboxes typically have a life expectancy exceeding thirty years, however if replacement is necessary check with postmaster for proper placement as many times older mailboxes are grandfathered in terms of sidewalk placement but may have stipulations which require movement upon mailbox replacement. All replacements should be coordinated with residents and the postmaster. A clear plan should be in place for key replacement and/or locksmith services in the event that keys are not interchangeable with the new mailbox units. Homeowners should be notified in writing far in advance in order to avoid any confusion.

#27 - Paint - Exterior

Frequency: 6-10 Years

Before painting begins, the landscaper should be notified and surrounding vegetation should be trimmed and pruned back in order to minimize overspray. Plants that cannot be pruned should be reasonably covered. Hinges and other components that should not be painted should be taped or temporarily removed. Homeowners should be contacted several days in advance so owners can move the vehicles out of the path of any possible overspray.

Maintenance of the exterior painted surfaces includes regularly scheduled cleaning and inspection of the surface areas for cracks, peeling paint or other sealants, deterioration of the base material, and failure of caulking or other sealant materials which serve a waterproofing function. The surfaces should be cleaned, repaired as required, and primed and painted with premium quality exterior house paint in accordance with the builder's specifications.

#28 - Paint-Entry Gates

Frequency: 6-10 Years

Wrought iron railings and fences have been a classically elegant feature of homes for decades. Over time, exposed to the elements, wrought iron can become pitted and rusty and require refinishing. Even if wrought iron pieces look good, components can painted a different color to add a personal touch and contemporary style to what is usually a traditional element of your building or structure. Since different factory painting treatments have varying life expectancies, it is recommended to consult with an expert painter to determine the proper painting approach.

#29 - Parking Area Striping & Graphics

Frequency: 3-6 Years

During the seal coat cycle or as needed, the curbs and parking spaces should be painted with a DOT approved paint. Words should be re-stenciled on curbs and other areas of the property as determined appropriate.

#30 - Playground Equipment

Frequency: TBD Years

Maintenance routines should be determined for each specific playground. The Association should establish maintenance plans based on manufacturer's recommendations, local and state statues.

Equipment should be free of deterioration and all wood equipment should be free of splinters and other hazards. Metal equipment should be free of rust and plastic equipment should be free of cracks. S-hooks should be closed and there should be no openings from 3.5"-9" where children's head or body trappings could occur. There should be no open areas at the top of slides where strings could get caught and cause strangulation. Proper drainage in the playground area should be present.

#31 - Pruning - Major Tree Work

Frequency: 5-8 Years

The first pruning of young trees and shrubs always consists of removing broken, crossing, and weak-structured branches. The recommendation to remove one-third of the top to compensate for root loss of balled and bur lapped material at transplanting has been revised. Prune these plants for structural integrity and cosmetic reasons only. Plenty of water during establishment will take care of the root loss problem. Trees with a central leader, such as cedar, sweet gum, or pin oak, may need little or no pruning except to eliminate branches competing with the central leader; these should be shortened. Some pruning may be necessary to maintain desired shape and shorten extra-vigorous shoots on trees that spread. Depending on the species and the desired impact, the height of the lowest branch can be a few inches above the ground.

#32 - Restroom Plumbing Fixtures

Frequency: 15 Years

Despite the bathroom's water tight capabilities, water is still able to find a crack or and work its way in and wreaking havoc. Maintaining water tight surfaces is key which includes tile repair, and laminate upkeep. If water damage does occur, fix it as soon as possible to cut down on the chance that mold and rot will begin infesting. Older or overworked piping systems can leak or burst, especially during extreme weather.

The shower, tub, sink and toilet are all designed to deal with certain stressors. Oftentimes, these stressors are exceeded in some way and the fixture becomes a hindrance to comfort. Proper routine maintenance of these fixtures will ensure that your bathroom remains an ally in maintaining comfort. This maintenance can include faucet repair, shower head servicing or replacement, and leaky toilet maintenance.

#33 - Roof - Tear-Off

Frequency: TBD Years

Sometimes it may is possible to merely place the new shingles over the older layer instead of tearing off a roof. A professional contractor can advise whether this is possible. The contractor will likely be familiar with local building codes, weather patterns, and other variables that help determine the answer to this question.

#34 - Roof-Asphalt Composition

Frequency: 20-30 Years

An asphalt shingle is a type of roof shingle. They are one of the most widely used roofing covers because they are relatively inexpensive and fairly simple to install.

Granules are applied to the weather face/exterior portion of the shingle to provide resistance to ultraviolet light. Granules have a particle size distribution which permits them to be applied directly to the asphalt coating in a manner so as to minimize exposed coating. In addition to this technical function, granules provide weight to the shingle and allow the product to be blended in a wide variety of colors.

Roofs should ideally be inspected every 3-5 years or during the biannual building envelope inspection (water intrusion inspection) where applicable.

#35 - Roof-Repairs

Frequency: 3-5 Years

Many times roofs develop leaks several years before the entire roof needs replacing. Usually leaks are caused by localized damage, such as cracked or missing shingles or shakes, or on a flat roof, a blistered or cracked area. The hardest part to repairing this type of damage is locating it. Delay in repairing leaks in a timely manner often results in serious damage such as dry rot. Dry rot describes wood and timber that has been eaten away by fungi. The fungi feed on the wood particles eventually breaking it down and making it either brittle or soft. There are two forms of fungi that are responsible for dry rot. Both forms of fungi require a certain level of water or moisture to grow and survive. Dry rot is the product of elevated levels of moisture trapped on or around the surface of wood.

Roofs should ideally be inspected every 3-5 years or during the biannual building envelope inspection (water intrusion inspection) where applicable. All work performed should be by a certified professional.

#36 - Security Cameras

Frequency: 10-14 Years

Maintaining security cameras can be as simple as purchasing a can of compressed air and once a month blowing the dust away from the lens. Wiping the lens with a cloth should be avoided, although you could buy a camera lens cloth and use it very carefully to clean the lens. Frequently surveillance cameras will not need to be focused unless someone was tampering with the camera, in which case you may need to call in a professional, but it is usually a relatively inexpensive visit and the professional can look over your entire close circuit television system at the same time.

#37 - Sensor-Infrared-Gate

Frequency: 10-15 Years

Infrared light is used in industrial, scientific, and medical applications. Night-vision devices using active near-infrared illumination allow people or animals to be observed without the observer being detected. Infrared sensors aid in the detection of vehicles which protects the gate and vehicles from collisions resulting from the gate closing prematurely.

#38 - Signage-Common Area/Monument

Frequency: 10-14 Years

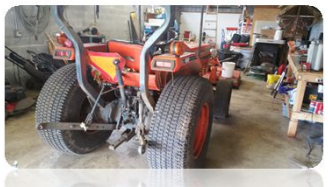
Most of the outdoor street will require replacement within 10 – 15 years depending on a variety of factors including but not limited to; theft, graffiti, sun fade, and other considerations. Signs are essential at times of emergency as these assets help guide first responders to the proper address, especially at night.

#39 - Tractor

Frequency: TBD Years

Properly maintaining a tractor will add years to its useful life. There is a multitude of different types and brands of tractors, there is no comprehensive maintenance manual that's universally applicable to all types of tractors, however the following these steps should help.

Review the owner's manual. The manufacturer has specific instructions for elementary care of the equipment, and contains the expertise to give you the best advice on how to do it. It is important to find the proper tools for the job. Typically, these tools are larger in size verses the tools needed for automobile maintenance.



Protecting the tractor from the elements, especially tractors that don't have a cabin to protect the seat and instrument panel. Keep rain and snow out of the combustion and exhaust system.

Check the fluids regularly. Tractor usage is measured in hours, not miles. Also, verify the proper tire pressure in the manual.

If the tractor is outfitted with a hydraulic system, the tractor may it has high pressure hoses and/or tubing, and failure of this fluid conduit can cause hydraulic pump failure, loss of steering, or other problems. Monitor belts and hoses and other components in accordance with the owner's manual.

#40 - Utilities - Underground

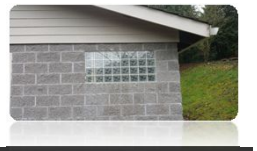
Frequency: TBD Years

This line item is for any ongoing maintenance and/or repairs needed for the various catch basins in the community, private utility lines, catch basins, and other related components.

#41 - Walls/Windows

Frequency: 30-40 Years

For optimal performance, wood frames should be finished or painted as soon as possible after installation. Finishing is necessary because by nature, wood is porous. Painting and finishing seals porous surfaces, maintains, protects and enhances the beauty of the product by keeping it less susceptible to debris and easier to clean.



#42 - Water Quality Tract Area

Frequency: TBD Years

Bioswales are landscape components are designed to remove silt and pollution from water runoff. Bioswales normally consist of a swale drainage course with gently sloped sides and filled with vegetation, compost and/or riprap. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which facilitates the trapping of pollutants and silt.

If installed properly, rip rap typically does not require much maintenance, however, inspect rip rap before and after major rain events and at least bimonthly during dry periods for areas of washout or other types of failure. Repair major problems immediately as problems may lead to slope failure.