

Reserve Study
Full Study

Elk Ridge Heights Homeowners' Association

Draft 1

Published - July 13, 2019

Prepared for the December 31, 2019 Fiscal Year

Contact: HOA Services, Inc

North Star Reserves
/ Boise, ID 83713
Office (208) 365-0977
Aaron@NorthStarReserves.com



Elk Ridge Heights Homeowners' Association

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Elk Ridge Heights Homeowners' Association

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Reserve Study Summary

A Reserve Study was conducted of Elk Ridge Heights Homeowners' Association (the Planned Urban Development, or "**PUD**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- Development of a reserve component inventory;
- Condition assessment based upon on-site visual observation;
- Useful life and valuation estimates;
- Evaluation of fund status and creation of a funding plan.

Elk Ridge Heights Homeowners' Association is a community with a total of 129 Units.

Physical Inspection

North Star Reserves ("**NSR**") conducted a physical inspection of the PUD. The inspection encompassed those major components that the PUD is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, NSR utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. PUD board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget and conversations with the property manager and/or appointed Association representative. In addition NSR relied on the PUD to provide an accurate Beginning Reserve Balance.

The status of the PUD reserves, as reflected in the following Reserve Study, is as follows:

1. The Expenditure Forecast of the following Reserve Study identifies the major components which the PUD is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - Its current estimated replacement cost;
 - Its estimated useful life; and
 - Its estimated remaining useful life.
2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$296,832.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Future Cost ÷ Useful Life × Effective Age, including a provision for interest and inflation in future years.)]
 - See "FULLY FUNDED BALANCE" in the *Glossary of Reserve Study Terms* on the final pages of this study.
 - Inflation Rate for the this study is calculated at **2.50%**.
3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2019 is estimated to be \$60,518, constituting 17.32% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$23,255 for the fiscal year ending December 31, 2019 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

Based on the 30 year cash flow projection, the PUD reserves appear **inadequately** funded as the reserve fund ending balances remain **negative** throughout the replacement of most major components during the next 30 years. **For this reason, increased contributions and one Special Assessment has been outlined to meet future expenditures.**

The State of Washington imposes a statute which outlines reserve studies and requirements appertaining to said statutes. The Washington code can be found herein in this report (Washington State Legislature, Chapter 64.38 RCW). NSR has completed this study in compliance with the statute and under the direction of Elk Ridge Heights Homeowners' Association Board of Directors.

Per RCW 64.38.070 (3); 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.



Percent Funded Status

Based on paragraphs 1 - 3 above, the PUD is **inadequately** funded.

The following illustrates the next fiscal year recommended contribution and ending balance:

	Annual Contribution	-	End Balance	-	% Funded
• Year 1:	\$23,255		\$60,518		14.24%
• Year 2:	\$85,209		\$53,283		17.32%

Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in the *Cash Flow - Annual* forecast report) was developed using the cash flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Elk Ridge Heights Homeowners' Association is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the PUD ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study complies with or exceeds all applicable statutes, if any

Supplemental Disclosures

General:

NSR has no other involvement(s) with the PUD which could result in actual or perceived conflicts of interest.

Completeness:

NSR has found no material issues which, if not disclosed, would cause a distortion of the PUD situation.



Reliance on Client Data:

Information provided by the official representative of the PUD regarding financial, physical, quantity, or historical issues will be deemed reliable by NSR.

Scope:

This Reserve Study is a reflection of information provided to NSR and assembled for the PUD use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures

Subcategory	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Access Control										
+Capital Imp. Main Entrance Pedestria			\$ 27,418							
Access Control - Gate Keypad	818				3,011					
	\$ 818	\$ 0	\$ 27,418	\$ 0	\$ 3,011	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Concrete										
Concrete Repair					\$ 2,676					
Curbing - Concrete (Roadway)					5,237					
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,913	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Fencing										
Fencing - Wrought Iron 6'		\$ 15,140								
Gate Operator - Swing				4,787					5,416	
	\$ 0	\$ 15,140	\$ 0	\$ 4,787	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,416	\$ 0
Irrigation										
Irrigation Vault	\$ 1,010								\$ 1,231	
	\$ 1,010	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,231	\$ 0
Landscaping										
Bark Replenishment						\$ 3,429				
Landscaping - General				3,264				3,602		
Retaining Wall				1,088					1,231	
Trees - Maintenance			2,653			2,857			3,077	
	\$ 0	\$ 0	\$ 2,653	\$ 4,352	\$ 0	\$ 6,287	\$ 0	\$ 3,602	\$ 4,308	\$ 0
Lighting										
Lighting - Exterior						\$ 3,206				
Painting - Lamp Posts						6,201				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,407	\$ 0	\$ 0	\$ 0	\$ 0

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures

Subcategory	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Mechanical Equipment										
Pump - Irrigation				\$ 2,176						\$ 2,523
	\$ 0	\$ 0	\$ 0	\$ 2,176	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,523
Painting										
Painting - Misc.		\$ 517			\$ 557			\$ 600		
Painting - Wrought Iron						7,023				6,510
	\$ 0	\$ 517	\$ 0	\$ 0	\$ 557	\$ 7,023	\$ 0	\$ 600	\$ 0	\$ 6,510
Paving										
Asphalt - Crackfill		\$ 7,241			\$ 7,798			\$ 13,610		
Asphalt - Repairs		37,359						70,210		
Asphalt - Sealing		32,185						60,486		
	\$ 0	\$ 76,786	\$ 0	\$ 0	\$ 7,798	\$ 0	\$ 0	\$ 144,307	\$ 0	\$ 0
Reserve Study										
Reserve Study Update	\$ 2,172			\$ 350			\$ 2,519			\$ 406
	\$ 2,172	\$ 0	\$ 0	\$ 350	\$ 0	\$ 0	\$ 2,519	\$ 0	\$ 0	\$ 406
Signage										
Entry Monument - Maintenance	\$ 1,010					\$ 1,143				
Signage - Exterior						1,143				
	\$ 1,010	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,286	\$ 0	\$ 0	\$ 0	\$ 0
Structural Repairs										
Masonry Repairs			\$ 1,273					\$ 1,441		
	\$ 0	\$ 0	\$ 1,273	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,441	\$ 0	\$ 0

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures

Subcategory	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Utility Infrastructure										
Utility Infrastructure										\$ 18,926
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,926
Water Feature										
Pond - Embankment				\$ 1,740						\$ 2,018
Pond - Maintenance			1,061		1,115		1,171		1,231	
Water Feature			1,592			1,714			1,846	
	\$ 0	\$ 0	\$ 2,653	\$ 1,740	\$ 1,115	\$ 1,714	\$ 1,171	\$ 0	\$ 3,077	\$ 2,018
	\$ 5,011	\$ 92,444	\$ 33,999	\$ 13,407	\$ 20,396	\$ 26,719	\$ 3,690	\$ 149,952	\$ 14,033	\$ 30,386

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures

Subcategory	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Access Control										
Access Control - Gate Keypad						\$ 1,185				\$ 4,360
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,185	\$ 0	\$ 0	\$ 0	\$ 4,360
Concrete										
Concrete Repair	\$ 3,103						\$ 3,599			
Curbing - Concrete (Roadway)					6,703					
	\$ 3,103	\$ 0	\$ 0	\$ 0	\$ 6,703	\$ 0	\$ 3,599	\$ 0	\$ 0	\$ 0
Fencing										
Fencing - Wrought Iron 6'										\$ 22,515
Gate - Underground Sensor				4,456						
Gate - Vehicle								18,448		
Gate Operator - Swing				6,128					6,933	
	\$ 0	\$ 0	\$ 0	\$ 10,585	\$ 0	\$ 0	\$ 0	\$ 18,448	\$ 6,933	\$ 22,515
Irrigation										
Irrigation Vault							\$ 1,499			
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,499	\$ 0	\$ 0	\$ 0
Landscaping										
Bark Replenishment		\$ 3,976						\$ 4,612		
Landscaping - General		3,976				4,389				4,845
Retaining Wall				1,392					1,575	
Trees - Maintenance		3,314			3,568			3,843		
	\$ 0	\$ 11,268	\$ 0	\$ 1,392	\$ 3,568	\$ 4,389	\$ 0	\$ 8,455	\$ 1,575	\$ 4,845

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures

Subcategory	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Lighting										
Painting - Lamp Posts				\$ 7,555						
	\$ 0	\$ 0	\$ 0	\$ 7,555	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Mailboxes										
Mailbox Cluster					\$ 14,133					
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,133	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Mechanical Equipment										
Pump - Control Panel					\$ 2,855					
Pump - Irrigation						2,926				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,855	\$ 2,926	\$ 0	\$ 0	\$ 0	\$ 0
Painting										
Painting - Misc.	\$ 646			\$ 696			\$ 749			\$ 807
Painting - Wrought Iron				8,557				7,932		
	\$ 646	\$ 0	\$ 0	\$ 9,253	\$ 0	\$ 0	\$ 749	\$ 7,932	\$ 0	\$ 807
Paving										
Asphalt - Crackfill	\$ 14,656			\$ 15,783			\$ 16,997			\$ 18,303
Asphalt - Overlay										268,920
Asphalt - Repairs				50,244	31,957					58,267
Asphalt - Sealing				70,146						81,348
	\$ 14,656	\$ 0	\$ 0	\$ 136,173	\$ 31,957	\$ 0	\$ 16,997	\$ 0	\$ 0	\$ 426,840
Reserve Study										
Reserve Study Update			\$ 2,921			\$ 471			\$ 3,387	
	\$ 0	\$ 0	\$ 2,921	\$ 0	\$ 0	\$ 471	\$ 0	\$ 0	\$ 3,387	\$ 0

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019

Expenditures

Subcategory	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Signage										
Entry Monument - Maintenance	\$ 1,293					\$ 1,463				
Entry Monument - Replace										24,227
Signage - Exterior				1,392						
	\$ 1,293	\$ 0	\$ 0	\$ 1,392	\$ 0	\$ 1,463	\$ 0	\$ 0	\$ 0	\$ 24,227
Structural Repairs										
Masonry Repairs			\$ 1,630					\$ 1,844		
	\$ 0	\$ 0	\$ 1,630	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,844	\$ 0	\$ 0
Water Feature										
Pond - Embankment						\$ 2,341				
Pond - Maintenance	1,293		1,358		1,427		1,499		1,575	
Water Feature		1,988			2,141			2,306		
	\$ 1,293	\$ 1,988	\$ 1,358	\$ 0	\$ 3,568	\$ 2,341	\$ 1,499	\$ 2,306	\$ 1,575	\$ 0
	\$ 20,993	\$ 13,256	\$ 5,910	\$ 166,353	\$ 62,788	\$ 12,778	\$ 24,346	\$ 38,987	\$ 13,472	\$ 483,598

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Analysis Date - January 1, 2019

Expenditures

Subcategory	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Concrete										
Concrete Repair			\$ 4,174						\$ 4,841	
Curbing - Concrete (Roadway)					8,581					
	\$ 0	\$ 0	\$ 4,174	\$ 0	\$ 8,581	\$ 0	\$ 0	\$ 0	\$ 4,841	\$ 0
Fencing										
Gate Operator - Swing				\$ 7,844					\$ 8,875	
	\$ 0	\$ 0	\$ 0	\$ 7,844	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,875	\$ 0
Irrigation										
Irrigation Vault					\$ 1,827					
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,827	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Landscaping										
Bark Replenishment				\$ 5,348						\$ 6,202
Landscaping - General				5,348				5,903		
Retaining Wall				1,782					2,017	
Trees - Maintenance	4,138			4,457			4,799			5,168
	\$ 4,138	\$ 0	\$ 0	\$ 16,937	\$ 0	\$ 0	\$ 4,799	\$ 5,903	\$ 2,017	\$ 11,371
Lighting										
Lighting - Exterior	\$ 4,643									
Painting - Lamp Posts		9,205								11,216
Street Light					84,975					
	\$ 4,643	\$ 9,205	\$ 0	\$ 0	\$ 84,975	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,216
Mechanical Equipment										
Pump - Irrigation		\$ 3,393						\$ 3,935		
	\$ 0	\$ 3,393	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,935	\$ 0	\$ 0

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019

Expenditures

Subcategory	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Miscellaneous										
Rockfall Barriers										\$ 102,344
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 102,344
Painting										
Painting - Misc.			\$ 869			\$ 936			\$ 1,008	
Painting - Wrought Iron		10,426				9,665				12,703
	\$ 0	\$ 10,426	\$ 869	\$ 0	\$ 0	\$ 10,601	\$ 0	\$ 0	\$ 1,008	\$ 12,703
Paving										
Asphalt - Crackfill			\$ 19,711			\$ 21,226			\$ 22,859	
Asphalt - Overlay										213,615
Asphalt - Repairs		37,987				67,572			45,155	
Asphalt - Sealing						94,339				
	\$ 0	\$ 37,987	\$ 19,711	\$ 0	\$ 0	\$ 183,138	\$ 0	\$ 0	\$ 68,014	\$ 213,615
Reserve Study										
Reserve Study Update		\$ 547			\$ 3,928			\$ 634		
	\$ 0	\$ 547	\$ 0	\$ 0	\$ 3,928	\$ 0	\$ 0	\$ 634	\$ 0	\$ 0
Signage										
Entry Monument - Maintenance	\$ 1,655					\$ 1,873				
Signage - Exterior		1,696								2,067
	\$ 1,655	\$ 1,696	\$ 0	\$ 0	\$ 0	\$ 1,873	\$ 0	\$ 0	\$ 0	\$ 2,067
Structural Repairs										
Masonry Repairs			\$ 2,087					\$ 2,361		
	\$ 0	\$ 0	\$ 2,087	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,361	\$ 0	\$ 0

Elk Ridge Heights Homeowners' Association

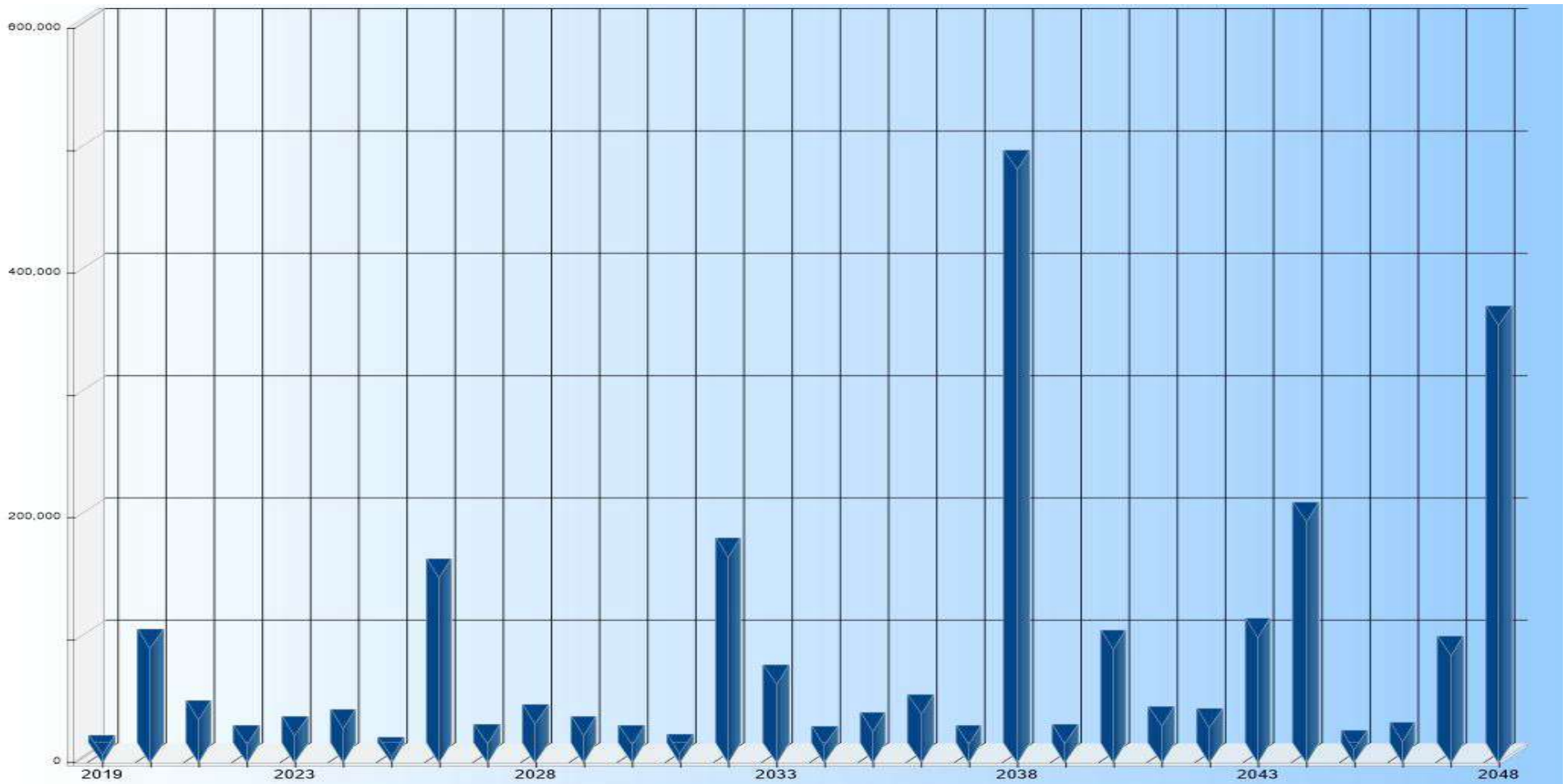
Analysis Date - January 1, 2019

Expenditures

Subcategory	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Utility Infrastructure										
Utility Infrastructure		\$ 25,454								
	\$ 0	\$ 25,454	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Water Feature										
Pond - Embankment		\$ 2,715						\$ 3,148		
Pond - Maintenance	1,655		1,739		1,827		1,919		2,017	
Water Feature	2,483			2,674			2,879			3,101
	\$ 4,138	\$ 2,715	\$ 1,739	\$ 2,674	\$ 1,827	\$ 0	\$ 4,799	\$ 3,148	\$ 2,017	\$ 3,101
	\$ 14,577	\$ 91,427	\$ 28,582	\$ 27,456	\$ 101,141	\$ 195,613	\$ 9,599	\$ 15,984	\$ 86,774	\$ 356,420

Analysis Date - January 1, 2019

Expense Flow - Chart (30 Years in View)



Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures - Year Over Year (5 Years)

Subcategory						
Date	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2019						
Access Control						
06/01/2019	Access Control - Gate Keypad	South Gate	06/01/2008	11:00	\$ 810.00	\$ 818.38
					\$ 810.00	\$ 818.38
					\$ 810.00	\$ 818.38
Irrigation						
06/01/2019	Irrigation Vault	Irrigation Vault	06/01/2008	11:00	\$ 1,000.00	\$ 1,010.34
					\$ 1,000.00	\$ 1,010.34
					\$ 1,000.00	\$ 1,010.34
Reserve Study						
06/01/2019	Reserve Study Update	Common Area	06/01/2008	11:00	\$ 2,150.00	\$ 2,172.23
					\$ 2,150.00	\$ 2,172.23
					\$ 2,150.00	\$ 2,172.23
Signage						
06/01/2019	Entry Monument - Maintenance	Entrance	06/01/2014	5:00	\$ 1,000.00	\$ 1,010.34
					\$ 1,000.00	\$ 1,010.34
					\$ 1,000.00	\$ 1,010.34
Year : 2020						
Fencing						
06/01/2020	Fencing - Wrought Iron 6'	N. Entrance	06/01/2008	12:00	\$ 14,620.00	\$ 15,140.48
					\$ 14,620.00	\$ 15,140.48
					\$ 14,620.00	\$ 15,140.48
Painting						
06/01/2020	Painting - Misc.	Common Area	06/01/2017	3:00	\$ 500.00	\$ 517.80
					\$ 500.00	\$ 517.80
					\$ 500.00	\$ 517.80
Paving						
06/01/2020	Asphalt - Crackfill	Common Area	06/01/2008	12:00	\$ 6,993.00	\$ 7,241.95
06/01/2020	Asphalt - Repairs	Common Area	06/01/2014	6:00	36,075.00	37,359.28
06/01/2020	Asphalt - Sealing	Kelly Creek Lan	06/01/2008	12:00	2,252.18	2,332.36
06/01/2020	Asphalt - Sealing	Copper River L	06/01/2008	12:00	3,625.02	3,754.07
06/01/2020	Asphalt - Sealing	Bitterroot Lane	06/01/2008	12:00	4,650.10	4,815.64
06/01/2020	Asphalt - Sealing	St Joe & Big Ho	06/01/2008	12:00	3,918.46	4,057.96
06/01/2020	Asphalt - Sealing	Silver Crk & Co	06/01/2008	12:00	2,795.66	2,895.19
06/01/2020	Asphalt - Sealing	San Juan Lane	06/01/2008	12:00	5,834.22	6,041.92
06/01/2020	Asphalt - Sealing	Henry Fork Lan	06/01/2008	12:00	4,110.96	4,257.31
06/01/2020	Asphalt - Sealing	Selway Lane	06/01/2008	12:00	3,892.42	4,030.99
					\$ 74,147.02	\$ 76,786.67
					\$ 74,147.02	\$ 76,786.67
Year : 2021						
Access Control						
06/01/2021	+Capital Imp. Main Entrance Pedestrian	N. Entrance		2:05	\$ 4,600.00	\$ 4,882.86
06/01/2021	+Capital Imp. Main Entrance Pedestrian	N. Entrance		2:05	14,400.00	15,285.46
06/01/2021	+Capital Imp. Main Entrance Pedestrian	N. Entrance		2:05	4,000.00	4,245.96

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures

Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
06/01/2021	+Capital Imp. Main Entrance Pedestrian	N. Entrance		2:05	\$ 1,600.00	\$ 1,698.38
06/01/2021	+Capital Imp. Main Entrance Pedestrian	N. Entrance		2:05	1,230.00	1,305.63
					\$ 25,830.00	\$ 27,418.29
					\$ 25,830.00	\$ 27,418.29
Landscaping						
06/01/2021	Trees - Maintenance	Common Area	06/01/2018	3:00	\$ 2,500.00	\$ 2,653.73
					\$ 2,500.00	\$ 2,653.73
					\$ 2,500.00	\$ 2,653.73
Structural Repairs						
06/01/2021	Masonry Repairs	Common Area	06/01/2013	8:00	\$ 1,200.00	\$ 1,273.79
					\$ 1,200.00	\$ 1,273.79
					\$ 1,200.00	\$ 1,273.79
Water Feature						
06/01/2021	Pond - Maintenance	Common Area	06/01/2018	3:00	\$ 1,000.00	\$ 1,061.49
06/01/2021	Water Feature	Main Entry	06/01/2018	3:00	1,500.00	1,592.24
					\$ 2,500.00	\$ 2,653.73
					\$ 2,500.00	\$ 2,653.73
Year : 2022						
Fencing						
06/01/2022	Gate Operator - Swing	Common Area	06/01/2016	6:00	\$ 4,400.00	\$ 4,787.32
					\$ 4,400.00	\$ 4,787.32
					\$ 4,400.00	\$ 4,787.32
Landscaping						
06/01/2022	Landscaping - General	Common Area	06/01/2018	4:00	\$ 3,000.00	\$ 3,264.08
06/01/2022	Retaining Wall	Common Area	06/01/2008	14:00	1,000.00	1,088.03
					\$ 4,000.00	\$ 4,352.11
					\$ 4,000.00	\$ 4,352.11
Mechanical Equipment						
06/01/2022	Pump - Irrigation	Irrigation Vault	06/01/2016	6:00	\$ 2,000.00	\$ 2,176.06
					\$ 2,000.00	\$ 2,176.06
					\$ 2,000.00	\$ 2,176.06
Reserve Study						
06/01/2022	Reserve Study Update	Common Area	06/01/2019	3:00	\$ 322.50	\$ 350.89
					\$ 322.50	\$ 350.89
					\$ 322.50	\$ 350.89
Water Feature						
06/01/2022	Pond - Embankment	Pond	06/01/2008	14:00	\$ 1,600.00	\$ 1,740.84
					\$ 1,600.00	\$ 1,740.84
					\$ 1,600.00	\$ 1,740.84
Year : 2023						
Access Control						
06/01/2023	Access Control - Gate Keypad	North Gate	06/01/2008	15:00	\$ 2,700.00	\$ 3,011.12
					\$ 2,700.00	\$ 3,011.12
					\$ 2,700.00	\$ 3,011.12

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Expenditures

Subcategory						
Date	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
Concrete						
06/01/2023	Concrete Repair	Common Area	06/01/2008	15:00	\$ 2,400.00	\$ 2,676.55
06/01/2023	Curbing - Concrete (Roadway)	Roadways	06/01/2008	15:00	4,696.00	5,237.11
					\$ 7,096.00	\$ 7,913.66
Painting						
06/01/2023	Painting - Misc.	Common Area	06/01/2020	3:00	\$ 500.00	\$ 557.61
					\$ 500.00	\$ 557.61
Paving						
06/01/2023	Asphalt - Crackfill	Common Area	06/01/2020	3:00	\$ 6,993.00	\$ 7,798.79
					\$ 6,993.00	\$ 7,798.79
Water Feature						
06/01/2023	Pond - Maintenance	Common Area	06/01/2021	2:00	\$ 1,000.00	\$ 1,115.23
					\$ 1,000.00	\$ 1,115.23

Elk Ridge Heights Homeowners' Association

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Cash Flow - Annual

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Begin Balance	\$ 42,275	\$ 60,518	\$ 53,283	\$ 65,794	\$ 98,896	\$ 134,312	\$ 163,405	\$ 215,526	\$ 126,967	\$ 174,327
Contribution	23,255	46,509	46,509	46,509	55,812	55,812	55,812	61,393	61,393	61,393
Average Per Unit	180	660	360	360	432	432	432	475	475	475
Percent Change	0.00%	100.00%	0.00%	0.00%	20.00%	0.00%	0.00%	10.00%	0.00%	0.00%
Special Assessment	0	38,700	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	5,011	92,444	33,999	13,407	20,396	26,719	3,690	149,952	14,033	30,386
Ending Balance	\$ 60,518	\$ 53,283	\$ 65,794	\$ 98,896	\$ 134,312	\$ 163,405	\$ 215,526	\$ 126,967	\$ 174,327	\$ 205,334
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Begin Balance	\$ 205,334	\$ 251,872	\$ 306,148	\$ 367,770	\$ 275,702	\$ 287,200	\$ 348,707	\$ 406,075	\$ 448,802	\$ 517,044
Contribution	67,532	67,532	67,532	74,285	74,285	74,285	81,714	81,714	81,714	122,571
Average Per Unit	523	523	523	575	575	575	633	633	633	950
Percent Change	10.00%	0.00%	0.00%	10.00%	0.00%	0.00%	10.00%	0.00%	0.00%	50.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	20,993	13,256	5,910	166,353	62,788	12,778	24,346	38,987	13,472	483,598
Ending Balance	\$ 251,872	\$ 306,148	\$ 367,770	\$ 275,702	\$ 287,200	\$ 348,707	\$ 406,075	\$ 448,802	\$ 517,044	\$ 156,017

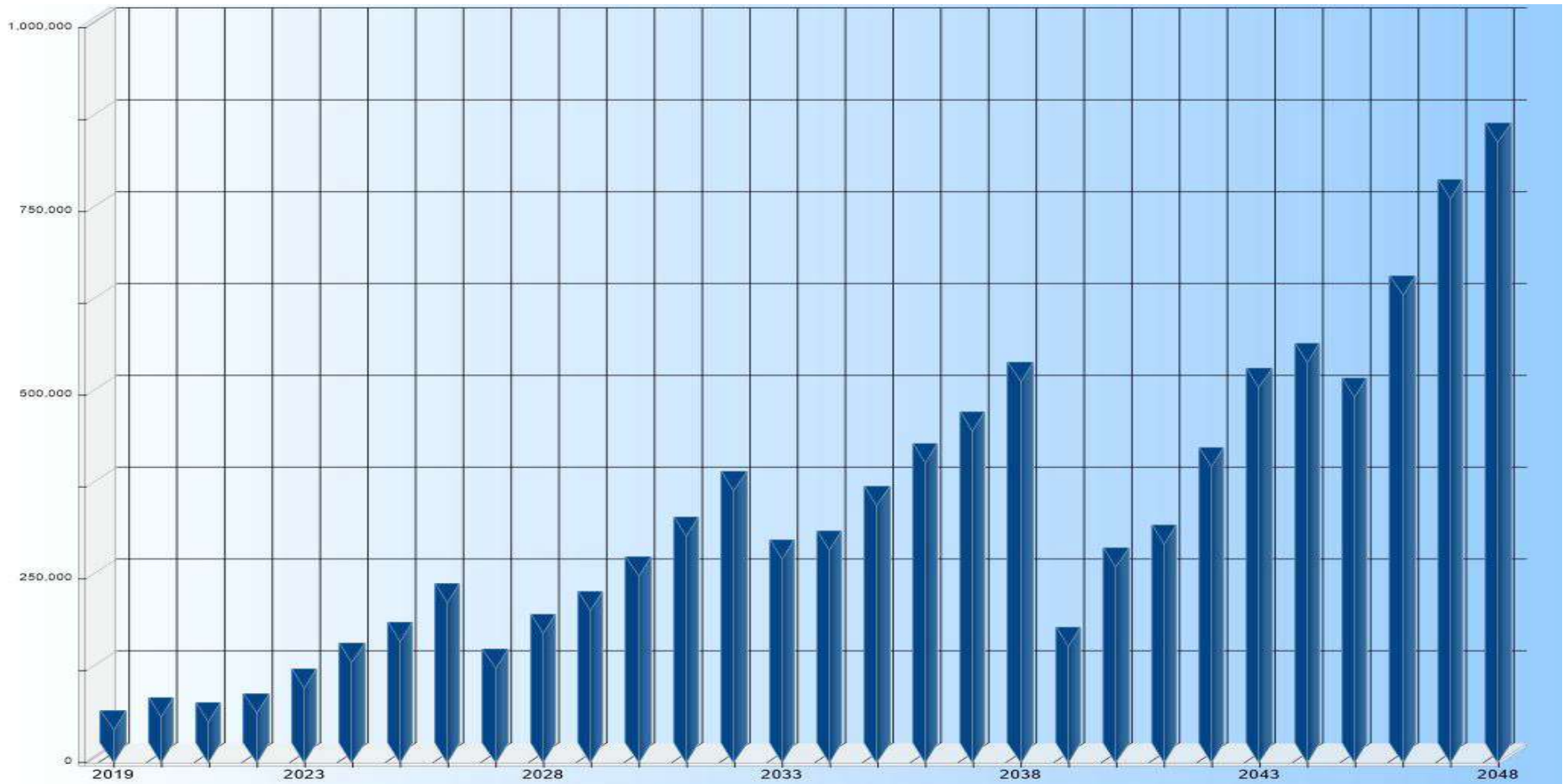
Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Begin Balance	\$ 156,017	\$ 264,011	\$ 295,155	\$ 401,402	\$ 508,774	\$ 542,462	\$ 495,160	\$ 633,872	\$ 766,198	\$ 842,567
Contribution	122,571	122,571	134,828	134,828	134,828	148,311	148,311	148,311	163,142	163,142
Average Per Unit	950	950	1,045	1,045	1,045	1,149	1,149	1,149	1,264	1,264
Percent Change	0.00%	0.00%	10.00%	0.00%	0.00%	10.00%	0.00%	0.00%	10.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	14,577	91,427	28,582	27,456	101,141	195,613	9,599	15,984	86,774	356,420
Ending Balance	<u>\$ 264,011</u>	<u>\$ 295,155</u>	<u>\$ 401,402</u>	<u>\$ 508,774</u>	<u>\$ 542,462</u>	<u>\$ 495,160</u>	<u>\$ 633,872</u>	<u>\$ 766,198</u>	<u>\$ 842,567</u>	<u>\$ 649,289</u>

Analysis Date - January 1, 2019

Balance Flow - Chart (30 Years in View)



Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019

Percent Funded - Cash Flow - Annual

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
100% Funded	296,832	349,451	325,348	356,311	403,766	445,126	481,010	540,286	456,566	511,281
Percent Funded	14.24%	17.32%	16.38%	18.47%	24.49%	30.17%	33.97%	39.89%	27.81%	34.10%
Begin Balance	42,275	60,518	53,283	65,794	98,896	134,312	163,405	215,526	126,967	174,327
Contribution	23,255	46,509	46,509	46,509	55,812	55,812	55,812	61,393	61,393	61,393
Average Per Unit	180	660	360	360	432	432	432	475	475	475
Percent Change	0.00%	100.00%	0.00%	0.00%	20.00%	0.00%	0.00%	10.00%	0.00%	0.00%
Special Assessment	0	38,700	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	5,011	92,444	33,999	13,407	20,396	26,719	3,690	149,952	14,033	30,386
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	60,518	53,283	65,794	98,896	134,312	163,405	215,526	126,967	174,327	205,334

Elk Ridge Heights Homeowners' Association

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Percent Funded - Cash Flow - Annual

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
100% Funded	550,661	600,368	658,239	723,690	631,357	645,499	710,605	764,652	805,007	871,572
Percent Funded	37.29%	41.95%	46.51%	50.82%	43.67%	44.49%	49.07%	53.11%	55.75%	59.32%
Begin Balance	205,334	251,872	306,148	367,770	275,702	287,200	348,707	406,075	448,802	517,044
Contribution	67,532	67,532	67,532	74,285	74,285	74,285	81,714	81,714	81,714	122,571
Average Per Unit	523	523	523	575	575	575	633	633	633	950
Percent Change	10.00%	0.00%	0.00%	10.00%	0.00%	0.00%	10.00%	0.00%	0.00%	50.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	20,993	13,256	5,910	166,353	62,788	12,778	24,346	38,987	13,472	483,598
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	251,872	306,148	367,770	275,702	287,200	348,707	406,075	448,802	517,044	156,017

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019

Percent Funded - Cash Flow - Annual

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
100% Funded	477,168	558,448	564,510	634,895	707,132	708,185	619,365	718,866	812,329	836,517
Percent Funded	32.70%	47.28%	52.29%	63.22%	71.95%	76.60%	79.95%	88.18%	94.32%	100.72%
Begin Balance	156,017	264,011	295,155	401,402	508,774	542,462	495,160	633,872	766,198	842,567
Contribution	122,571	122,571	134,828	134,828	134,828	148,311	148,311	148,311	163,142	163,142
Average Per Unit	950	950	1,045	1,045	1,045	1,149	1,149	1,149	1,264	1,264
Percent Change	0.00%	0.00%	10.00%	0.00%	0.00%	10.00%	0.00%	0.00%	10.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	14,577	91,427	28,582	27,456	101,141	195,613	9,599	15,984	86,774	356,420
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	264,011	295,155	401,402	508,774	542,462	495,160	633,872	766,198	842,567	649,289

Elk Ridge Heights Homeowners' Association

Analysis Date - January 1, 2019



Item Parameters - Detail

Subcategory				Service				Adj	Rem		
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost		
Access Control											
+Capital Imp. Main Entrance Pedest	N. Entrance	Demo Wor		\$ 1,000.00	4.6 Lump Sum	\$ 4,600	2:05	2:05	\$ 4,882		
+Capital Imp. Main Entrance Pedest	N. Entrance	300' Sidew		1,000.00	14.4 Lump Sum	14,400	2:05	2:05	15,285		
+Capital Imp. Main Entrance Pedest	N. Entrance	500SF Conc		1,000.00	4 Lump Sum	4,000	2:05	2:05	4,245		
+Capital Imp. Main Entrance Pedest	N. Entrance	Benches		1,000.00	1.6 Lump Sum	1,600	2:05	2:05	1,698		
+Capital Imp. Main Entrance Pedest	N. Entrance	Misc. Lands		1,000.00	1.23 Lump Sum	1,230	2:05	2:05	1,305		
Access Control - Gate Keypad	North Gate	Access Con	06/01/2008	2,700.00	1 Each	2,700	15:00	4:05	3,011		
Access Control - Gate Keypad	South Gate	Access Con	06/01/2008	2,700.00	0.3 Each	810	11:00	0:05	818		
						\$ 29,340			\$ 31,247		
Concrete											
Concrete Repair	Common Are	Concrete R	06/01/2008	\$ 2,400.00	1 Allowanc	\$ 2,400	15:00	4:05	\$ 2,676		
Curbing - Concrete (Roadway)	Roadways	Curbs&U-C	06/01/2008	8.00	587 Linear F	4,696	15:00	4:05	5,237		
						\$ 7,096			\$ 7,913		
Fencing											
Fencing - Wrought Iron 6'	N. Entrance	W. Iron Fen	06/01/2008	\$ 34.00	160 Linear F	\$ 5,440	30:00	19:05	\$ 8,786		
Fencing - Wrought Iron 6'	Common Are	W. Iron Fen	06/01/2008	34.00	250 Linear F	8,500	30:00	19:05	13,729		
Fencing - Wrought Iron 6'	N. Entrance	Future Fen	06/01/2008	34.00	430 Linear F	14,620	12:00	1:05	15,140		
Gate - Underground Sensor	Entrances	Loop Senso	06/01/2008	1,600.00	2 Allowanc	3,200	24:00	13:05	4,456		
Gate - Vehicle	Entrance	N Vehicle G	06/01/2008	2,000.00	4 Each	8,000	28:00	17:05	12,298		
Gate - Vehicle	Entrance	S Vehicle G	06/01/2008	2,000.00	2 Each	4,000	28:00	17:05	6,149		
Gate Operator - Swing	Common Are	Gate Opera	06/01/2016	2,200.00	2 Allowanc	4,400	6:00	3:05	4,787		
						\$ 48,160			\$ 65,348		
Irrigation											
Irrigation Vault	Irrigation Va	Pump Hous	06/01/2008	\$ 1,000.00	1 Allowanc	\$ 1,000	11:00	0:05	\$ 1,010		
						\$ 1,000			\$ 1,010		
Landscaping											
Bark Replenishment	Common Are	Bark Reple	06/01/2018	\$ 3,000.00	1 Allowanc	\$ 3,000	6:00	5:05	\$ 3,429		
Landscaping - General	Common Are	Landscp Co	06/01/2018	3,000.00	1 Allowanc	3,000	4:00	3:05	3,264		
Retaining Wall	Common Are	Retaining	06/01/2008	1,000.00	1 Allowanc	1,000	14:00	3:05	1,088		
Trees - Maintenance	Common Are	Tree Maint	06/01/2018	2,500.00	1 Allowanc	2,500	3:00	2:05	2,653		
						\$ 9,500			\$ 10,435		
Lighting											
Lighting - Exterior	Entry Monu	Small Tops	06/01/2008	\$ 165.00	3 Each	\$ 495	16:00	5:05	\$ 565		
Lighting - Exterior	Entry Monu	Large Tops	06/01/2008	165.00	11 Each	1,815	16:00	5:05	2,074		
Lighting - Exterior	Entry Monu	Large Scon	06/01/2008	165.00	3 Each	495	16:00	5:05	565		
Painting - Lamp Posts	Common Are	Paint Stree	06/01/2016	175.00	31 Each	5,425	8:00	5:05	6,201		
Street Light	Common Are	Streetlights	06/01/2008	1,500.00	31 Each	46,500	35:00	24:05	84,975		
						\$ 54,730			\$ 94,383		
Mailboxes											
Mailbox Cluster	Common Are	Mailbox Cl	06/01/2008	\$ 1,100.00	9 Each	\$ 9,900	25:00	14:05	\$ 14,133		
						\$ 9,900			\$ 14,133		
Mechanical Equipment											
Pump - Control Panel	Irrigation Va	Pump Cont	06/01/2008	\$ 2,000.00	1 Each	\$ 2,000	25:00	14:05	\$ 2,855		
Pump - Irrigation	Irrigation Va	7-1/2 HP P	06/01/2016	1,000.00	2 Each	2,000	6:00	3:05	2,176		
						\$ 4,000			\$ 5,031		

Elk Ridge Heights Homeowners' Association

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Item Parameters - Detail

Subcategory				Service			Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Miscellaneous									
Rockfall Barriers	Upper San Ju	Rockfall Ne	06/01/2008	\$ 12.00	1,500 Square F	\$ 18,000	40:00	29:05	\$ 37,216
Rockfall Barriers	E Copper Riv	Rockfall Ne	06/01/2008	12.00	2,625 Square F	31,500	40:00	29:05	65,128
						\$ 49,500			\$ 102,344
Painting									
Painting - Misc.	Common Are	Painting Mi	06/01/2017	\$ 500.00	1 Allowanc	\$ 500	3:00	1:05	\$ 517
Painting - Wrought Iron	Common Are	W. Iron Fen	06/01/2016	12.00	410 Linear F	4,920	8:00	5:05	5,624
Painting - Wrought Iron	Common Are	Painting Ga	06/01/2016	12.00	60 Linear F	720	8:00	5:05	823
Painting - Wrought Iron	Main Entry	Top of Brid	06/01/2016	12.00	42 Linear F	504	8:00	5:05	576
Painting - Wrought Iron	Main Entry	Future Fen	06/01/2020	12.00	430 Linear F	5,160	8:00	9:05	6,510
						\$ 11,804			\$ 14,051
Paving									
Asphalt - Crackfill	Common Are	Asphalt Cra	06/01/2008	\$ 0.63	11,100 Linear F	\$ 6,993	12:00	1:05	\$ 7,241
Asphalt - Crackfill	Common Are	Asphalt Cra	06/01/2019	0.63	6,888 Linear F	4,339	7:00	7:05	5,211
Asphalt - Overlay	Roadways	Asphalt Ov	06/01/2008	1.50	110,997 Square	166,495	30:00	19:05	268,920
Asphalt - Overlay	Roadways	Asphalt Ov	06/01/2019	1.50	68,878 Square F	103,317	29:00	29:05	213,615
Asphalt - Repairs	Common Are	Asphalt Re	06/01/2014	3.25	11,100 Square F	36,075	6:00	1:05	37,359
Asphalt - Repairs	Common Are	Asphalt Re	06/01/2019	3.25	6,888 Square F	22,386	7:00	7:05	26,885
Asphalt - Sealing	Kelly Creek L	Asphalt Sea	06/01/2008	0.14	16,087 Square F	2,252	12:00	1:05	2,332
Asphalt - Sealing	Copper River	Asphalt Sea	06/01/2008	0.14	25,893 Square F	3,625	12:00	1:05	3,754
Asphalt - Sealing	Bitterroot La	Asphalt Sea	06/01/2008	0.14	33,215 Square F	4,650	12:00	1:05	4,815
Asphalt - Sealing	St Joe & Big	Asphalt Sea	06/01/2008	0.14	27,989 Square F	3,918	12:00	1:05	4,057
Asphalt - Sealing	Silver Crk &	Asphalt Sea	06/01/2008	0.14	19,969 Square F	2,795	12:00	1:05	2,895
Asphalt - Sealing	San Juan Lan	Asphalt Sea	06/01/2008	0.14	41,673 Square F	5,834	12:00	1:05	6,041
Asphalt - Sealing	Henry Fork L	Asphalt Sea	06/01/2008	0.14	29,364 Square F	4,110	12:00	1:05	4,257
Asphalt - Sealing	Selway Lane	Asphalt Sea	06/01/2008	0.14	27,803 Square F	3,892	12:00	1:05	4,030
Asphalt - Sealing	Unnamed Di	Asphalt Sea	06/01/2019	0.14	137,755 Square	19,285	7:00	7:05	23,161
						\$ 389,970			\$ 614,580
Reserve Study									
Reserve Study Update	Common Are	Full Study	06/01/2008	\$ 2,150.00	1 Lump Sum	\$ 2,150	11:00	0:05	\$ 2,172
Reserve Study Update	Common Are	Financial U	06/01/2019	2,150.00	0.15 Lump Sum	322	3:00	3:05	350
						\$ 2,472			\$ 2,523
Signage									
Entry Monument - Maintenance	Entrance	Entry Mon	06/01/2014	\$ 1,000.00	1 Allowanc	\$ 1,000	5:00	0:05	\$ 1,010
Entry Monument - Replace	Common Are	Entry Mon	06/01/2008	15,000.00	1 Allowanc	15,000	30:00	19:05	24,227
Signage - Exterior	Common Are	Signage Ext	06/01/2016	1,000.00	1 Allowanc	1,000	8:00	5:05	1,143
						\$ 17,000			\$ 26,381
Structural Repairs									
Masonry Repairs	Common Are	Masonry R	06/01/2013	\$ 1,200.00	1 Allowanc	\$ 1,200	8:00	2:05	\$ 1,273
						\$ 1,200			\$ 1,273
Utility Infrastructure									
Utility Infrastructure	Common Are	Utility Infra	06/01/2008	\$ 15,000.00	1 Allowanc	\$ 15,000	20:00	9:05	\$ 18,926
						\$ 15,000			\$ 18,926
Water Feature									
Pond - Embankment	Pond	Embankme	06/01/2008	\$ 1,600.00	1 Allowanc	\$ 1,600	14:00	3:05	\$ 1,740
Pond - Maintenance	Common Are	Pond Maint	06/01/2018	500.00	2 Allowanc	1,000	3:00	2:05	1,061
Pond - Polymer Liner	Upper Pond	Pond Liner	06/01/2008	0.65	2,520 Square F	1,638	50:00	39:05	4,335
Pond - Polymer Liner	Lower Pond	Pond Liner	06/01/2008	0.65	3,760 Square F	2,444	50:00	39:05	6,468
Pond - Polymer Liner	Stream	Pond Liner	06/01/2008	0.65	600 Square F	390	50:00	39:05	1,032

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Item Parameters - Detail

Subcategory	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Reserve Item									
Water Feature	Main Entry	Statement	06/01/2018	\$ 1,500.00	1 Allowanc	\$ 1,500	3:00	2:05	\$ 1,592
						\$ 8,572			\$ 16,230
						\$ 659,245			\$ 1,025,816

Item Parameters - Full Detail

+Capital Imp. Main Entrance Pedestrian Access

Item Number	46	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	2 Years
Category	Exterior - Materials	Basis Cost	1,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
N. Entrance	Demo Work		06/01/2021	2:05	2:05	4.6	4,600.00	4,882.86
N. Entrance	300' Sidewalk		06/01/2021	2:05	2:05	14.4	14,400.00	15,285.46
N. Entrance	500SF Concret		06/01/2021	2:05	2:05	4	4,000.00	4,245.96
N. Entrance	Benches		06/01/2021	2:05	2:05	1.6	1,600.00	1,698.38
N. Entrance	Misc. Landscp		06/01/2021	2:05	2:05	1.23	1,230.00	1,305.63
							<u>\$ 25,830.00</u>	<u>\$ 27,418.29</u>

Comments

This funds a capital improvement to add a sidewalk that runs south of the water feature and provides kids a walking path that is not in the street and ties in with the sidewalks on Copper River Ln. This component is per the BOD and a place holder for estimated funds. Proper vendor inclusion will be necessary to further refine the scope. Long-term maintenance is NOT included as it is unclear at the time of this study the quality and type of finished materials. The following is the estimated breakdown, each corresponding to their line item above. Additional fencing and gate are outline in a separate component; *Fencing - Wrought Iron 6'*.

1. 2,300 SF of landscape "demo" work to prep install @ \$2/SF = \$4,600
2. 300 LF of 6'W Concrete Sidewalk @ \$8/SF = \$14,400
3. 15x30 Waiting Concrete Pad (500 SF) @ \$8/SF = \$4,000
4. Park Benches (2) @ \$800/EA = \$1,600
5. Misc./Contingency Funds @ 5% of Subtotal = \$1,230



Item Parameters - Full Detail

Access Control - Gate Keypad

Item Number	2	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Exterior - Equipment	Basis Cost	2,700.00
Tracking Method	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
North Gate	Access Control	06/01/2008	06/01/2023	4:05	15:00	1	2,700.00	3,011.12
South Gate	Access Control	06/01/2008	06/01/2019	0:05	11:00	0.3	810.00	818.38
							<u>\$ 3,510.00</u>	<u>\$ 3,829.50</u>

Comments

This component replaces the gate keypad. Counts are approximate by NSR. At the time of the study NSR noted that the keypad at the back gate is in need of replacement per the BOD.



Item Parameters - Full Detail

Asphalt - Crackfill

Item Number	3	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	3 Years
Category	Exterior - Landscape & Grounds	Basis Cost	0.63
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Asphalt Crackfi	06/01/2008	06/01/2020	1:05	12:00	11,100	6,993.00	7,241.95
Common Area	Asphalt Crackfi	06/01/2019	06/01/2026	7:05	7:00	6,888	4,339.44	5,211.58
							<u>\$ 11,332.44</u>	<u>\$ 12,453.53</u>

Comments

This component is to perform a periodic crackfill of the asphalt roadways, which includes blowing out and filling cracks with hot rubber. Proper sealing will help mitigate water infiltration which can undermine the asphalt. This component runs in conjunction with that of asphalt repairs and sealing. This component Quantity (in Linear Feet) is calculated at **5%** of the current total asphalt surface area. This quantity will need to be adjusted as additional roadways are completed. A second line item was included with an independent schedule that represents the new asphalt roadways under the same **5%** measurement. However, the second line item is on a delayed start as the road is new as of the time of this study. Measurements are approximate by NSR.



Item Parameters - Full Detail

Asphalt - Overlay

Item Number	4	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	35 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1.50
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roadways	Asphalt Overla	06/01/2008	06/01/2038	19:05	30:00	110,997	166,495.50	268,920.69
Roadways	Asphalt Overla	06/01/2019	06/01/2048	29:05	29:00	68,878	103,317.00	213,615.20
							\$ 269,812.50	\$ 482,535.89

Comments

This component funds grinding out approx. 2" of asphalt top coat and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component will likely extend beyond the scope of this study if regular crackfill and seal coating is followed, however, it was included at **50%** of the total asphalt roadway as it represents a significant future expense. This ensures funds are available if the asphalt should need overlayment at the end of its Useful Life. A second line item represents the estimated streets that are currently "under construction" at the time of this study. **50%** of these streets was also included as the replacement quantity. Measurements are approximate by NSR.



Item Parameters - Full Detail

Asphalt - Repairs

Item Number	5	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	3.25
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Asphalt Repair	06/01/2014	06/01/2020	1:05	6:00	11,100	36,075.00	37,359.28
Common Area	Asphalt Repair	06/01/2019	06/01/2026	7:05	7:00	6,888	22,386.00	26,885.11
							<u>\$ 58,461.00</u>	<u>\$ 64,244.39</u>

Comments

This component includes minor dig and fill of potholes or failing asphalt in the roadways. This component ensures that ongoing funds are available for repairs and mitigation when needed. Time will dictate if the Quantity needs to be adjusted. This component Quantity is calculated at **5%** of the current total asphalt surface area at the time of this study. This quantity will need to be adjusted as additional roadways are completed. This component runs in conjunction with that of asphalt crackfill and sealing. A second line item was included with an independent schedule that represents the new asphalt roadways under the same **5%** measurement. However, the second line item is on a delayed start as the road is new at the time of this study. Measurements are approximate by NSR.



Item Parameters - Full Detail

Asphalt - Sealing

Item Number	6	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	0.14
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Kelly Creek Lan	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	16,087	2,252.18	2,332.36
Copper River L	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	25,893	3,625.02	3,754.07
Bitterroot Lan	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	33,215	4,650.10	4,815.64
St Joe & Big Ho	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	27,989	3,918.46	4,057.96
Silver Crk & Co	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	19,969	2,795.66	2,895.19
San Juan Lane	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	41,673	5,834.22	6,041.92
Henry Fork Lan	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	29,364	4,110.96	4,257.31
Selway Lane	Asphalt Sealin	06/01/2008	06/01/2020	1:05	12:00	27,803	3,892.42	4,030.99
Unnamed Dirt	Asphalt Sealin	06/01/2019	06/01/2026	7:05	7:00	137,755	19,285.70	23,161.72
							<u>\$ 50,364.72</u>	<u>\$ 55,347.16</u>

Comments

This component funds application of two coats of an asphalt polymer emulsion product to the roadways throughout the community. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with that of asphalt crackfill and repairs. Each street is listed independently above. The last line item above represents the new streets at the time of this study. At the time of this study NSR observed the streets to be "dry". For this reason, sealing is slated early in the study. Measurements are approximate by NSR.



Item Parameters - Full Detail

Bark Replenishment

Item Number	56	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	3,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Bark Replenish	06/01/2018	06/01/2024	5:05	6:00	1	3,000.00	3,429.33
							\$ 3,000.00	\$ 3,429.33

Comments

This component provides funds for periodic replenishment of the landscaping bark as needed in and around the common areas of the community. This is an allowance only. Time will dictate if more or less is needed as landscape beds weather and wash out. Measurements are approximate by NSR.



Item Parameters - Full Detail

Concrete Repair

Item Number	7	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	2,400.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Concrete Repa	06/01/2008	06/01/2023	4:05	15:00	1	2,400.00	2,676.55
							\$ 2,400.00	\$ 2,676.55

Comments

This component funds lifting, patching, grinding or general repairs to concrete throughout the community common areas including the stamped concrete. This component ensures funds are available on a periodic basis to repair trip hazards. The Useful Life of concrete may extend beyond the scope of this study. Due to the volume of common area concrete, it is requisite that funds be available for the likely need of maintenance and repairs that fall outside of the operating budget. Time will dictate if the Basis Cost is sufficient for needed maintenance.



Item Parameters - Full Detail

Curbing - Concrete (Roadway)

Item Number	43	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Landscape & Grounds	Basis Cost	8.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roadways	Curbs&U-Chan	06/01/2008	06/01/2023	4:05	15:00	587	4,696.00	5,237.11
							\$ 4,696.00	\$ 5,237.11

Comments

This component funds the repair and replacement of the concrete curbing and U-channel lining the roadways. This component is primarily for repairs since the concrete will generally endure beyond the scope of this study. The quantity is based on **2%** of the total linear feet of curbing and U-channels. Time will dictate if this percentage needs to be adjusted. Measurements are approximate by NSR.



Item Parameters - Full Detail

Entry Monument - Maintenance

Item Number	44	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance	Entry Monume	06/01/2014	06/01/2019	0:05	5:00	1	1,000.00	1,010.34
							\$ 1,000.00	\$ 1,010.34

Comments

This component funds periodic repairs and ongoing maintenance to the entry monument **including but not limited to the stonework and upper and lower flower beds**. Though the entry monument will likely survive the scope of this study, ongoing inspections and repairs will help prevent long-term damage due to the freeze/thaw cycle, weathering, etc.



Item Parameters - Full Detail

Entry Monument - Replace

Item Number	10	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Landscape & Grounds	Basis Cost	15,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Entry Monume	06/01/2008	06/01/2038	19:05	30:00	1	15,000.00	24,227.74
							\$ 15,000.00	\$ 24,227.74

Comments

This component provides funds to replace the entry monument. Though the sign may endure beyond the scope of this study, this component was included to ensure that funds are available should a rehab, upgrade or major overhaul be needed.



Item Parameters - Full Detail

Fencing - Wrought Iron 6'

Item Number	47	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Materials	Basis Cost	34.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
N. Entrance	W. Iron Fence	06/01/2008	06/01/2038	19:05	30:00	160	5,440.00	8,786.60
Common Area	W. Iron Fence	06/01/2008	06/01/2038	19:05	30:00	250	8,500.00	13,729.06
N. Entrance	Future Fence	06/01/2008	06/01/2020	1:05	12:00	430	14,620.00	15,140.48
							\$ 28,560.00	\$ 37,656.14

Comments

This component replaces the 6' wrought iron fencing throughout the community. Ongoing painting and maintenance promote a full Useful Life. The wrought iron will continue to weather, and as trees and landscape encroach, this component provides for eventual replacement. The first two line items outline above represent the two sections of existing wrought iron fence. The third line item above represents a potential new fence which will replace the existing wood split rail fence which is not being maintained or replaced per the BOD. The new fencing will extend from the chainlink fence on the north to the north side gate and then from the south side of the gate to the current split rail fencing end on the south side, essentially closing in the entry with one man gate included. Measurements are approximate by NSR.



Item Parameters - Full Detail

Gate - Underground Sensor

Item Number	45	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	25 Years
Category	Exterior - Equipment	Basis Cost	1,600.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrances	Loop Sensors	06/01/2008	06/01/2032	13:05	24:00	2	3,200.00	4,456.86
							\$ 3,200.00	\$ 4,456.86

Comments

This component maintains or replaces the underground loop sensors which serve both the north and south gates. The loops may extend beyond the scope of this study, however, this component was included to ensure funds are available for repairs should major repairs be needed. This component runs in conjunction with asphalt repairs as the loops reside below the asphalt.



Item Parameters - Full Detail

Gate - Vehicle

Item Number	12	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Landscape & Grounds	Basis Cost	2,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance	N Vehicle Gate	06/01/2008	06/01/2036	17:05	28:00	4	8,000.00	12,298.84
Entrance	S Vehicle Gate	06/01/2008	06/01/2036	17:05	28:00	2	4,000.00	6,149.42
							<u>\$ 12,000.00</u>	<u>\$ 18,448.26</u>

Comments

This component replaces the existing vehicle gates. Schedules on the north and south side gate run in tandem to ensure uniformity to the community entrances. This component runs in close connection to the *Entry Monument - Replacement* component. Counts are approximate by NSR.



Item Parameters - Full Detail

Gate Operator - Swing

Item Number	13	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Equipment	Basis Cost	2,200.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Gate Operator	06/01/2016	06/01/2022	3:05	6:00	2	4,400.00	4,787.32
							\$ 4,400.00	\$ 4,787.32

Comments

This component repairs or replaces the gate control operators, including the access control arm & mechanism. As not all operators will fail simultaneously, this component periodically replaces 30% of them on a rotational basis to ensure all are funded for replacement in their full Useful Life.



Item Parameters - Full Detail

Irrigation Vault

Item Number	50	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Irrigation Vault	Pump House	06/01/2008	06/01/2019	0:05	11:00	1	1,000.00	1,010.34
							\$ 1,000.00	\$ 1,010.34

Comments

This component maintains and repairs the irrigation vault including occasional repairs to the vault concrete walls, veneer stone repair/replacement and welding to the entrance gate.



Item Parameters - Full Detail

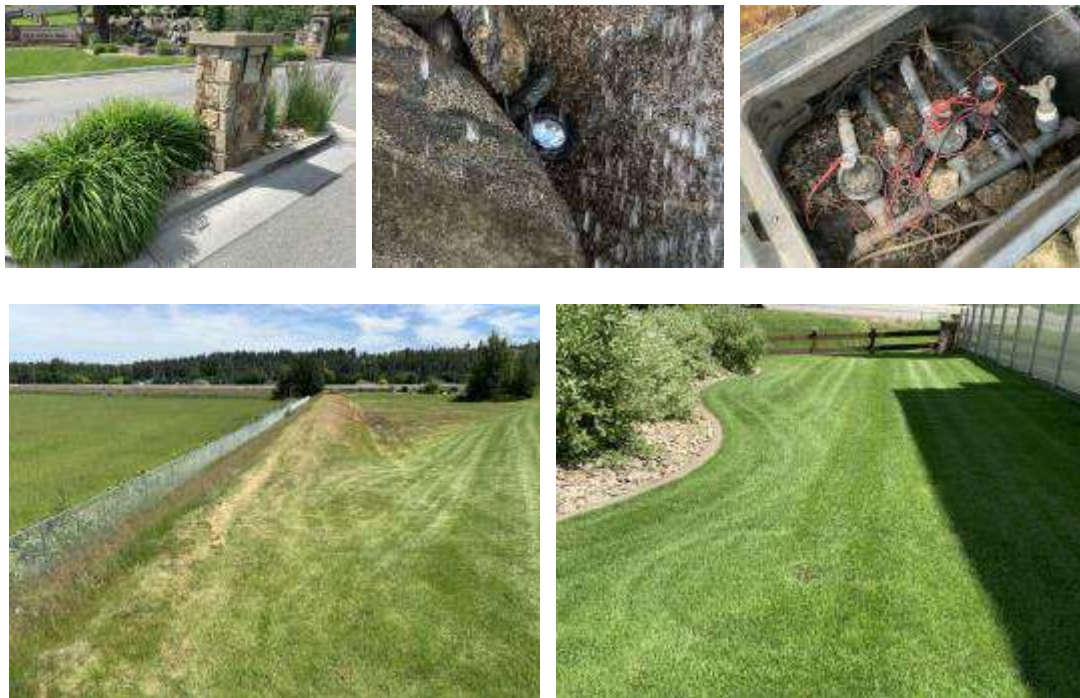
Landscaping - General

Item Number	37	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	4 Years
Category	Exterior - Landscape & Grounds	Basis Cost	3,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Landscp Conti	06/01/2018	06/01/2022	3:05	4:00	1	3,000.00	3,264.08
							\$ 3,000.00	\$ 3,264.08

Comments

This component provides ongoing funds as a general allowance to supplement the operating budget as it relates to miscellaneous landscaping needs not provided for in another component. The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected needs. This includes but is not limited to landscaping rehab of beds & shrubs, covers & grates, waterfall landscape lights replacement, sprinklers and zone rehab, valves and boxes, timers, rock replenishment and more as directed by the BOD.



Item Parameters - Full Detail

Lighting - Exterior

Item Number	33	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Exterior - Equipment	Basis Cost	165.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry Monume	Small Tops	06/01/2008	06/01/2024	5:05	16:00	3	495.00	565.84
Entry Monume	Large Tops	06/01/2008	06/01/2024	5:05	16:00	11	1,815.00	2,074.74
Entry Monume	Large Sconce	06/01/2008	06/01/2024	5:05	16:00	3	495.00	565.84
							\$ 2,805.00	\$ 3,206.42

Comments

This component replaces the exterior lighting fixtures found in the common areas. This is an aggregate replacement to maintain community aesthetics and uniformity. It is assumed that repairs or occasional replacement to individual lights will fund from the operating budget. Counts are approximate by NSR.



Item Parameters - Full Detail

Mailbox Cluster

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Exterior - Equipment	Basis Cost	1,100.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Mailbox Cluste	06/01/2008	06/01/2033	14:05	25:00	9	9,900.00	14,133.11
							\$ 9,900.00	\$ 14,133.11

Comments

This component replaces the mailbox clusters in the common area. NSR documented 5 stations and a total of 9 boxes. This is an aggregate replacement to maintain community uniformity. Counts are approximate by NSR.



Item Parameters - Full Detail

Masonry Repairs

Item Number	16	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Materials	Basis Cost	1,200.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Masonry Repai	06/01/2013	06/01/2021	2:05	8:00	1	1,200.00	1,273.79
							\$ 1,200.00	\$ 1,273.79

Comments

This component provides a regular allowance for repairing and replacing the dry stack surface stone that **wrap entry monuments, walls, etc.** Ongoing maintenance and repair of the stonework should help to ensure its full Useful Life. The Basis Cost includes power washing and sealing the masonry surface. Measurements are approximate by NSR.



Item Parameters - Full Detail

Painting - Lamp Posts

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Materials	Basis Cost	175.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Paint Streetlig	06/01/2016	06/01/2024	5:05	8:00	31	5,425.00	6,201.37
							\$ 5,425.00	\$ 6,201.37

Comments

This component paints the lamp posts throughout the community. The Basis Cost includes surface preparation. Counts are approximate by NSR.



Item Parameters - Full Detail

Painting - Misc.

Item Number	18	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3 Years
Category	Exterior - Materials	Basis Cost	500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Painting Misc	06/01/2017	06/01/2020	1:05	3:00	1	500.00	517.80
							\$ 500.00	\$ 517.80

Comments

This component paints miscellaneous items throughout the community that by themselves would not meet the minimum threshold of this study. Items may include, but not be limited to, fence pillars, entry stations, fire hydrants (16), mailbox clusters (9), utility and more as directed by the BOD. Counts are approximate by NSR.



Item Parameters - Full Detail

Painting - Wrought Iron

Item Number	19	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Materials	Basis Cost	12.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	W. Iron Fence	06/01/2016	06/01/2024	5:05	8:00	410	4,920.00	5,624.10
Common Area	Painting Gates	06/01/2016	06/01/2024	5:05	8:00	60	720.00	823.04
Main Entry	Top of Bridge	06/01/2016	06/01/2024	5:05	8:00	42	504.00	576.13
Main Entry	Future Fence	06/01/2020	06/01/2028	9:05	8:00	430	5,160.00	6,510.78
							\$ 11,304.00	\$ 13,534.05

Comments

This component paints the wrought iron in the community. The wrought iron may endure beyond the scope of this study with proper maintenance and paint touch-up when needed. As the railing is subject to extreme temperature variances, this component serves as a strategic allowance for repair, repainting or maintenance of the wrought iron fencing, entry gate iron and decorative bridge safety railing. The Basis Cost includes surface preparation including sanding, scraping, etc. Measurements are approximate by NSR.



Item Parameters - Full Detail

Pond - Embankment

Item Number	20	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1,600.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pond	Embankment	06/01/2008	06/01/2022	3:05	14:00	1	1,600.00	1,740.84
							\$ 1,600.00	\$ 1,740.84

Comments

This component funds the maintenance and repair of the pond embankment. At the time of this study, part of the embankment is exposed to raw dirt, without erosion control. This component ensures funds are available for needed mitigation and repairs to prevent erosion and reduce water loss into nearby vegetation.



Item Parameters - Full Detail

Pond - Maintenance

Item Number	21	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	2 Years
Category	Exterior - Landscape & Grounds	Basis Cost	500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Pond Maintan	06/01/2018	06/01/2021	2:05	3:00	2	1,000.00	1,061.49
							\$ 1,000.00	\$ 1,061.49

Comments

This component funds general maintenance, water management and cleaning of the retention pond and surrounding area. In particular, this component is to ensure the retention ponds are watched, maintained and repaired to ensure banks and inlets are properly holding and/or moving water. The Basis Cost assigned is "per pond" and the schedule is such that each pond is rotated through in a systematic and regular basis. Components for pond embankment improvements and dredging are listed separately.



Item Parameters - Full Detail

Pond - Polymer Liner

Item Number	49	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	12 Years
Category	Exterior - Equipment	Basis Cost	0.65
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Upper Pond	Pond Liner	06/01/2008	06/01/2058	39:05	50:00	2,520	1,638.00	4,335.24
Lower Pond	Pond Liner	06/01/2008	06/01/2058	39:05	50:00	3,760	2,444.00	6,468.45
Stream	Pond Liner	06/01/2008	06/01/2058	39:05	50:00	600	390.00	1,032.20
							\$ 4,472.00	\$ 11,835.89

Comments

This component replaces the pond polymer liner with a 30 mil polyethylene liner such as BTL30 or equivalent. NSR pricing includes removal and disposal of the old liner and all prep work and installation of the new liner including re-installing the rock coping and other covering work. Exposure to direct sunlight degrades the product. To maximize the Useful Life, the liner should be continually covered with soil, rock coping, or sufficient year-round water depth to block out the light.



Item Parameters - Full Detail

Pump - Control Panel

Item Number	53	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Exterior - Equipment	Basis Cost	2,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Irrigation Vault	Pump Controls	06/01/2008	06/01/2033	14:05	25:00	1	2,000.00	2,855.17
							\$ 2,000.00	\$ 2,855.17

Comments

This component replaces the enclosed panel that houses the timers and controls of the pump. Counts are approximate by NSR.



Item Parameters - Full Detail

Pump - Irrigation

Item Number	51	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Equipment	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Irrigation Vault	7-1/2 HP Pum	06/01/2016	06/01/2022	3:05	6:00	2	2,000.00	2,176.06
							\$ 2,000.00	\$ 2,176.06

Comments

This component funds the replacement of the 7-1/2 hp Marathon irrigation system pumps. Counts are approximate by NSR.



Item Parameters - Full Detail

Reserve Study Update

Item Number	24	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	6 Years
Category	Reserve Study	Basis Cost	2,150.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Full Study	06/01/2008	06/01/2019	0:05	11:00	1	2,150.00	2,172.23
Common Area	Financial Upda	06/01/2019	06/01/2022	3:05	3:00	0.15	322.50	350.89
							<u>\$ 2,472.50</u>	<u>\$ 2,523.12</u>

Comments

This is an alternating line item for an updated Reserve Study. The reserve costs for a 3-year full study, which includes a visual observation of the accessible reserve components, is alternately interspersed with a 3-year financial update.



Item Parameters - Full Detail

Retaining Wall

Item Number	25	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Retaining Wall	06/01/2008	06/01/2022	3:05	14:00	1	1,000.00	1,088.03
							\$ 1,000.00	\$ 1,088.03

Comments

This component provides a periodic allowance for maintaining and repairing the retaining walls in the community. All walls will need to be maintained and "shored up" to combat corrosion and heavy weathering. At the time of this study NSR observed that the wall is in good condition, though some landscaping is encroaching into joint and pushing wall bricks out.



Item Parameters - Full Detail

Rockfall Barriers

Item Number	55	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	40 Years
Category	Exterior - Materials	Basis Cost	12.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Upper San Jua	Rockfall Nets	06/01/2008	06/01/2048	29:05	40:00	1,500	18,000.00	37,216.27
E Copper River	Rockfall Nets	06/01/2008	06/01/2048	29:05	40:00	2,625	31,500.00	65,128.48
							\$ 49,500.00	\$ 102,344.75

Comments

This component funds the new installation or removal and replacement of the rockfall barriers. This component is outlined for rockfall netting. However, alternatives such as debris fences and/or debris impact (Jersey) barriers may substitute, albeit with different pricing. NSR recommends the BOD further vet the need for additional fencing through the appropriate authority. Additional fencing which was not currently installed at the time of this study was not considered for inclusion as it is not a current asset. For the purpose of funding and this study, this component was included for all potential areas that MAY be in need of rockfall barrier. Moreover, the existing barrier may endure beyond the scope of this study. Time will dictate if this needs to be adjusted. Measurements are approximate by NSR.



Item Parameters - Full Detail

Signage - Exterior

Item Number	35	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Equipment	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Signage Exteri	06/01/2016	06/01/2024	5:05	8:00	1	1,000.00	1,143.11
							\$ 1,000.00	\$ 1,143.11

Comments

This allowance provides funds to replace the exterior signage throughout the community.



Item Parameters - Full Detail

Street Light

Item Number	27	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Exterior - Equipment	Basis Cost	1,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Streetlights	06/01/2008	06/01/2043	24:05	35:00	31	46,500.00	84,975.55
							\$ 46,500.00	\$ 84,975.55

Comments

This component replaces the streetlights. Painting is outlined in a separate component. Counts are approximate by NSR.



Item Parameters - Full Detail

Trees - Maintenance

Item Number	28	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3 Years
Category	Exterior - Landscape & Grounds	Basis Cost	2,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Tree Maintan	06/01/2018	06/01/2021	2:05	3:00	1	2,500.00	2,653.73
							\$ 2,500.00	\$ 2,653.73

Comments

This allowance funds structural pruning and removal and the limited replacement of trees as needed to enhance the landscaping and to avoid branch and root damage to nearby objects and structures. Time will dictate if the Basis Cost and Useful Life will need to be adjusted as trees continue to mature.



Item Parameters - Full Detail

Utility Infrastructure

Item Number	31	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	12 Years
Category	Exterior - Materials	Basis Cost	15,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Utility Infrast	06/01/2008	06/01/2028	9:05	20:00	1	15,000.00	18,926.68
							\$ 15,000.00	\$ 18,926.68

Comments

This component maintains and repairs the utility infrastructure. This includes but is not limited to utility boxes (70+), sewer lines, water lines, etc. Counts are approximate by NSR. This is an allowance only to ensure funds are available should major repairs be needed. NSR recommends regular inspections to ensure lines and infrastructure are operating at peak repair. This component is on a delayed start due to this component's relatively new condition.



Item Parameters - Full Detail

Water Feature

Item Number	54	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Main Entry	Statement Pon	06/01/2018	06/01/2021	2:05	3:00	1	1,500.00	1,592.24
							\$ 1,500.00	\$ 1,592.24

Comments

This component funds general maintenance to the water feature(s), including the waterways between the ponds as well as the underside of the bridge which leads to the north side pond. Time will determine if funds are sufficient or need to be adjusted. Regular maintenance and/or inspections should be made to ensure that the waterways are functioning properly and that there are no impediments affecting flow or loss of structural integrity.



Elk Ridge Heights Homeowners' Association

Items Removed or Left Out of the Study

The following items were either left out of the study due to their inclusion or appurtenance to the annual operating budget, OR subsequently removed upon the Board of Directors (BOD) request. Though each item holds a replacement value, it was determined that the below listed components were not Capital Expenses as traditionally defined.

1. Bridge - Structure - this component's replacement extends beyond the scope of this study.
2. Wood - Rail Fence - this component is no longer being maintained since it is scheduled to be replaced with wrought iron fencing.

Vendor List

The following is a list of vendors with whom North Star made contact and gathered information;

1. Company Name: Accurate Striping - Spokane
 - Contact Name: Dan Koolstra
 - Phone / Email: 509-230-6228
2. Company Name: Inland Asphalt - Spokane
 - Contact Name: Mike Dahl
 - Phone / Email: 509-534-2657 or 509-979-7679
3. Company Name: Pacific Backflow - Boise
 - Contact Name: Website
 - Phone / Email:
4. Company Name: Pond Pro - Garden City, ID
 - Contact Name: Victor Roberts
 - Phone / Email: 208-888-6191

Samuel Bando



Elk Ridge Heights Homeowners' Association

Washington State Reserve Study Legislature Chapter 68.38 RCW; Sections 68.38.065 - 68.38.090

[Italics Added]

64.38.065 - Reserve account and study.

- (1) An association is encouraged to establish a reserve account with a financial institution to fund major maintenance, repair, and replacement of common elements, including limited common elements that will require major maintenance, repair, or replacement within thirty years. If the association establishes a reserve account, the account must be in the name of the association. The board of directors is responsible for administering the reserve account.
- (2) Unless doing so would impose an unreasonable hardship, an association with significant assets shall prepare and update a reserve study, in accordance with the association's governing documents and this chapter. The initial reserve study must be based upon a visual site inspection conducted by a reserve study professional.
- (3) Unless doing so would impose an unreasonable hardship, the association shall update the reserve study annually. At least every three years, an updated reserve study must be prepared and based upon a visual site inspection conducted by a reserve study professional.
- (4) The decisions relating to the preparation and updating of a reserve study must be made by the board of directors in the exercise of the reasonable discretion of the board. The decisions must include whether a reserve study will be prepared or updated, and whether the assistance of a reserve study professional will be utilized.

[2011 c 189 § 9.]

64.38.070 - Reserve study—Requirements.

- (1) A reserve study as described in RCW **64.38.065** is supplemental to the association's operating and maintenance budget. In preparing a reserve study, the association shall estimate the anticipated major maintenance, repair, and replacement costs, whose infrequent and significant nature make them impractical to be included in an annual budget.
- (2) A reserve study must include:
 - (a) A reserve component list, including any reserve component that would cost more than one percent of the annual budget of the association, not including the reserve account, for major maintenance, repair, or replacement. If one of these reserve components is not included in the reserve study, the study should provide commentary explaining the basis for its exclusion. The study must also include quantities and estimates for the useful life of each reserve component, remaining useful life of each reserve component, and current major maintenance, repair, or replacement cost for each reserve component;
 - (b) The date of the study, and a statement that the study meets the requirements of this section;
 - (c) The following level of reserve study performed:
 - (i) Level I: Full reserve study funding analysis and plan;
 - (ii) Level II: Update with visual site inspection; or
 - (iii) Level III: Update with no visual site inspection;



- (d) The association's reserve account balance;
 - (e) The percentage of the fully funded balance that the reserve account is funded;
 - (f) Special assessments already implemented or planned;
 - (g) Interest and inflation assumptions;
 - (h) Current reserve account contribution rates for a full funding plan and baseline funding plan;
 - (i) A recommended reserve account contribution rate, a contribution rate for a full funding plan to achieve one hundred percent fully funded reserves by the end of the thirty-year study period, a baseline funding plan to maintain the reserve balance above zero throughout the thirty-year study period without special assessments, and a contribution rate recommended by the reserve study professional;
 - (j) A projected reserve account balance for thirty years and a funding plan to pay for projected costs from that reserve account balance without reliance on future unplanned special assessments; and
 - (k) A statement on whether the reserve study was prepared with the assistance of a reserve study professional.
- (3) A reserve study must also include the following disclosure: "This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component."
- [**2011 c 189 § 10.**]
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64.38.075 - Reserve account—Withdrawals.

An association may withdraw funds from its reserve account to pay for unforeseen or unbudgeted costs that are unrelated to maintenance, repair, or replacement of the reserve components. The board of directors shall record any such withdrawal in the minute books of the association, cause notice of any such withdrawal to be hand delivered or sent prepaid by first-class United States mail to the mailing address of each owner or to any other mailing address designated in writing by the owner, and adopt a repayment schedule not to exceed twenty-four months unless it determines that repayment within twenty-four months would impose an unreasonable burden on the owners. Payment for major maintenance, repair, or replacement of the reserve components out of cycle with the reserve study projections or not included in the reserve study may be made from the reserve account without meeting the notification or repayment requirements under this section.

[**2011 c 189 § 11.**]

64.38.080 - Reserve study—Demand for preparation and inclusion in budget.

- (1) When more than three years have passed since the date of the last reserve study prepared by a reserve study professional, the owners to which at least thirty-five percent of the votes are allocated may demand, in writing, to the association that the cost of a reserve study be included in the next budget and that the study be prepared by the end of that budget year. The written demand must refer to this section. The board of directors shall, upon receipt of the written demand, provide the



owners who make the demand reasonable assurance that the board will include a reserve study in the next budget and, if the budget is not rejected by a majority of the owners, will arrange for the completion of a reserve study.

- (2) If a written demand under this section is made and a reserve study is not timely prepared, a court may order specific performance and award reasonable attorneys' fees to the prevailing party in any legal action brought to enforce this section. An association may assert unreasonable hardship as an affirmative defense in any action brought against it under this section. Without limiting this affirmative defense, an unreasonable hardship exists where the cost of preparing a reserve study would exceed five percent of the association's annual budget.
 - (3) An owner's duty to pay for common expenses is not excused because of the association's failure to comply with this section or this chapter. A budget ratified by the owners is not invalidated because of the association's failure to comply with this section or this chapter.
[**2011 c 189 § 12.**]
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64.38.085 - Reserve account and study—Liability.

Monetary damages or any other liability may not be awarded against or imposed upon the association, the officers or board of directors of the association, or those persons who may have provided advice or assistance to the association or its officers or directors, for failure to: Establish a reserve account; have a current reserve study prepared or updated in accordance with the requirements of this chapter; or make the reserve disclosures in accordance with this chapter.

[**2011 c 189 § 13.**]

64.38.090 - Reserve study—Exemptions.

An association is not required to follow the reserve study requirements under RCW **64.38.025** and RCW **64.38.065** through **64.38.085** if the cost of the reserve study exceeds five percent of the association's annual budget, the association does not have significant assets, or there are ten or fewer homes in the association.

[**2011 c 189 § 14.**]



Glossary of Reserve Study Terms

Elk Ridge Heights Homeowners' Association
Prepared for the December 31, 2019 Fiscal Year

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method".

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.



FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

1. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or
2. $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}]$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES: x Stable Contribution Rate over the Years x Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

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

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

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

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.



RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein: 1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project; 2. The failure to personally inspect or review the work of subordinates where necessary and appropriate; 3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; 4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.