



RESERVE ANALYSIS REPORT

Barrington Heights HOA West Linn, OR

Fiscal Year Start Date: Jan 01, 2020

Date Prepared: Nov 06, 2019

Pono Building Consultants

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Barrington Heights HOA

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The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans include:

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): Understand What You Own. First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – "where is the money going?" Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): Review Your Upcoming Anticipated Expenditures. It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): Analyze Your Current Funding Plan. Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): Adopt a Funding Plan that Meets Your Needs. We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, an annual average interest is applied to the ending reserve balance values represented in the reserve funding plans and Percent Funded Analysis report. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If your 88% funded, all your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Project Description

Property Name:	Barrington Heights HOA
Location:	West Linn, OR
Project Type:	Planned Unit Development
Number of Units:	259
Age of Project:	34 Year(s)

Financial Summary

Starting Reserve Balance:	\$87,659
Fully Funded Reserve Balance:	\$328,071
Percent Funded:	27%
Current Replacement Cost:	\$465,225
Deficit/Surplus vs.	(\$240,412) or
Fully Funded Reserve:	(\$928.23)
	Per Unit Avg

A planned community consisting of 259 lots in West Linn, OR.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a Time Value of Money approach. Inflation was applied to the anticipated expenditures , and average interest to the ending reserve balance values.

Annual Inflation Rate: 3.00 %

Annual Interest Rate: 0.50 %

Annual Reserve Contribution Increase: 2.72 %

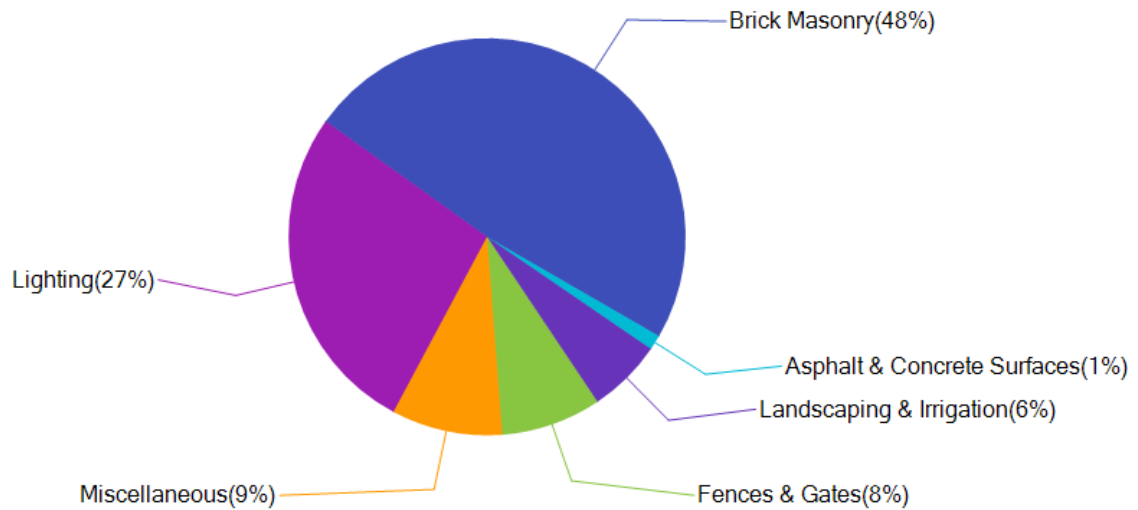


Summary of Funding Plans

★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
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Expenditures by Category

Total Current Cost: \$465,225.00

	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	10-99	0-7	\$5,665	\$936	\$335	\$3,502	\$265
Brick Masonry	6-40	0-29	\$225,364	\$44,573	\$8,499	\$166,818	\$6,712
Fences & Gates	7-60	4-25	\$37,981	\$5,388	\$2,258	\$20,163	\$1,783
Landscaping & Irrigation	2-5	0-4	\$28,222	\$4,150	\$7,035	\$15,532	\$5,556
Lighting	10-45	6-10	\$125,969	\$23,943	\$4,522	\$89,610	\$3,571
Miscellaneous	3-99	0-10	\$42,024	\$8,669	\$3,785	\$32,446	\$2,989
	Totals		\$465,225	\$87,659	\$26,433	\$328,071	\$20,875

Component Inventory



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Current Replacement Cost: \$465,225

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces								
Bridge Maintenance - Consultant		99	0	\$2,575.00 / Total	1	\$2,575	\$2,575	Inspector
Concrete - Repair Contingency		10	7	\$3,090.00 / Total	1	\$3,090	\$3,800	Inspector
Totals						\$5,665	\$6,375	
Brick Masonry								
Mailboxes - Clean & Seal		7	4	\$206.00 / EA	34	\$7,004	\$7,883	Bid
Pricing based on past costs for Marc's Masonry to clean and seal mailbox clusters.								
Mailboxes - Renovation - Phase 1		40	29	\$5,922.50 / EA	10	\$59,225	\$139,568	Bid
Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.								
Mailboxes - Renovation - Phase 2		40	0	\$5,922.50 / EA	4	\$23,690	\$23,690	Bid
Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.								
Mailboxes - Renovation - Phase 3		40	1	\$5,922.50 / EA	4	\$23,690	\$24,401	Bid
Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.								
Mailboxes - Renovation - Phase 4		40	2	\$5,922.50 / EA	4	\$23,690	\$25,133	Bid
Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.								
Mailboxes - Renovation - Phase 5		40	3	\$5,922.50 / EA	4	\$23,690	\$25,887	Bid
Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.								
Mailboxes - Renovation - Phase 6		40	4	\$5,922.50 / EA	4	\$23,690	\$26,663	Bid
Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.								
Mailboxes - Renovation - Phase 7		40	5	\$5,922.50 / EA	4	\$23,690	\$27,463	Bid
Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.								
Monuments - Repair, Clean & Seal		7	1	\$15,450.00 / Total	1	\$15,450	\$15,914	Inspector
Roof Replacement - Arches		6	2	\$1,545.00 / Total	1	\$1,545	\$1,639	Inspector
Totals						\$225,364	\$318,240	
Fences & Gates								
Wrought Iron - Painting		7	4	\$12,875.00 / Total	1	\$12,875	\$14,491	Bid
Pricing based on 2017 expense to have Summit Reconstruction complete this task.								
Wrought Iron - Replacement		60	25	\$77.25 / LF	325	\$25,106	\$52,567	Inspector
Totals						\$37,981	\$67,058	
Landscaping & Irrigation								
Holiday Tree Lighting		5	4	\$15,862.00 / Total	1	\$15,862	\$17,853	Inspector
Pricing based on 2018 cost from Innovative Nightscapes.								
Irrigation Repairs - Contingency		2	0	\$4,635.00 / Total	1	\$4,635	\$4,635	Inspector
Tree Maintenance		5	0	\$7,725.00 / Total	1	\$7,725	\$7,725	Inspector
Totals						\$28,222	\$30,213	
Lighting								
Low Voltage		10	6	\$16,995.00 / Total	1	\$16,995	\$20,293	Inspector
Monument Fixtures - Replacement Contingency		10	6	\$515.00 / EA	20	\$5,150	\$6,149	Previous Study
Street Fixtures - Replace		45	10	\$1,236.00 / EA	84	\$103,824	\$139,531	Inspector
Totals						\$125,969	\$165,973	
Miscellaneous								

Component Inventory



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Bench Painting		8	1	\$566.50 / Total	1	\$567	\$583	Inspector
Contingency - General		99	0	\$2,575.00 / Total	1	\$2,575	\$2,575	Inspector
Contingency - Utilities		45	10	\$25,750.00 / Total	1	\$25,750	\$34,606	Inspector
Mailboxes		3	0	\$7,725.00 / Total	1	\$7,725	\$7,725	User
Price used is an approximate amount based on the 2019 bids received. One bid was much lower than the other three, we have used a figure closer to the average.								
Signage - Repair/Repaint/Replace		10	7	\$5,407.50 / Total	1	\$5,408	\$6,651	Inspector
Totals						\$42,024	\$52,140	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s)

Component Photos & Details



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Asphalt & Concrete Surfaces

Bridge Maintenance - Consultant



Component Type:	Reserve Component	GL Code:	
Date in Service:	1985	Source:	Inspector
Effective Age:	99	Current Cost:	\$2,575
Useful Life:	99	Inflation Rate:	3.00
Remaining Life:	0	Starting Reserve Balance:	\$688
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$26
Unit Price:	\$2,575.00 / Total	Fully Funded Reserve Balance:	\$2,575
Replacement %:	100.00	Annual Reserve Contribution:	\$21

A consultant should be hired to advise the Board regarding how to properly plan for future structural bridge repairs. The results of this study should be incorporated into the reserve study once completed.

Concrete - Repair Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Source:	Inspector
Effective Age:	3	Current Cost:	\$3,090
Useful Life:	10	Inflation Rate:	3.00
Remaining Life:	7	Starting Reserve Balance:	\$248
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$309
Unit Price:	\$3,090.00 / Total	Fully Funded Reserve Balance:	\$927
Replacement %:	100.00	Annual Reserve Contribution:	\$244

Contingency for grinding of trip hazards or replacement of broken slabs.

Brick Masonry

Mailboxes - Clean & Seal



Component Type:	Reserve Component
Date in Service:	2017
Effective Age:	3
Useful Life:	7
Remaining Life:	4
Quantity / Units:	34 EA
Unit Price:	\$206.00 / EA
Replacement %:	100.00

GL Code:	
Source:	Bid
Current Cost:	\$7,004
Inflation Rate:	3.00
Starting Reserve Balance:	\$802
Annual Fully Funding Requirement:	\$1,001
Fully Funded Reserve Balance:	\$3,002
Annual Reserve Contribution:	\$790

Clean and seal of mailbox clusters.

Pricing based on past costs for Marc's Masonry to clean and seal mailbox clusters.

Mailboxes - Renovation - Phase 1



Component Type:	Reserve Component
Date in Service:	2019
Effective Age:	11
Useful Life:	40
Remaining Life:	29
Quantity / Units:	10 EA
Unit Price:	\$5,922.50 / EA
Replacement %:	100.00

GL Code:	
Source:	Bid
Current Cost:	\$59,225
Inflation Rate:	3.00
Starting Reserve Balance:	\$4,352
Annual Fully Funding Requirement:	\$1,481
Fully Funded Reserve Balance:	\$16,287
Annual Reserve Contribution:	\$1,169

Replacement of brick mailbox clusters including mailbox insert.

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Mailboxes - Renovation - Phase 2



Component Type:	Reserve Component	GL Code:	
Date in Service:	1990	Source:	Bid
Effective Age:	40	Current Cost:	\$23,690
Useful Life:	40	Inflation Rate:	3.00
Remaining Life:	0	Starting Reserve Balance:	\$6,330
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$592
Unit Price:	\$5,922.50 / EA	Fully Funded Reserve Balance:	\$23,690
Replacement %:	100.00	Annual Reserve Contribution:	\$468

Replacement of brick mailbox clusters including mailbox insert.

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Mailboxes - Renovation - Phase 3



Component Type:	Reserve Component	GL Code:	
Date in Service:	1991	Source:	Bid
Effective Age:	39	Current Cost:	\$23,690
Useful Life:	40	Inflation Rate:	3.00
Remaining Life:	1	Starting Reserve Balance:	\$6,172
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$592
Unit Price:	\$5,922.50 / EA	Fully Funded Reserve Balance:	\$23,098
Replacement %:	100.00	Annual Reserve Contribution:	\$468

Replacement of brick mailbox clusters including mailbox insert.

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Mailboxes - Renovation - Phase 4



Component Type:	Reserve Component	GL Code:	
Date in Service:	1992	Source:	Bid
Effective Age:	38	Current Cost:	\$23,690
Useful Life:	40	Inflation Rate:	3.00
Remaining Life:	2	Starting Reserve Balance:	\$6,013
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$592
Unit Price:	\$5,922.50 / EA	Fully Funded Reserve Balance:	\$22,506
Replacement %:	100.00	Annual Reserve Contribution:	\$468

Replacement of brick mailbox clusters including mailbox insert.

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Mailboxes - Renovation - Phase 5



Component Type:	Reserve Component	GL Code:	
Date in Service:	1993	Source:	Bid
Effective Age:	37	Current Cost:	\$23,690
Useful Life:	40	Inflation Rate:	3.00
Remaining Life:	3	Starting Reserve Balance:	\$5,855
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$592
Unit Price:	\$5,922.50 / EA	Fully Funded Reserve Balance:	\$21,913
Replacement %:	100.00	Annual Reserve Contribution:	\$468

Replacement of brick mailbox clusters including mailbox insert.

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Mailboxes - Renovation - Phase 6



Component Type:	Reserve Component	GL Code:	
Date in Service:	1994	Source:	Bid
Effective Age:	36	Current Cost:	\$23,690
Useful Life:	40	Inflation Rate:	3.00
Remaining Life:	4	Starting Reserve Balance:	\$5,697
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$592
Unit Price:	\$5,922.50 / EA	Fully Funded Reserve Balance:	\$21,321
Replacement %:	100.00	Annual Reserve Contribution:	\$468

Replacement of brick mailbox clusters including mailbox insert.

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Mailboxes - Renovation - Phase 7



Component Type:	Reserve Component	GL Code:	
Date in Service:	1995	Source:	Bid
Effective Age:	35	Current Cost:	\$23,690
Useful Life:	40	Inflation Rate:	3.00
Remaining Life:	5	Starting Reserve Balance:	\$5,539
Quantity / Units:	4 EA	Annual Fully Funding Requirement:	\$592
Unit Price:	\$5,922.50 / EA	Fully Funded Reserve Balance:	\$20,729
Replacement %:	100.00	Annual Reserve Contribution:	\$468

Replacement of brick mailbox clusters including mailbox insert.

Units replaced recently include: 3457 Barrington, 2870 Beacon Hill, Riverknoll Ct, 2919 Beacon Hill, 3330 Barrington Dr, 3383 Barrington, 2860 Beacon Hill Drive, 2800 Beacon Hill Drive, 3320 Barrington Dr, 3360 Barrington Drive.

Monuments - Repair, Clean & Seal



Component Type:	Reserve Component	GL Code:	
Date in Service:	2014	Source:	Inspector
Effective Age:	6	Current Cost:	\$15,450
Useful Life:	7	Inflation Rate:	3.00
Remaining Life:	1	Starting Reserve Balance:	\$3,538
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$2,207
Unit Price:	\$15,450.00 / Total	Fully Funded Reserve Balance:	\$13,243
Replacement %:	100.00	Annual Reserve Contribution:	\$1,743

Contingency for targeted repair of all brick structures and monuments (excluding mailboxes), followed by a clean and seal of all brick surfaces.

Roof Replacement - Arches



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Source:	Inspector
Effective Age:	4	Current Cost:	\$1,545
Useful Life:	6	Inflation Rate:	3.00
Remaining Life:	2	Starting Reserve Balance:	\$275
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$258
Unit Price:	\$1,545.00 / Total	Fully Funded Reserve Balance:	\$1,030
Replacement %:	100.00	Annual Reserve Contribution:	\$203

Contingency to inspect, clean, and repair tile roofs located at brick arches.

Fences & Gates

Wrought Iron - Painting



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Source:	Bid
Effective Age:	3	Current Cost:	\$12,875
Useful Life:	7	Inflation Rate:	3.00
Remaining Life:	4	Starting Reserve Balance:	\$1,474
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,839
Unit Price:	\$12,875.00 / Total	Fully Funded Reserve Balance:	\$5,518
Replacement %:	100.00	Annual Reserve Contribution:	\$1,453

Rust removal and painting of all wrought iron gates and fencing.

Pricing based on 2017 expense to have Summit Reconstruction complete this task.

Wrought Iron - Replacement



Component Type:	Reserve Component	GL Code:	
Date in Service:	1985	Source:	Inspector
Effective Age:	35	Current Cost:	\$25,106
Useful Life:	60	Inflation Rate:	3.00
Remaining Life:	25	Starting Reserve Balance:	\$3,913
Quantity / Units:	325 LF	Annual Fully Funding Requirement:	\$418
Unit Price:	\$77.25 / LF	Fully Funded Reserve Balance:	\$14,645
Replacement %:	100.00	Annual Reserve Contribution:	\$330

Replacement of wrought iron gates and fencing.

Landscaping & Irrigation

Holiday Tree Lighting



Component Type:	Reserve Component	GL Code:	
Date in Service:	2019	Source:	Inspector
Effective Age:	1	Current Cost:	\$15,862
Useful Life:	5	Inflation Rate:	3.00
Remaining Life:	4	Starting Reserve Balance:	\$848
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$3,172
Unit Price:	\$15,862.00 / Total	Fully Funded Reserve Balance:	\$3,172
Replacement %:	100.00	Annual Reserve Contribution:	\$2,505

Cost to install, remove, clean, and store holiday tree lighting annually.

Pricing based on 2018 cost from Innovative Nightscapes.

Irrigation Repairs - Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2019	Source:	Inspector
Effective Age:	2	Current Cost:	\$4,635
Useful Life:	2	Inflation Rate:	3.00
Remaining Life:	0	Starting Reserve Balance:	\$1,238
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$2,318
Unit Price:	\$4,635.00 / Total	Fully Funded Reserve Balance:	\$4,635
Replacement %:	100.00	Annual Reserve Contribution:	\$1,830

Contingency for replacement of irrigation timer clocks, valves, and backflow devices.

Tree Maintenance



Component Type:	Reserve Component	GL Code:	
Date in Service:	2015	Source:	Inspector
Effective Age:	5	Current Cost:	\$7,725
Useful Life:	5	Inflation Rate:	3.00
Remaining Life:	0	Starting Reserve Balance:	\$2,064
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,545
Unit Price:	\$7,725.00 / Total	Fully Funded Reserve Balance:	\$7,725
Replacement %:	100.00	Annual Reserve Contribution:	\$1,220

Contingency for pruning or removal and replacement of commonly maintained trees.

Lighting

Low Voltage



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Source:	Inspector
Effective Age:	4	Current Cost:	\$16,995
Useful Life:	10	Inflation Rate:	3.00
Remaining Life:	6	Starting Reserve Balance:	\$1,816
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,700
Unit Price:	\$16,995.00 / Total	Fully Funded Reserve Balance:	\$6,798
Replacement %:	100.00	Annual Reserve Contribution:	\$1,342

Replacement of low voltage

Monument Fixtures - Replacement Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Source:	Previous Study
Effective Age:	4	Current Cost:	\$5,150
Useful Life:	10	Inflation Rate:	3.00
Remaining Life:	6	Starting Reserve Balance:	\$550
Quantity / Units:	20 EA	Annual Fully Funding Requirement:	\$515
Unit Price:	\$515.00 / EA	Fully Funded Reserve Balance:	\$2,060
Replacement %:	50.00	Annual Reserve Contribution:	\$407

Contingency for replacement of monument lighting fixtures.

Street Fixtures - Replace



Component Type:	Reserve Component	GL Code:	
Date in Service:	1985	Source:	Inspector
Effective Age:	35	Current Cost:	\$103,824
Useful Life:	45	Inflation Rate:	3.00
Remaining Life:	10	Starting Reserve Balance:	\$21,577
Quantity / Units:	84 EA	Annual Fully Funding Requirement:	\$2,307
Unit Price:	\$1,236.00 / EA	Fully Funded Reserve Balance:	\$80,752
Replacement %:	100.00	Annual Reserve Contribution:	\$1,822

Replacement of street light fixtures and electrical components.

Miscellaneous

Bench Painting



Component Type:	Reserve Component	GL Code:	
Date in Service:	2013	Source:	Inspector
Effective Age:	7	Current Cost:	\$567
Useful Life:	8	Inflation Rate:	3.00
Remaining Life:	1	Starting Reserve Balance:	\$132
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$71
Unit Price:	\$566.50 / Total	Fully Funded Reserve Balance:	\$496
Replacement %:	100.00	Annual Reserve Contribution:	\$56

Cost to prep and repaint bench located in greenspace at Salamo entrance.

Component Photos & Details



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Contingency - General



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Date in Service:	1985	Source:	Inspector
Effective Age:	99	Current Cost:	\$2,575
Useful Life:	99	Inflation Rate:	3.00
Remaining Life:	0	Starting Reserve Balance:	\$688
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$26
Unit Price:	\$2,575.00 / Total	Fully Funded Reserve Balance:	\$2,575
Replacement %:	100.00	Annual Reserve Contribution:	\$21

A general contingency that will always be in Year 1 of the study in order to provide a buffer for unplanned or unbudgeted expenses.

Contingency - Utilities



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Date in Service:	1985	Source:	Inspector
Effective Age:	35	Current Cost:	\$25,750
Useful Life:	45	Inflation Rate:	3.00
Remaining Life:	10	Starting Reserve Balance:	\$5,351
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$572
Unit Price:	\$25,750.00 / Total	Fully Funded Reserve Balance:	\$20,028
Replacement %:	100.00	Annual Reserve Contribution:	\$452

Contingency for repairs to Association-maintained utility infrastructure, if not maintained by a utility company.

Mailboxes



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Source:	User
Effective Age:	3	Current Cost:	\$7,725
Useful Life:	3	Inflation Rate:	3.00
Remaining Life:	0	Starting Reserve Balance:	\$2,064
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$2,575
Unit Price:	\$7,725.00 / Total	Fully Funded Reserve Balance:	\$7,725
Replacement %:	100.00	Annual Reserve Contribution:	\$2,034

Pressure washing of commonly maintained hardscapes, monuments, planters, and brickwork.

Price used is an approximate amount based on the 2019 bids received. One bid was much lower than the other three, we have used a figure closer to the average.

Signage - Repair/Repaint/Replace



Component Type:	Reserve Component
Date in Service:	2017
Effective Age:	3
Useful Life:	10
Remaining Life:	7
Quantity / Units:	1 Total
Unit Price:	\$5,407.50 / Total
Replacement %:	100.00

GL Code:	
Source:	Inspector
Current Cost:	\$5,408
Inflation Rate:	3.00
Starting Reserve Balance:	\$433
Annual Fully Funding Requirement:	\$541
Fully Funded Reserve Balance:	\$1,622
Annual Reserve Contribution:	\$427

Contingency for inspection and repair or replacement of entry signage to Barrington Heights.

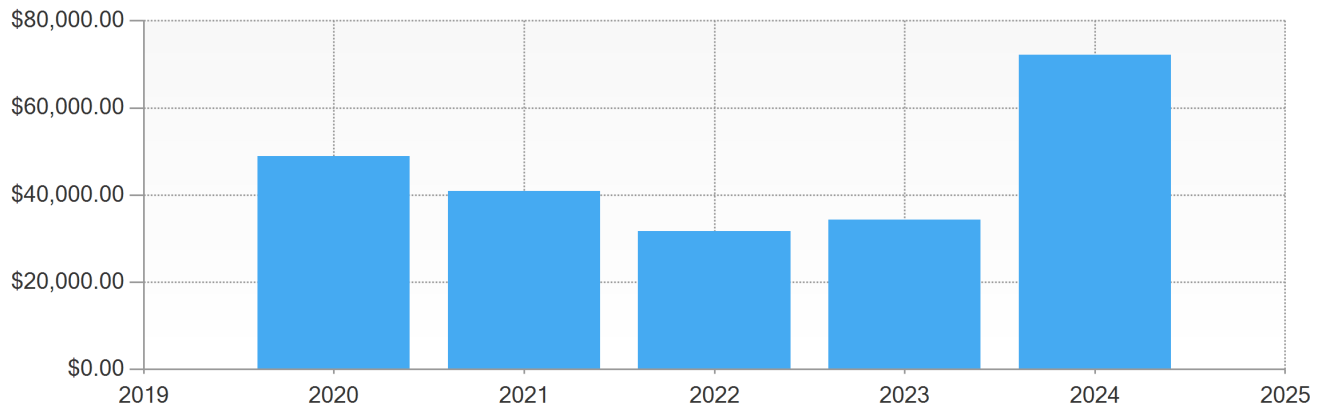
Anticipated Expenditures (5 Years)



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2020				
Bridge Maintenance - Consultant		Asphalt & Concrete Surfaces	\$2,575	\$2,575
Contingency - General		Miscellaneous	\$2,575	\$2,575
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$4,635
Mailboxes		Miscellaneous	\$7,725	\$7,725
Mailboxes - Renovation - Phase 2		Brick Masonry	\$23,690	\$23,690
Tree Maintenance		Landscaping & Irrigation	\$7,725	\$7,725
			Total for 2020:	\$48,925
2021				
Bench Painting		Miscellaneous	\$567	\$583
Mailboxes - Renovation - Phase 3		Brick Masonry	\$23,690	\$24,401
Monuments - Repair, Clean & Seal		Brick Masonry	\$15,450	\$15,914
			Total for 2021:	\$40,898
2022				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$4,917
Mailboxes - Renovation - Phase 4		Brick Masonry	\$23,690	\$25,133
Roof Replacement - Arches		Brick Masonry	\$1,545	\$1,639
			Total for 2022:	\$31,689
2023				
Mailboxes		Miscellaneous	\$7,725	\$8,441
Mailboxes - Renovation - Phase 5		Brick Masonry	\$23,690	\$25,887
			Total for 2023:	\$34,328
2024				
Holiday Tree Lighting		Landscaping & Irrigation	\$15,862	\$17,853
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$5,217
Mailboxes - Clean & Seal		Brick Masonry	\$7,004	\$7,883
Mailboxes - Renovation - Phase 6		Brick Masonry	\$23,690	\$26,663
Wrought Iron - Painting		Fences & Gates	\$12,875	\$14,491
			Total for 2024:	\$72,107

Percent Funding Analysis



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Percent Funded: 27%		
						Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ASPHALT & CONCRETE SURFACES								
Bridge Maintenance - Consultant	99	0	99	\$2,575	\$688	\$26	\$2,575	\$21
Concrete - Repair Contingency	10	7	3	\$3,090	\$248	\$309	\$927	\$244
			Total	\$5,665	\$936	\$335	\$3,502	\$265
BRICK MASONRY								
Mailboxes - Clean & Seal	7	4	3	\$7,004	\$802	\$1,001	\$3,002	\$790
Mailboxes - Renovation - Phase 1	40	29	11	\$59,225	\$4,352	\$1,481	\$16,287	\$1,169
Mailboxes - Renovation - Phase 2	40	0	40	\$23,690	\$6,330	\$592	\$23,690	\$468
Mailboxes - Renovation - Phase 3	40	1	39	\$23,690	\$6,172	\$592	\$23,098	\$468
Mailboxes - Renovation - Phase 4	40	2	38	\$23,690	\$6,013	\$592	\$22,506	\$468
Mailboxes - Renovation - Phase 5	40	3	37	\$23,690	\$5,855	\$592	\$21,913	\$468
Mailboxes - Renovation - Phase 6	40	4	36	\$23,690	\$5,697	\$592	\$21,321	\$468
Mailboxes - Renovation - Phase 7	40	5	35	\$23,690	\$5,539	\$592	\$20,729	\$468
Monuments - Repair, Clean & Seal	7	1	6	\$15,450	\$3,538	\$2,207	\$13,243	\$1,743
Roof Replacement - Arches	6	2	4	\$1,545	\$275	\$258	\$1,030	\$203
			Total	\$225,364	\$44,573	\$8,499	\$166,818	\$6,712
FENCES & GATES								
Wrought Iron - Painting	7	4	3	\$12,875	\$1,474	\$1,839	\$5,518	\$1,453
Wrought Iron - Replacement	60	25	35	\$25,106	\$3,913	\$418	\$14,645	\$330
			Total	\$37,981	\$5,388	\$2,258	\$20,163	\$1,783
LANDSCAPING & IRRIGATION								
Holiday Tree Lighting	5	4	1	\$15,862	\$848	\$3,172	\$3,172	\$2,505
Irrigation Repairs - Contingency	2	0	2	\$4,635	\$1,238	\$2,318	\$4,635	\$1,830
Tree Maintenance	5	0	5	\$7,725	\$2,064	\$1,545	\$7,725	\$1,220
			Total	\$28,222	\$4,150	\$7,035	\$15,532	\$5,556
LIGHTING								
Low Voltage	10	6	4	\$16,995	\$1,816	\$1,700	\$6,798	\$1,342
Monument Fixtures - Replacement Contingency	10	6	4	\$5,150	\$550	\$515	\$2,060	\$407
Street Fixtures - Replace	45	10	35	\$103,824	\$21,577	\$2,307	\$80,752	\$1,822
			Total	\$125,969	\$23,943	\$4,522	\$89,610	\$3,571
MISCELLANEOUS								
Bench Painting	8	1	7	\$567	\$132	\$71	\$496	\$56
Contingency - General	99	0	99	\$2,575	\$688	\$26	\$2,575	\$21
Contingency - Utilities	45	10	35	\$25,750	\$5,351	\$572	\$20,028	\$452
Mailboxes	3	0	3	\$7,725	\$2,064	\$2,575	\$7,725	\$2,034
Signage - Repair/Repaint/Replace	10	7	3	\$5,408	\$433	\$541	\$1,622	\$427
			Total	\$42,024	\$8,669	\$3,785	\$32,446	\$2,989
			Totals	\$465,225	\$87,659	\$26,433	\$328,071	\$20,875

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

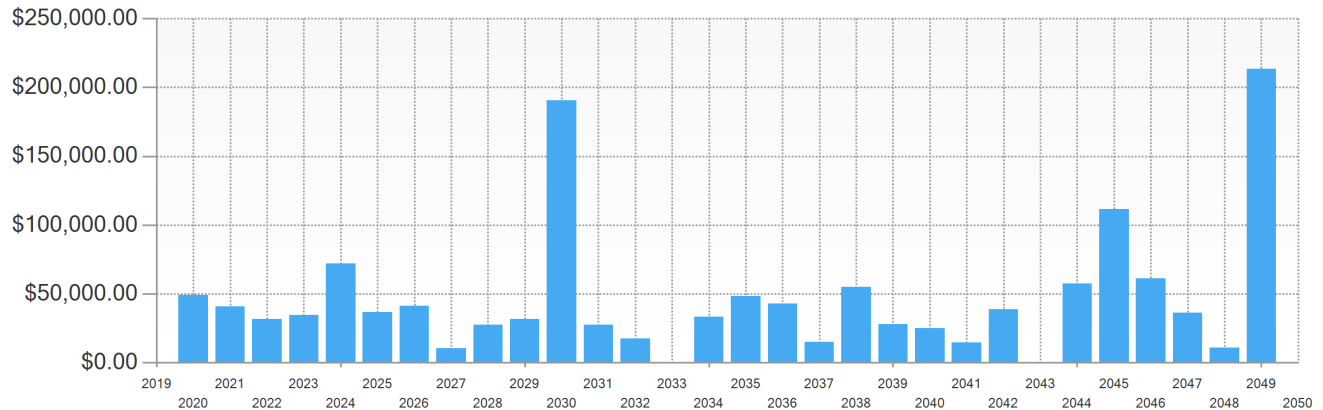
Anticipated Expenditures (30 Years)



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2020				
Bridge Maintenance - Consultant		Asphalt & Concrete Surfaces	\$2,575	\$2,575
Contingency - General		Miscellaneous	\$2,575	\$2,575
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$4,635
Mailboxes		Miscellaneous	\$7,725	\$7,725
Mailboxes - Renovation - Phase 2		Brick Masonry	\$23,690	\$23,690
Tree Maintenance		Landscaping & Irrigation	\$7,725	\$7,725
			Total for 2020:	\$48,925
2021				
Bench Painting		Miscellaneous	\$567	\$583
Mailboxes - Renovation - Phase 3		Brick Masonry	\$23,690	\$24,401
Monuments - Repair, Clean & Seal		Brick Masonry	\$15,450	\$15,914
			Total for 2021:	\$40,898
2022				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$4,917
Mailboxes - Renovation - Phase 4		Brick Masonry	\$23,690	\$25,133
Roof Replacement - Arches		Brick Masonry	\$1,545	\$1,639
			Total for 2022:	\$31,689
2023				
Mailboxes		Miscellaneous	\$7,725	\$8,441
Mailboxes - Renovation - Phase 5		Brick Masonry	\$23,690	\$25,887
			Total for 2023:	\$34,328
2024				
Holiday Tree Lighting		Landscaping & Irrigation	\$15,862	\$17,853
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$5,217
Mailboxes - Clean & Seal		Brick Masonry	\$7,004	\$7,883
Mailboxes - Renovation - Phase 6		Brick Masonry	\$23,690	\$26,663
Wrought Iron - Painting		Fences & Gates	\$12,875	\$14,491
			Total for 2024:	\$72,107
2025				
Mailboxes - Renovation - Phase 7		Brick Masonry	\$23,690	\$27,463

Anticipated Expenditures (30 Years)



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
Tree Maintenance		Landscaping & Irrigation	\$7,725	\$8,955
			Total for 2025:	\$36,419
2026				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$5,534
Low Voltage		Lighting	\$16,995	\$20,293
Mailboxes		Miscellaneous	\$7,725	\$9,224
Monument Fixtures -		Lighting	\$5,150	\$6,149
Replacement Contingency				
			Total for 2026:	\$41,201
2027				
Concrete - Repair Contingency		Asphalt & Concrete Surfaces	\$3,090	\$3,800
Signage -		Miscellaneous	\$5,408	\$6,651
Repair/Repaint/Replace				
			Total for 2027:	\$10,451
2028				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$5,871
Monuments - Repair, Clean & Seal		Brick Masonry	\$15,450	\$19,572
Roof Replacement - Arches		Brick Masonry	\$1,545	\$1,957
			Total for 2028:	\$27,400
2029				
Bench Painting		Miscellaneous	\$567	\$739
Holiday Tree Lighting		Landscaping & Irrigation	\$15,862	\$20,696
Mailboxes		Miscellaneous	\$7,725	\$10,079
			Total for 2029:	\$31,515
2030				
Contingency - Utilities		Miscellaneous	\$25,750	\$34,606
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$6,229
Street Fixtures - Replace		Lighting	\$103,824	\$139,531
Tree Maintenance		Landscaping & Irrigation	\$7,725	\$10,382
			Total for 2030:	\$190,747
2031				
Mailboxes - Clean & Seal		Brick Masonry	\$7,004	\$9,695
Wrought Iron - Painting		Fences & Gates	\$12,875	\$17,822
			Total for 2031:	\$27,517
2032				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$6,608
Mailboxes		Miscellaneous	\$7,725	\$11,014
			Total for 2032:	\$17,622
2033				
			Total for 2033:	\$0
2034				
Holiday Tree Lighting		Landscaping & Irrigation	\$15,862	\$23,993
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$7,011
Roof Replacement - Arches		Brick Masonry	\$1,545	\$2,337
			Total for 2034:	\$33,341
2035				
Mailboxes		Miscellaneous	\$7,725	\$12,035
Monuments - Repair, Clean & Seal		Brick Masonry	\$15,450	\$24,071
Tree Maintenance		Landscaping & Irrigation	\$7,725	\$12,035
			Total for 2035:	\$48,141
2036				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$7,438

Anticipated Expenditures (30 Years)



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
Low Voltage		Lighting	\$16,995	\$27,272
Monument Fixtures - Replacement Contingency		Lighting	\$5,150	\$8,264
			Total for 2036:	\$42,974
2037				
Bench Painting		Miscellaneous	\$567	\$936
Concrete - Repair Contingency		Asphalt & Concrete Surfaces	\$3,090	\$5,107
Signage - Repair/Repaint/Replace		Miscellaneous	\$5,408	\$8,938
			Total for 2037:	\$14,981
2038				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$7,891
Mailboxes		Miscellaneous	\$7,725	\$13,151
Mailboxes - Clean & Seal		Brick Masonry	\$7,004	\$11,924
Wrought Iron - Painting		Fences & Gates	\$12,875	\$21,919
			Total for 2038:	\$54,885
2039				
Holiday Tree Lighting		Landscaping & Irrigation	\$15,862	\$27,814
			Total for 2039:	\$27,814
2040				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$8,371
Roof Replacement - Arches		Brick Masonry	\$1,545	\$2,790
Tree Maintenance		Landscaping & Irrigation	\$7,725	\$13,952
			Total for 2040:	\$25,114
2041				
Mailboxes		Miscellaneous	\$7,725	\$14,371
			Total for 2041:	\$14,371
2042				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$8,881
Monuments - Repair, Clean & Seal		Brick Masonry	\$15,450	\$29,604
			Total for 2042:	\$38,485
2043				
			Total for 2043:	\$0
2044				
Holiday Tree Lighting		Landscaping & Irrigation	\$15,862	\$32,244
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$9,422
Mailboxes		Miscellaneous	\$7,725	\$15,703
			Total for 2044:	\$57,370
2045				
Bench Painting		Miscellaneous	\$567	\$1,186
Mailboxes - Clean & Seal		Brick Masonry	\$7,004	\$14,665
Tree Maintenance		Landscaping & Irrigation	\$7,725	\$16,174
Wrought Iron - Painting		Fences & Gates	\$12,875	\$26,957
Wrought Iron - Replacement		Fences & Gates	\$25,106	\$52,567
			Total for 2045:	\$111,550
2046				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$9,996
Low Voltage		Lighting	\$16,995	\$36,651
Monument Fixtures - Replacement Contingency		Lighting	\$5,150	\$11,106
Roof Replacement - Arches		Brick Masonry	\$1,545	\$3,332
			Total for 2046:	\$61,085
2047				

Anticipated Expenditures (30 Years)



Barrington Heights HOA
West Linn, OR

Date Prepared: Nov 6, 2019

Start Date: Jan 1, 2020

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
Concrete - Repair Contingency		Asphalt & Concrete Surfaces	\$3,090	\$6,864
Mailboxes		Miscellaneous	\$7,725	\$17,159
Signage - Repair/Repaint/Replace		Miscellaneous	\$5,408	\$12,012
			Total for 2047:	\$36,035
2048				
Irrigation Repairs - Contingency		Landscaping & Irrigation	\$4,635	\$10,605
			Total for 2048:	\$10,605
2049				
Holiday Tree Lighting		Landscaping & Irrigation	\$15,862	\$37,380
Mailboxes - Renovation - Phase 1		Brick Masonry	\$59,225	\$139,568
Monuments - Repair, Clean & Seal		Brick Masonry	\$15,450	\$36,409
			Total for 2049:	\$213,356