



RESERVE ANALYSIS REPORT

Barrington Heights HOA - Radcliffe Ct

West Linn, OR

Fiscal Year Start Date: Jan 01, 2021

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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.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

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

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Threshold Funding – Minimum \$/=: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.
- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

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, interest is applied to the average annual reserve balance represented in the reserve funding plans. 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.

Reserve Study Introduction

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 you are 88% funded, all of 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

Reserve Study Introduction

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.

Executive Summary

Property Description	Financial Summary
Property Name: Barrington Heights HOA - Radcliffe Ct Location: West Linn, OR Project Type: Planned Unit Development Number of Units: 12 Age of Project: 23 Year(s)	Starting Reserve Balance: \$15,794 Fully Funded Reserve Balance: \$35,079 Percent Funded: 45% Current Replacement Cost: \$69,788 Deficit/Surplus vs. Fully Funded Reserve: (\$19,285) or (\$1,607.12) Per Unit Avg

A 12-unit section of the Barrington Heights planned community.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

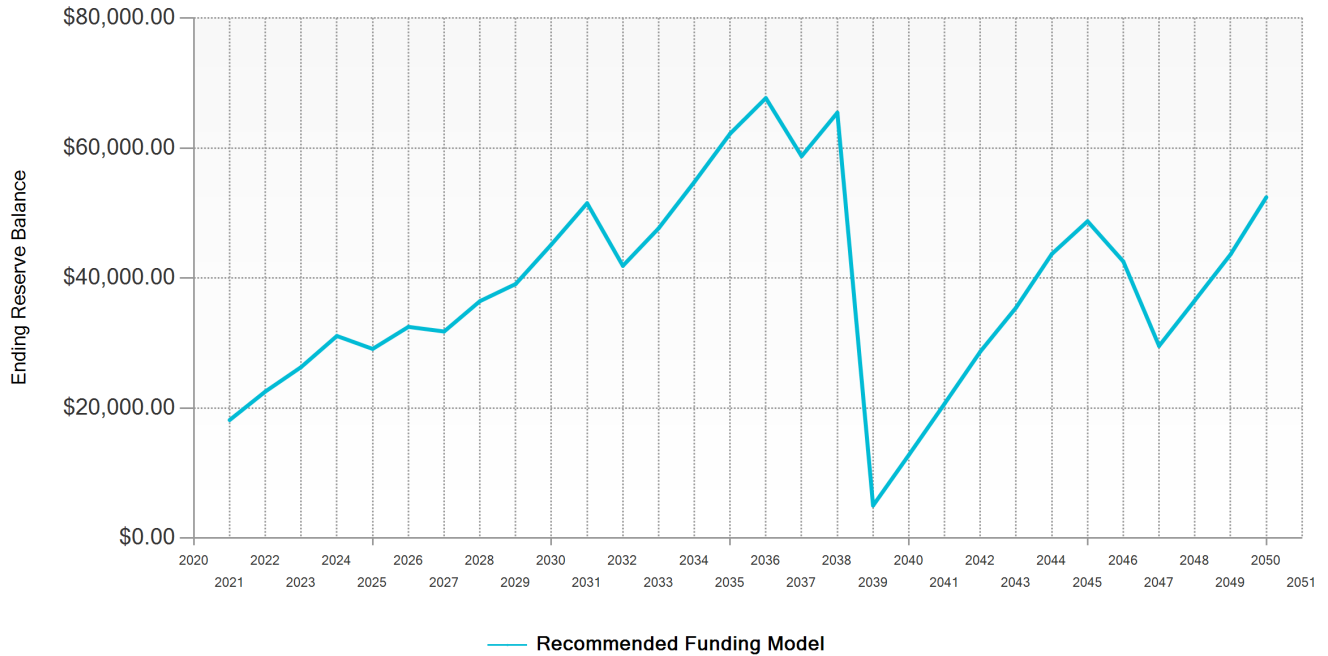
Inflation:	Interest:	Annual Reserve Contribution Increase:
2.50 %	0.50 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Executive Summary

Summary of Funding Plans

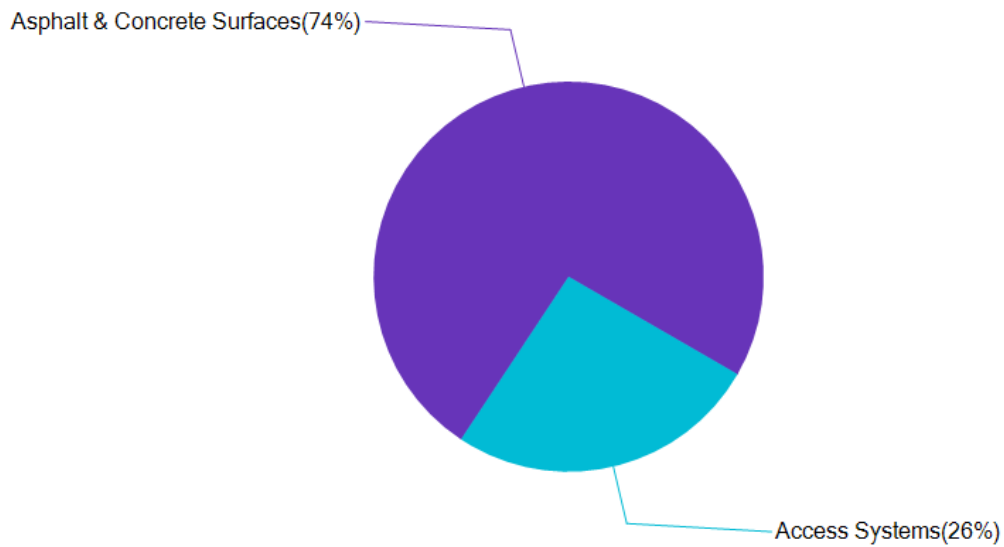
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly 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
Recommended Funding Model ★	\$4,127	\$28.66	Yes	N/A	\$38,739	74%



Expenditures by Category

Current Replacement Cost: \$69,788.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Access Systems	5-20	0-16	\$18,124	\$3,091	\$1,526	\$6,864	\$1,707
Asphalt & Concrete Surfaces	7-42	4-18	\$51,664	\$12,703	\$2,162	\$28,215	\$2,419
Totals			\$69,788	\$15,794	\$3,688	\$35,079	\$4,127

Component Inventory

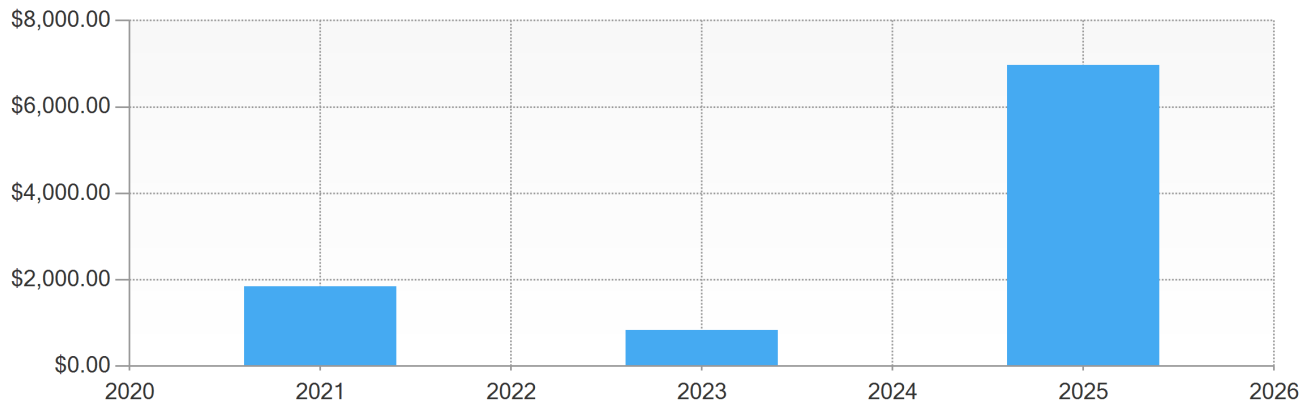
Current Replacement Cost: \$69,788

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Access Systems									
Callbox - Replacement			15	11	\$6,042.14 / Total	1	\$6,042	\$7,928	User
Pricing based on September 2017 invoice from Metro Access Controls for replacement of components.									
Gate - Wrought Iron - Paint			8	0	\$1,838.59 / Total	1	\$1,839	\$1,839	User
Gate - Wrought Iron - Repair			20	16	\$2,101.25 / EA	2	\$4,203	\$6,239	User
Contingency									
Pricing based on comparable custom gate systems at another HOA.									
Gate Accessories			5	2	\$787.97 / Total	1	\$788	\$828	User
Gate Motors			10	6	\$2,626.56 / EA	2	\$5,253	\$6,092	User
Pricing and useful life based on replacement of same product at another homeowners' association.									
Totals							\$18,124	\$22,925	
Asphalt & Concrete Surfaces									
Asphalt - Overlay			42	18	\$2.57 / SF	16,700	\$42,984	\$67,041	User
Pricing based on psf price from Oregon Paving Co. Square footage based on sealcoat square footage from 2017 work completed.									
Asphalt - Seal/Stripe & Repair			7	4	\$0.38 / SF	16,700	\$6,316	\$6,972	User
Pricing and square footage from Hal's Construction sealcoat invoice from work completed in 2018.									
Brick Replacement / Repair -			10	5	\$1,575.94 / Total	1	\$1,576	\$1,783	User
Contingency									
Remaining useful life based on visual inspection in 2019.									
Concrete Repair -			10	8	\$787.97 / Total	1	\$788	\$960	User
Contingency									
Remaining useful life based on visual inspection in 2019.									
Totals							\$51,664	\$76,755	

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) , LS = Lump Sum

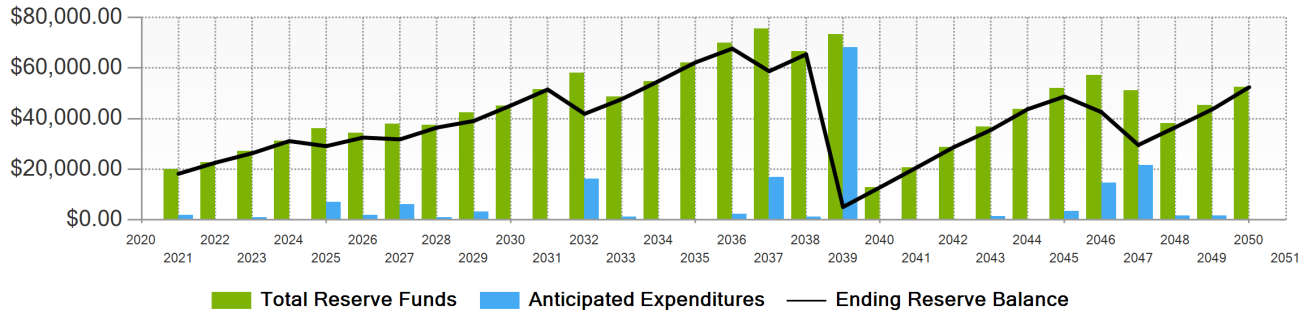
Anticipated Expenditures (5 Years)

Units: 12 | Start Date: 1/1/2021



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2021						
Gate - Wrought Iron - Paint				Access Systems	\$1,839	\$1,839
					Total for 2021:	\$1,839
2022						
					Total for 2022:	\$0
2023						
Gate Accessories				Access Systems	\$788	\$828
					Total for 2023:	\$828
2024						
					Total for 2024:	\$0
2025						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$6,316	\$6,972
					Total for 2025:	\$6,972

This plan represents first-year reserve contribution of \$4,127 or \$28.66 monthly per unit and incorporates the following variable annual increases in funding: 4% in years 2-15, 1% in years 15-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
Duration: 15 years			Rate of Annual Reserve Contribution Increases: 4.00%			Additional Funds To Reserves: \$0.00			
2021	\$4,127	\$28.66	\$15,794	\$85	\$20,005	\$1,839	\$18,167	\$37,851	48%
2022	\$4,292	\$29.80	\$18,167	\$102	\$22,560	\$0	\$22,560	\$42,672	53%
2023	\$4,463	\$31.00	\$22,560	\$122	\$27,145	\$828	\$26,317	\$46,862	56%
2024	\$4,642	\$32.24	\$26,317	\$143	\$31,103	\$0	\$31,103	\$52,104	60%
2025	\$4,828	\$33.53	\$31,103	\$150	\$36,080	\$6,972	\$29,109	\$50,433	58%
2026	\$5,021	\$34.87	\$29,109	\$154	\$34,283	\$1,783	\$32,500	\$54,143	60%
2027	\$5,222	\$36.26	\$32,500	\$160	\$37,882	\$6,092	\$31,790	\$53,636	59%
2028	\$5,430	\$37.71	\$31,790	\$170	\$37,391	\$937	\$36,454	\$58,510	62%
2029	\$5,648	\$39.22	\$36,454	\$188	\$42,290	\$3,200	\$39,090	\$61,298	64%
2030	\$5,874	\$40.79	\$39,090	\$210	\$45,174	\$0	\$45,174	\$67,551	67%
2031	\$6,109	\$42.42	\$45,174	\$241	\$51,523	\$0	\$51,523	\$74,078	70%
2032	\$6,353	\$44.12	\$51,523	\$233	\$58,109	\$16,215	\$41,894	\$64,270	65%
2033	\$6,607	\$45.88	\$41,894	\$223	\$48,725	\$1,060	\$47,665	\$69,874	68%
2034	\$6,871	\$47.72	\$47,665	\$256	\$54,792	\$0	\$54,792	\$76,831	71%
2035	\$7,146	\$49.63	\$54,792	\$292	\$62,230	\$0	\$62,230	\$84,093	74%
Duration: 15 years			Rate of Annual Reserve Contribution Increases: 1.00%			Additional Funds To Reserves: \$0.00			
2036	\$7,432	\$51.61	\$62,230	\$324	\$69,986	\$2,282	\$67,703	\$89,331	76%
2037	\$7,506	\$52.13	\$67,703	\$315	\$75,525	\$16,766	\$58,759	\$79,990	73%
2038	\$7,581	\$52.65	\$58,759	\$310	\$66,650	\$1,199	\$65,451	\$86,512	76%
2039	\$7,657	\$53.17	\$65,451	\$176	\$73,284	\$68,270	\$5,014	\$14,497	35%
2040	\$7,734	\$53.71	\$5,014	\$44	\$12,792	\$0	\$12,792	\$20,902	61%
2041	\$7,811	\$54.24	\$12,792	\$83	\$20,687	\$0	\$20,687	\$27,619	75%
2042	\$7,889	\$54.79	\$20,687	\$123	\$28,699	\$0	\$28,699	\$34,658	83%
2043	\$7,968	\$55.33	\$28,699	\$160	\$36,827	\$1,357	\$35,471	\$40,641	87%
2044	\$8,048	\$55.89	\$35,471	\$197	\$43,716	\$0	\$43,716	\$48,328	90%
2045	\$8,128	\$56.45	\$43,716	\$231	\$52,075	\$3,326	\$48,750	\$52,964	92%
2046	\$8,210	\$57.01	\$48,750	\$228	\$57,187	\$14,631	\$42,556	\$44,585	95%
2047	\$8,292	\$57.58	\$42,556	\$180	\$51,027	\$21,464	\$29,563	\$29,124	102%
2048	\$8,375	\$58.16	\$29,563	\$165	\$38,102	\$1,535	\$36,567	\$33,840	108%
2049	\$8,458	\$58.74	\$36,567	\$200	\$45,226	\$1,573	\$43,653	\$38,774	113%
2050	\$8,543	\$59.33	\$43,653	\$240	\$52,435	\$0	\$52,435	\$45,586	115%

Percent Funded Analysis

Current Percent Funded: 45%

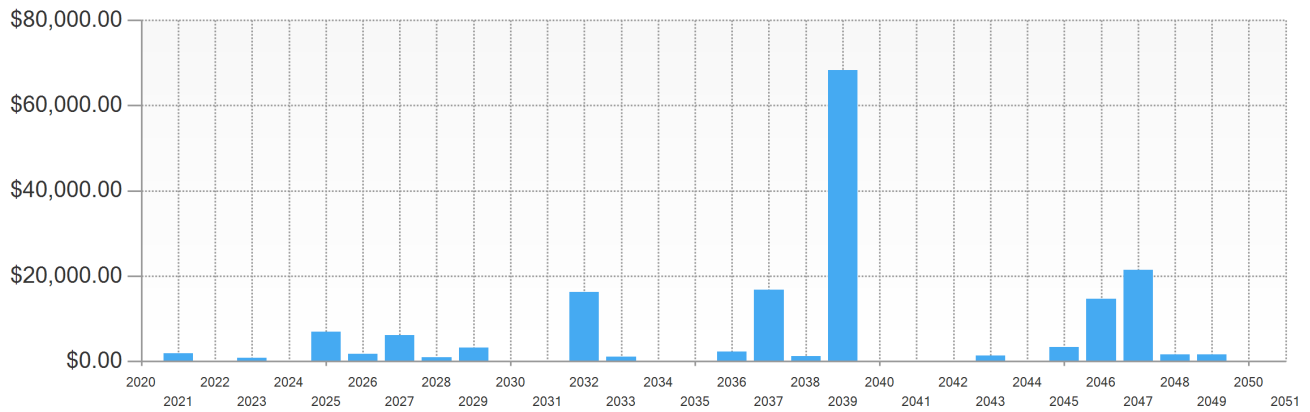
Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ACCESS SYSTEMS								
Callbox - Replacement	15	11	4	\$6,042	\$725	\$403	\$1,611	\$451
Gate - Wrought Iron - Paint	8	0	8	\$1,839	\$828	\$230	\$1,839	\$257
Gate - Wrought Iron - Repair Contingency	20	16	4	\$4,203	\$378	\$210	\$841	\$235
Gate Accessories	5	2	3	\$788	\$213	\$158	\$473	\$176
Gate Motors	10	6	4	\$5,253	\$946	\$525	\$2,101	\$588
			Total	\$18,124	\$3,091	\$1,526	\$6,864	\$1,707
ASPHALT & CONCRETE SURFACES								
Asphalt - Overlay	42	18	24	\$42,984	\$11,059	\$1,023	\$24,562	\$1,145
Asphalt - Seal/Stripe & Repair	7	4	3	\$6,316	\$1,219	\$902	\$2,707	\$1,010
Brick Replacement / Repair - Contingency	10	5	5	\$1,576	\$355	\$158	\$788	\$176
Concrete Repair - Contingency	10	8	2	\$788	\$71	\$79	\$158	\$88
			Total	\$51,664	\$12,703	\$2,162	\$28,215	\$2,419
			Totals	\$69,788	\$15,794	\$3,688	\$35,079	\$4,127

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)

Reserve Allocation Report

Component	GL Code	Recommended Funding Model
ACCESS SYSTEMS		
Callbox - Replacement		\$451
Gate - Wrought Iron - Paint		\$257
Gate - Wrought Iron - Repair Contingency		\$235
Gate Accessories		\$176
Gate Motors		\$588
	Total	\$1,707
ASPHALT & CONCRETE SURFACES		
Asphalt - Overlay		\$1,145
Asphalt - Seal/Stripe & Repair		\$1,010
Brick Replacement / Repair - Contingency		\$176
Concrete Repair - Contingency		\$88
	Total	\$2,419
	Totals	\$4,127

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2021						
Gate - Wrought Iron - Paint				Access Systems	\$1,839	\$1,839
					Total for 2021:	\$1,839
2022						
					Total for 2022:	\$0
2023						
Gate Accessories				Access Systems	\$788	\$828
					Total for 2023:	\$828
2024						
					Total for 2024:	\$0
2025						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$6,316	\$6,972
					Total for 2025:	\$6,972
2026						
Brick Replacement / Repair - Contingency				Asphalt & Concrete Surfaces	\$1,576	\$1,783
					Total for 2026:	\$1,783
2027						
Gate Motors				Access Systems	\$5,253	\$6,092
					Total for 2027:	\$6,092
2028						
Gate Accessories				Access Systems	\$788	\$937
					Total for 2028:	\$937
2029						
Concrete Repair - Contingency				Asphalt & Concrete Surfaces	\$788	\$960
Gate - Wrought Iron - Paint				Access Systems	\$1,839	\$2,240
					Total for 2029:	\$3,200
2030						
					Total for 2030:	\$0
2031						
					Total for 2031:	\$0
2032						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$6,316	\$8,287
Callbox - Replacement				Access Systems	\$6,042	\$7,928
					Total for 2032:	\$16,215
2033						

Anticipated Expenditures (30 Years)

Units: 12 | Start Date: 1/1/2021

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Gate Accessories				Access Systems	\$788	\$1,060
					Total for 2033:	\$1,060
2034						Total for 2034:
						\$0
2035						Total for 2035:
						\$0
2036						
Brick Replacement / Repair - Contingency				Asphalt & Concrete Surfaces	\$1,576	\$2,282
					Total for 2036:	\$2,282
2037						
Gate - Wrought Iron - Paint				Access Systems	\$1,839	\$2,729
Gate - Wrought Iron - Repair Contingency				Access Systems	\$4,203	\$6,239
Gate Motors				Access Systems	\$5,253	\$7,798
					Total for 2037:	\$16,766
2038						
Gate Accessories				Access Systems	\$788	\$1,199
					Total for 2038:	\$1,199
2039						
Asphalt - Overlay				Asphalt & Concrete Surfaces	\$42,984	\$67,041
Concrete Repair - Contingency				Asphalt & Concrete Surfaces	\$788	\$1,229
					Total for 2039:	\$68,270
2040						Total for 2040:
						\$0
2041						Total for 2041:
						\$0
2042						Total for 2042:
						\$0
2043						
Gate Accessories				Access Systems	\$788	\$1,357
					Total for 2043:	\$1,357
2044						Total for 2044:
						\$0
2045						
Gate - Wrought Iron - Paint				Access Systems	\$1,839	\$3,326
					Total for 2045:	\$3,326
2046						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$6,316	\$11,709
Brick Replacement / Repair - Contingency				Asphalt & Concrete Surfaces	\$1,576	\$2,922
					Total for 2046:	\$14,631
2047						
Callbox - Replacement				Access Systems	\$6,042	\$11,482
Gate Motors				Access Systems	\$5,253	\$9,982
					Total for 2047:	\$21,464
2048						
Gate Accessories				Access Systems	\$788	\$1,535
					Total for 2048:	\$1,535
2049						

Anticipated Expenditures (30 Years)

Units: 12 | Start Date: 1/1/2021

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Concrete Repair - Contingency				Asphalt & Concrete Surfaces	\$788	\$1,573
					Total for 2049:	\$1,573
2050					Total for 2050:	\$0

Component Photos & Details

Access Systems

Callbox - Replacement



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$6,042
Useful Life:	15	Inflation Rate:	3.00
Remaining Life:	11	Starting Reserve Balance:	\$725
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$403
Unit Price:	\$6,042.14 / Total	Fully Funded Reserve Balance:	\$1,611
Replacement %:	100.00	Annual Reserve Contribution:	\$451

Replacement of entryway callbox phone system and pedestal.

Pricing based on September 2017 invoice from Metro Access Controls for replacement of components.

Gate - Wrought Iron - Paint



Component Type:	Reserve Component	GL Code:	
Date in Service:	2013	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	8	Current Cost:	\$1,839
Useful Life:	8	Inflation Rate:	0.00
Remaining Life:	0	Starting Reserve Balance:	\$828
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$230
Unit Price:	\$1,838.59 / Total	Fully Funded Reserve Balance:	\$1,839
Replacement %:	100.00	Annual Reserve Contribution:	\$257

Preparation and painting of two wrought iron double-swing gates.

Component Photos & Details

Gate - Wrought Iron - Repair Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	1997	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$4,203
Useful Life:	20	Inflation Rate:	0.00
Remaining Life:	16	Starting Reserve Balance:	\$378
Quantity / Units:	2 EA	Annual Fully Funding Requirement:	\$210
Unit Price:	\$2,101.25 / EA	Fully Funded Reserve Balance:	\$841
Replacement %:	100.00	Annual Reserve Contribution:	\$235

Targeted repair of wrought iron custom double-swing vehicle gates.
Pricing based on comparable custom gate systems at another HOA.

Gate Accessories



Component Type:	Reserve Component	GL Code:	
Date in Service:	2018	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	3	Current Cost:	\$788
Useful Life:	5	Inflation Rate:	3.00
Remaining Life:	2	Starting Reserve Balance:	\$213
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$158
Unit Price:	\$787.97 / Total	Fully Funded Reserve Balance:	\$473
Replacement %:	100.00	Annual Reserve Contribution:	\$176

Contingency for repairs and replacement of gate system accessories.

Gate Motors



Component Type:	Reserve Component	GL Code:	
Date in Service:	2017	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	4	Current Cost:	\$5,253
Useful Life:	10	Inflation Rate:	3.00
Remaining Life:	6	Starting Reserve Balance:	\$946
Quantity / Units:	2 EA	Annual Fully Funding Requirement:	\$525
Unit Price:	\$2,626.56 / EA	Fully Funded Reserve Balance:	\$2,101
Replacement %:	100.00	Annual Reserve Contribution:	\$588

Replacement of swing gate motors, two pairs of motors included in the replacement event.
Pricing and useful life based on replacement of same product at another homeowners' association.

Component Photos & Details

Asphalt & Concrete Surfaces

Asphalt - Overlay



Component Type:	Reserve Component	GL Code:	
Date in Service:	1997	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	24	Current Cost:	\$42,984
Useful Life:	42	Inflation Rate:	2.50
Remaining Life:	18	Starting Reserve Balance:	\$11,059
Quantity / Units:	16,700 SF	Annual Fully Funding Requirement:	\$1,023
Unit Price:	\$2.57 / SF	Fully Funded Reserve Balance:	\$24,562
Replacement %:	100.00	Annual Reserve Contribution:	\$1,145

2" overlay of asphalt areas on private road.

Pricing based on psf price from Oregon Paving Co. Square footage based on sealcoat square footage from 2017 work completed.

Asphalt - Seal/Stripe & Repair



Component Type:	Reserve Component	GL Code:	
Date in Service:	2018	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	3	Current Cost:	\$6,316
Useful Life:	7	Inflation Rate:	2.50
Remaining Life:	4	Starting Reserve Balance:	\$1,219
Quantity / Units:	16,700 SF	Annual Fully Funding Requirement:	\$902
Unit Price:	\$0.38 / SF	Fully Funded Reserve Balance:	\$2,707
Replacement %:	100.00	Annual Reserve Contribution:	\$1,010

Crack repair and sealcoat resurfacing of private road asphalt areas.

Pricing and square footage from Hal's Construction sealcoat invoice from work completed in 2018.

Component Photos & Details

Brick Replacement / Repair - Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2016	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	5	Current Cost:	\$1,576
Useful Life:	10	Inflation Rate:	0.00
Remaining Life:	5	Starting Reserve Balance:	\$355
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$158
Unit Price:	\$1,575.94 / Total	Fully Funded Reserve Balance:	\$788
Replacement %:	100.00	Annual Reserve Contribution:	\$176

Contingency for targeted repair to brick roadway surface surrounding gates.
 Remaining useful life based on visual inspection in 2019.

Concrete Repair - Contingency



Component Type:	Reserve Component	GL Code:	
Date in Service:	2019	Cost Center:	
Source:	User	Project Number:	
Owner:			
Effective Age:	2	Current Cost:	\$788
Useful Life:	10	Inflation Rate:	0.00
Remaining Life:	8	Starting Reserve Balance:	\$71
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$79
Unit Price:	\$787.97 / Total	Fully Funded Reserve Balance:	\$158
Replacement %:	100.00	Annual Reserve Contribution:	\$88

Contingency for repair to commonly maintained sidewalks along Tract C, and for curb repairs as needed.
 Remaining useful life based on visual inspection in 2019.