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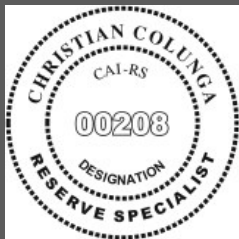
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**Murrayhill Recreation Association**  
***Beaverton, OR***



Report #: 38146-5  
Beginning: January 1, 2025  
Expires: December 31, 2025

**RESERVE STUDY**  
**Update "No-Site-Visit"**

November 27, 2024

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

## Questions?

Please contact your Project Manager directly.



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Murrayhill Recreation Association

Report #: 38146-5

Beaverton, OR

# of Units: 701

Level of Service: Update "No-Site-Visit"

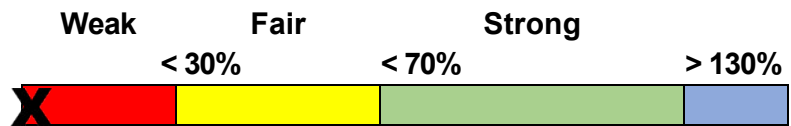
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Recommended 2025 100% Annual "Full Funding" Reserve Transfers	\$230,000
Recommended 2025 70% Annual "Threshold Funding" Reserve Transfers	\$215,000
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$200,000
Recommended 2025 Special Assessment	\$200,000
Most Recent Budgeted Reserve Transfer Rate	\$455,000

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

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

Annual Inflation Rate . . . . . 3.00 %

- This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 0.0 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$198,036 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to the 100% level, as noted above, and levy preliminary Special Assessment of \$200,000 for expenses in this Fiscal Year. The amount shown is preliminary, pending final scope of work, specifications, contractor selection, timing, etc..
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Special Projects</b>			
97 Electric - Upgrade	50	8	\$119,500
<b>Site/Grounds</b>			
100 Concrete - Repair/Replace	5	0	\$12,350
120 Asphalt - Resurface	35	0	\$81,000
121 Asphalt - Repair & Seal	5	4	\$9,320
122 Asphalt Path - Repair/Resurface	30	4	\$1,755
147 Garbage Enclosure - Repair/Replace	20	17	\$15,950
160 Pole Lights - Repair/Replace	25	17	\$10,330
170 Landscape - Refurbish	1	0	\$2,520
171 Bark Dust & Chips - Replenish	1	0	\$3,710
178 Irrigation System - Repair/Replace	4	0	\$9,525
190 Trees - Trim/Remove & Replace	5	3	\$3,605
196 Site Furniture - Repair/Replace	30	0	\$13,550
<b>Pools &amp; Hot Tub</b>			
300 Upper Pool Deck - Repair/Resurface	35	28	\$44,300
301 Lower Pool Deck - Repair/Resurface	35	10	\$44,300
302 Pool Decks - Clean & Seal	1	0	\$2,520
303 Pool Fence - Repair/Replace	40	34	\$92,500
304 Pool Fence - Clean & Paint	7	0	\$3,245
305 Upper Pool & Hot Tub - Resurface	15	11	\$102,850
306 Lower Pools (A) - Resurface	15	13	\$134,000
306 Lower Pools (B) - Resurface	15	13	\$134,000
307 Upper Pool & Hot Tub - Retile	30	28	\$14,550
308 Lower Pools - Retile	30	28	\$14,550
309 Pools & Hot Tub Edges - Caulk	5	1	\$3,865
310 Upper Pool & Hot Tub Covers-Replace	12	5	\$6,230
311 Lower Pools Covers - Repair/Replace	12	5	\$11,950
315 Pool Furniture - Maintain/Replace	10	3	\$29,900
320 Pool Pole Lights - Repair/Replace	25	17	\$5,820
325 Lifeguard & Pool Equipment-Replace	1	0	\$7,420
327 Lifeguard Chairs - Repair/Replace	10	3	\$7,055
<b>Pools &amp; Hot Tub Equipment</b>			
350 Chemical Control Systems - Replace	8	5	\$9,260
352 Chlorine Genie - Replace	7	4	\$24,700
360 Pumps - Repair/Replace	10	8	\$29,900
362 Filters - Repair/Replace	15	10	\$17,850
363 Filters - Vacuum & Replace Sand	3	0	\$7,210

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
365 Pool & Hot Tub Boilers - Replace	20	10	\$275,000
370 Furnaces - Repair/Replace	15	5	\$12,350
375 Heat Exchangers - Repair/Replace	20	10	\$24,500
380 WIFI Alarms - Replace	7	4	\$2,835
<b>Sports &amp; Play Areas</b>			
400 Tennis Courts - Repair & Stripe	5	0	\$30,000
402 Tennis Courts - Resurface	35	31	\$45,300
404 Tennis Court Fence - Repair/Replace	35	2	\$19,150
407 Tennis Pole Lights - Repair/Replace	30	22	\$13,100
410 Basketball Courts - Repair & Stripe	5	1	\$21,600
411 Basketball Courts - Resurface	40	36	\$14,800
415 Sports Courts - Clean	1	0	\$3,245
417 Sports Field - Aerate & Reseed	1	0	\$12,350
418 Sports Field - Maintain	1	0	\$9,465
420 T-Ball Backstop - Repair/Replace	30	4	\$5,970
440 Play Equipment - Repair/Replace	20	13	\$86,350
450 Sports Facilities - Maintenance	1	0	\$4,890
<b>Hometown Center Exteriors</b>			
500 Steep Slope Roof - Repair/Replace	50	42	\$80,500
512 Skylights - Repair/Replace	25	17	\$6,800
516 Gutters & Downspouts-Repair/Replace	25	17	\$4,740
518 Chimney Covers & Caps - Replace	25	0	\$16,850
522 Fiber Cement Siding-Repair/Replace	40	23	\$76,500
533 Exterior Surfaces - Paint/Caulk/Rep	12	0	\$24,800
535 Wood Windows (A) - Repair/Replace	40	0	\$38,650
535 Wood Windows (B) - Repair/Replace	40	38	\$15,450
536 Vinyl Windows - Repair/Replace	40	23	\$3,400
560 Exterior Lights - Repair/Replace	20	4	\$2,520
<b>Recreation Building Interiors</b>			
703 Tile Flooring - Maintain/Replace	1	0	\$12,500
704 Laminate Wood Flooring - Replace	25	17	\$20,300
710 Walls & Ceilings - Clean & Paint	8	0	\$28,000
720 Interior Lights - Repair/Replace	30	5	\$10,325
755 Bathrooms - Maintain/Refurbish	20	5	\$14,800
760 Furniture - Maintain/Replace	5	1	\$3,605
770 Kitchen - Maintain/Refurbish	20	5	\$5,970
777 Lifeguard Room - Maintain/Refurbish	10	1	\$4,275
<b>Office Building Interiors</b>			
801 Carpeting - Maintain/Replace	12	0	\$12,150
810 Walls & Ceilings - Clean & Paint	8	1	\$12,800
820 Interior Lights - Repair/Replace	30	0	\$7,985
855 Bathroom - Maintain/Refurbish	20	5	\$2,420

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
860 Furniture - Maintain/Replace	6	2	\$18,600
<b>Systems &amp; Equipment</b>			
910 HVAC - Repair/Replace	10	3	\$15,150
923 Bottle Filling Station - Replace	10	7	\$9,060
931 Audio & Visual Equipment - Replace	12	7	\$7,210
932 Television & DVD Player - Replace	10	1	\$1,495
955 Security System - Repair/Replace	8	0	\$3,915
956 Security System - Service	1	0	\$1,855
970 Annual Financials - Review	1	0	\$3,450
971 Annual Office Expenses	1	0	\$1,184
980 Facilities - Annual Maintenance	1	0	\$4,635
981 Oregon Mechanical - Maintenance	1	0	\$3,865
990 Hot Water Heater - Repair/Replace	20	17	\$13,300
999 Reserve Study - Update	1	0	\$2,835

**85 Total Funded Components**

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

## Introduction



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

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



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

## Methodology

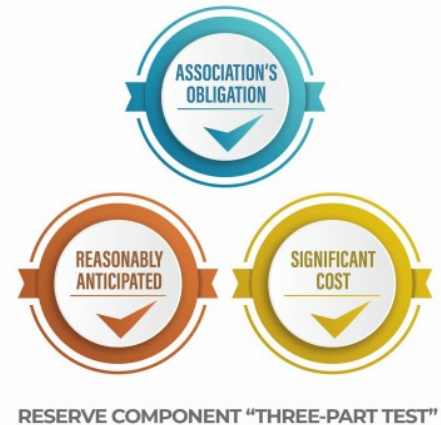


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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

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



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

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

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

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

## Projected Expenses

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

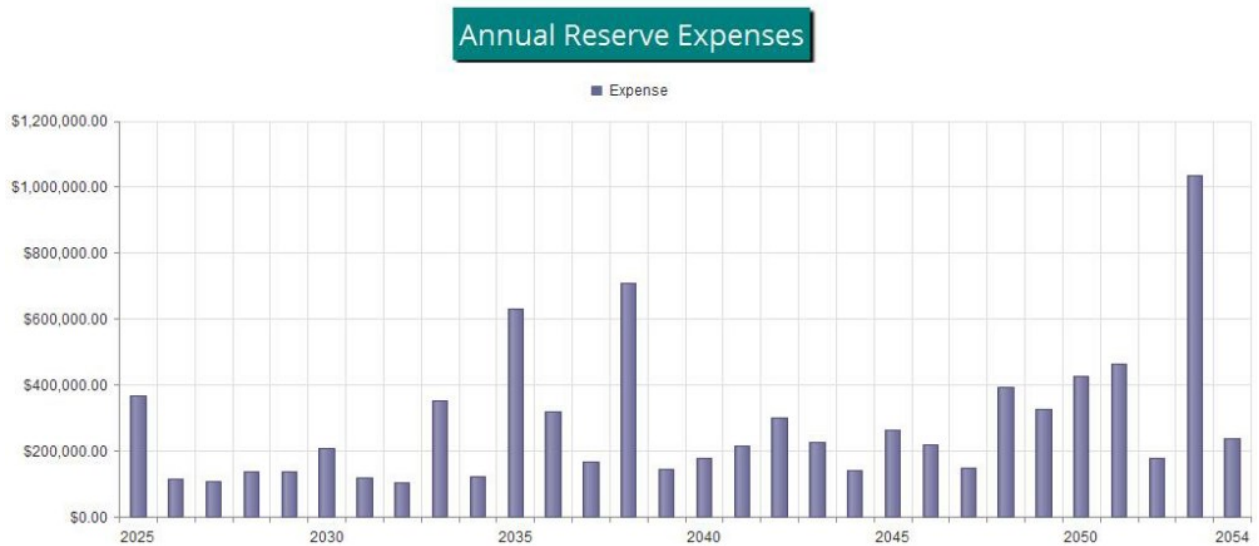


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2025. As of that date, your Fully Funded Balance is computed to be \$1,039,364 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending a Special Assessment of \$200,000, and budgeted transfer of \$230,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

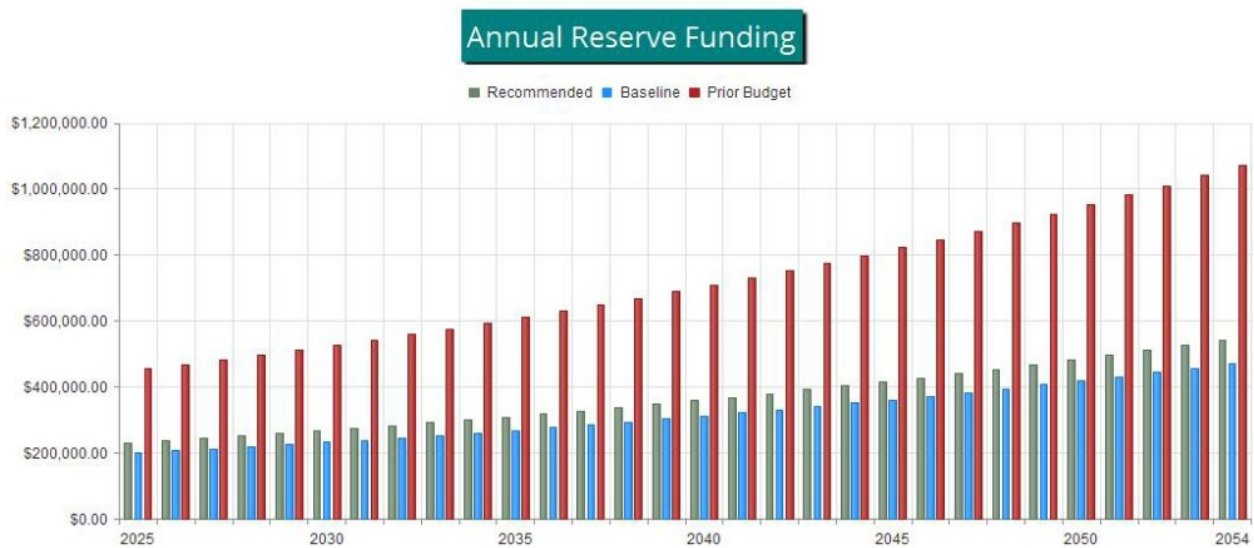


Figure 2

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

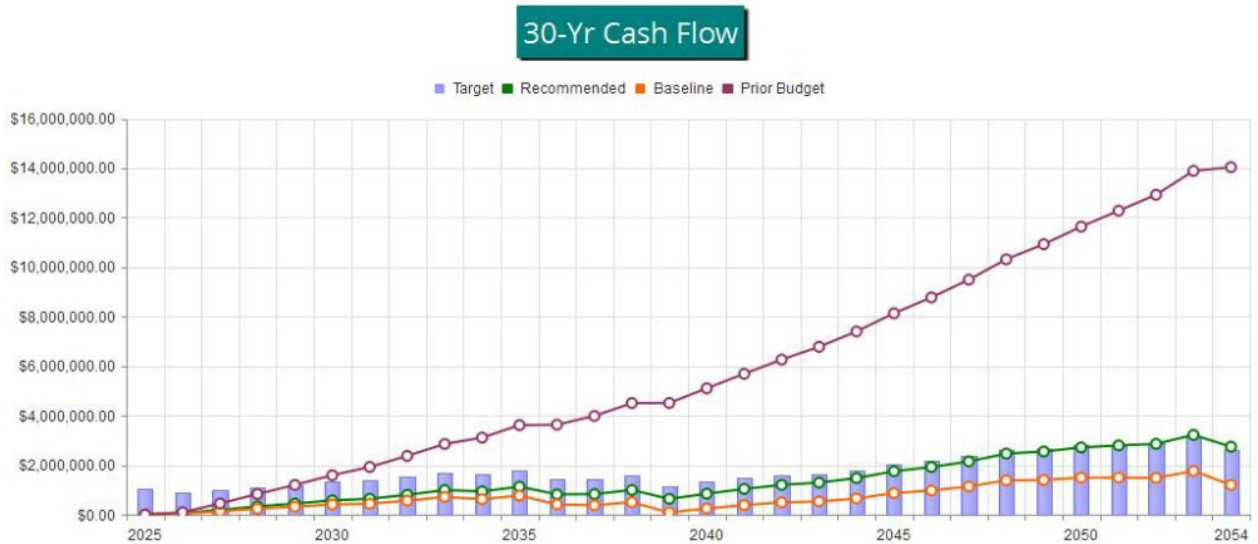


Figure 3

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

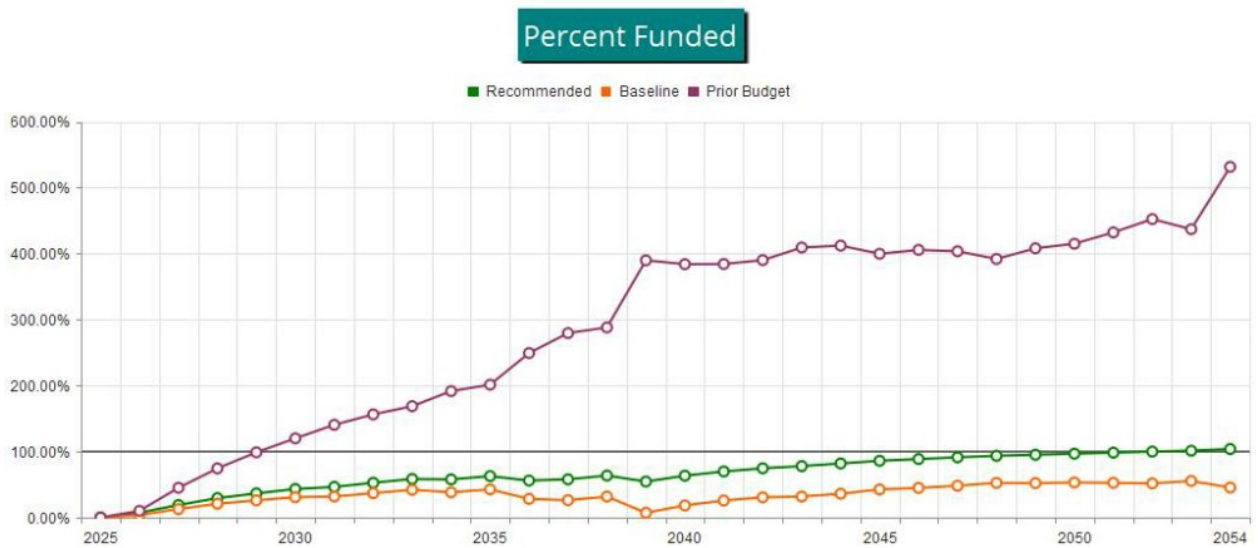


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
<b>Special Projects</b>					
97 Electric - Upgrade	Main & branch systems	50	8	\$102,000	\$137,000
<b>Site/Grounds</b>					
100 Concrete - Repair/Replace	Walkways, patio, stairs	5	0	\$11,200	\$13,500
120 Asphalt - Resurface	~21,550 SF	35	0	\$65,000	\$97,000
121 Asphalt - Repair & Seal	~21,550 SF	5	4	\$8,960	\$9,680
122 Asphalt Path - Repair/Resurface	~400 SF	30	4	\$1,550	\$1,960
147 Garbage Enclosure - Repair/Replace	~12'X8' fiber cement	20	17	\$12,800	\$19,100
160 Pole Lights - Repair/Replace	(7) assemblies	25	17	\$8,860	\$11,800
170 Landscape - Refurbish	Shrubs, turf, etc.	1	0	\$2,160	\$2,880
171 Bark Dust & Chips - Replenish	Moderate quantity	1	0	\$3,090	\$4,330
178 Irrigation System - Repair/Replace	Heads, lines, timers, etc	4	0	\$8,450	\$10,600
190 Trees - Trim/Remove & Replace	Mature landscape trees	5	3	\$2,990	\$4,220
196 Site Furniture - Repair/Replace	(24) assorted pieces	30	0	\$11,500	\$15,600
<b>Pools &amp; Hot Tub</b>					
300 Upper Pool Deck - Repair/Resurface	~4,500 SF concrete	35	28	\$37,600	\$51,000
301 Lower Pool Deck - Repair/Resurface	~3,500 SF concrete	35	10	\$37,600	\$51,000
302 Pool Decks - Clean & Seal	~9,200 SF	1	0	\$2,160	\$2,880
303 Pool Fence - Repair/Replace	~515 LF	40	34	\$81,000	\$104,000
304 Pool Fence - Clean & Paint	~515 LF	7	0	\$2,780	\$3,710
305 Upper Pool & Hot Tub - Resurface	~2,550 SF	15	11	\$92,700	\$113,000
306 Lower Pools (A) - Resurface	~5,020 SF (1 of 2)	15	13	\$121,000	\$147,000
306 Lower Pools (B) - Resurface	~5,020 SF (2 of 2)	15	13	\$121,000	\$147,000
307 Upper Pool & Hot Tub - Retile	~325 LF	30	28	\$13,600	\$15,500
308 Lower Pools - Retile	~1,020 LF	30	28	\$13,600	\$15,500
309 Pools & Hot Tub Edges - Caulk	Extensive quantity	5	1	\$3,300	\$4,430
310 Upper Pool & Hot Tub Covers-Replace	(3) mesh covers	12	5	\$5,250	\$7,210
311 Lower Pools Covers - Repair/Replace	(2) mesh covers	12	5	\$10,200	\$13,700
315 Pool Furniture - Maintain/Replace	Extensive quantity	10	3	\$25,300	\$34,500
320 Pool Pole Lights - Repair/Replace	(3) poles/(4) fixtures	25	17	\$4,940	\$6,700
325 Lifeguard & Pool Equipment-Replace	Assorted pieces	1	0	\$6,390	\$8,450
327 Lifeguard Chairs - Repair/Replace	(2) chairs	10	3	\$5,970	\$8,140
<b>Pools &amp; Hot Tub Equipment</b>					
350 Chemical Control Systems - Replace	3 Hayward CAT 5500	8	5	\$7,420	\$11,100
352 Chlorine Genie - Replace	(1) Chlorine Genie	7	4	\$19,700	\$29,700
360 Pumps - Repair/Replace	(8) units	10	8	\$26,900	\$32,900
362 Filters - Repair/Replace	(10) units	15	10	\$15,100	\$20,600
363 Filters - Vacuum & Replace Sand	(10) units	3	0	\$6,180	\$8,240
365 Pool & Hot Tub Boilers - Replace	(2) Aerco Benchmark 750	20	10	\$234,000	\$316,000
370 Furnaces - Repair/Replace	(2) Daikin	15	5	\$10,500	\$14,200
375 Heat Exchangers - Repair/Replace	(5) GEA C48X22-1	20	10	\$20,800	\$28,200
380 WIFI Alarms - Replace	Fixtures, backbone	7	4	\$2,270	\$3,400
<b>Sports &amp; Play Areas</b>					
400 Tennis Courts - Repair & Stripe	~120' x 115'~13,800 SF	5	0	\$27,000	\$33,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
402	Tennis Courts - Resurface	~120' x 115'~13,800 SF	35	31	\$41,200	\$49,400
404	Tennis Court Fence - Repair/Replace	~485 LF	35	2	\$16,300	\$22,000
407	Tennis Pole Lights - Repair/Replace	(4) assemblies	30	22	\$11,100	\$15,100
410	Basketball Courts - Repair & Stripe	~4,500 SF/~45' x 50' each	5	1	\$16,200	\$27,000
411	Basketball Courts - Resurface	~4,500 SF/~45' x 50' each	40	36	\$13,400	\$16,200
415	Sports Courts - Clean	~18,300 SF	1	0	\$2,780	\$3,710
417	Sports Field - Aerate & Reseed	~68,250 SF	1	0	\$10,500	\$14,200
418	Sports Field - Maintain	~68,250 SF	1	0	\$8,030	\$10,900
420	T-Ball Backstop - Repair/Replace	~70 LF	30	4	\$4,940	\$7,000
440	Play Equipment - Repair/Replace	(3) pieces	20	13	\$73,900	\$98,800
450	Sports Facilities - Maintenance	Tennis, basketball, etc.	1	0	\$4,220	\$5,560
<b>Hometown Center Exteriors</b>						
500	Steep Slope Roof - Repair/Replace	~8,975 SF shingle	50	42	\$61,000	\$100,000
512	Skylights - Repair/Replace	(4) assorted sizes	25	17	\$5,670	\$7,930
516	Gutters & Downspouts-Repair/Replace	~640 LF	25	17	\$4,020	\$5,460
518	Chimney Covers & Caps - Replace	(2) covers & (3) caps	25	0	\$14,600	\$19,100
522	Fiber Cement Siding-Repair/Replace	~2,930 GSF	40	23	\$61,000	\$92,000
533	Exterior Surfaces - Paint/Caulk/Rep	~2,930 SF	12	0	\$22,500	\$27,100
535	Wood Windows (A) - Repair/Replace	Remaining replacement	40	0	\$30,900	\$46,400
535	Wood Windows (B) - Repair/Replace	Partial replacement	40	38	\$13,900	\$17,000
536	Vinyl Windows - Repair/Replace	(2) windows	40	23	\$3,190	\$3,610
560	Exterior Lights - Repair/Replace	(20) fixtures	20	4	\$2,160	\$2,880
<b>Recreation Building Interiors</b>						
703	Tile Flooring - Maintain/Replace	~590 SF	1	0	\$10,000	\$15,000
704	Laminate Wood Flooring - Replace	~1,950 SF	25	17	\$15,600	\$25,000
710	Walls & Ceilings - Clean & Paint	~7,620 SF	8	0	\$23,900	\$32,100
720	Interior Lights - Repair/Replace	(50) fixtures	30	5	\$8,550	\$12,100
755	Bathrooms - Maintain/Refurbish	(2) baths	20	5	\$12,600	\$17,000
760	Furniture - Maintain/Replace	Assorted pieces	5	1	\$2,990	\$4,220
770	Kitchen - Maintain/Refurbish	Appliances, counters, etc	20	5	\$4,940	\$7,000
777	Lifeguard Room - Maintain/Refurbish	Furniture, etc.	10	1	\$3,190	\$5,360
<b>Office Building Interiors</b>						
801	Carpeting - Maintain/Replace	~135 SY	12	0	\$10,400	\$13,900
810	Walls & Ceilings - Clean & Paint	~3,450 SF	8	1	\$10,900	\$14,700
820	Interior Lights - Repair/Replace	(38) fixtures	30	0	\$6,800	\$9,170
855	Bathroom - Maintain/Refurbish	(2) baths	20	5	\$2,060	\$2,780
860	Furniture - Maintain/Replace	Assorted pieces	6	2	\$16,000	\$21,200
<b>Systems &amp; Equipment</b>						
910	HVAC - Repair/Replace	(3) units	10	3	\$12,800	\$17,500
923	Bottle Filling Station - Replace	(1) Halsey Taylor	10	7	\$7,620	\$10,500
931	Audio & Visual Equipment - Replace	Projector, console, etc.	12	7	\$6,180	\$8,240
932	Television & DVD Player - Replace	(1) TV, 1 DVD, 1 Apple TV	10	1	\$1,240	\$1,750
955	Security System - Repair/Replace	(7) cameras	8	0	\$3,300	\$4,530
956	Security System - Service	(7) cameras	1	0	\$1,650	\$2,060
970	Annual Financials - Review	Annual update	1	0	\$2,880	\$4,020
971	Annual Office Expenses	Annual update	1	0	\$927	\$1,440
980	Facilities - Annual Maintenance	Annual maintenance	1	0	\$3,910	\$5,360
981	Oregon Mechanical - Maintenance	Annual maintenance	1	0	\$3,300	\$4,430

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
					Best Case	Worst Case	
990	Hot Water Heater - Repair/Replace	(1) Rinnai	20	17	\$10,600	\$16,000	
999	Reserve Study - Update	Annual update	1	0	\$2,270	\$3,400	
85	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Special Projects</b>								
97	Electric - Upgrade	\$119,500	X	42	/	50	=	\$100,380
<b>Site/Grounds</b>								
100	Concrete - Repair/Replace	\$12,350	X	5	/	5	=	\$12,350
120	Asphalt - Resurface	\$81,000	X	35	/	35	=	\$81,000
121	Asphalt - Repair & Seal	\$9,320	X	1	/	5	=	\$1,864
122	Asphalt Path - Repair/Resurface	\$1,755	X	26	/	30	=	\$1,521
147	Garbage Enclosure - Repair/Replace	\$15,950	X	3	/	20	=	\$2,393
160	Pole Lights - Repair/Replace	\$10,330	X	8	/	25	=	\$3,306
170	Landscape - Refurbish	\$2,520	X	1	/	1	=	\$2,520
171	Bark Dust & Chips - Replenish	\$3,710	X	1	/	1	=	\$3,710
178	Irrigation System - Repair/Replace	\$9,525	X	4	/	4	=	\$9,525
190	Trees - Trim/Remove & Replace	\$3,605	X	2	/	5	=	\$1,442
196	Site Furniture - Repair/Replace	\$13,550	X	30	/	30	=	\$13,550
<b>Pools &amp; Hot Tub</b>								
300	Upper Pool Deck - Repair/Resurface	\$44,300	X	7	/	35	=	\$8,860
301	Lower Pool Deck - Repair/Resurface	\$44,300	X	25	/	35	=	\$31,643
302	Pool Decks - Clean & Seal	\$2,520	X	1	/	1	=	\$2,520
303	Pool Fence - Repair/Replace	\$92,500	X	6	/	40	=	\$13,875
304	Pool Fence - Clean & Paint	\$3,245	X	7	/	7	=	\$3,245
305	Upper Pool & Hot Tub - Resurface	\$102,850	X	4	/	15	=	\$27,427
306	Lower Pools (A) - Resurface	\$134,000	X	2	/	15	=	\$17,867
306	Lower Pools (B) - Resurface	\$134,000	X	2	/	15	=	\$17,867
307	Upper Pool & Hot Tub - Retile	\$14,550	X	2	/	30	=	\$970
308	Lower Pools - Retile	\$14,550	X	2	/	30	=	\$970
309	Pools & Hot Tub Edges - Caulk	\$3,865	X	4	/	5	=	\$3,092
310	Upper Pool & Hot Tub Covers-Replace	\$6,230	X	7	/	12	=	\$3,634
311	Lower Pools Covers - Repair/Replace	\$11,950	X	7	/	12	=	\$6,971
315	Pool Furniture - Maintain/Replace	\$29,900	X	7	/	10	=	\$20,930
320	Pool Pole Lights - Repair/Replace	\$5,820	X	8	/	25	=	\$1,862
325	Lifeguard & Pool Equipment-Replace	\$7,420	X	1	/	1	=	\$7,420
327	Lifeguard Chairs - Repair/Replace	\$7,055	X	7	/	10	=	\$4,939
<b>Pools &amp; Hot Tub Equipment</b>								
350	Chemical Control Systems - Replace	\$9,260	X	3	/	8	=	\$3,473
352	Chlorine Genie - Replace	\$24,700	X	3	/	7	=	\$10,586
360	Pumps - Repair/Replace	\$29,900	X	2	/	10	=	\$5,980
362	Filters - Repair/Replace	\$17,850	X	5	/	15	=	\$5,950
363	Filters - Vacuum & Replace Sand	\$7,210	X	3	/	3	=	\$7,210
365	Pool & Hot Tub Boilers - Replace	\$275,000	X	10	/	20	=	\$137,500
370	Furnaces - Repair/Replace	\$12,350	X	10	/	15	=	\$8,233
375	Heat Exchangers - Repair/Replace	\$24,500	X	10	/	20	=	\$12,250
380	WIFI Alarms - Replace	\$2,835	X	3	/	7	=	\$1,215
<b>Sports &amp; Play Areas</b>								
400	Tennis Courts - Repair & Stripe	\$30,000	X	5	/	5	=	\$30,000
402	Tennis Courts - Resurface	\$45,300	X	4	/	35	=	\$5,177

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
404	Tennis Court Fence - Repair/Replace	\$19,150	X	33	/	35	=	\$18,056
407	Tennis Pole Lights - Repair/Replace	\$13,100	X	8	/	30	=	\$3,493
410	Basketball Courts - Repair & Stripe	\$21,600	X	4	/	5	=	\$17,280
411	Basketball Courts - Resurface	\$14,800	X	4	/	40	=	\$1,480
415	Sports Courts - Clean	\$3,245	X	1	/	1	=	\$3,245
417	Sports Field - Aerate & Reseed	\$12,350	X	1	/	1	=	\$12,350
418	Sports Field - Maintain	\$9,465	X	1	/	1	=	\$9,465
420	T-Ball Backstop - Repair/Replace	\$5,970	X	26	/	30	=	\$5,174
440	Play Equipment - Repair/Replace	\$86,350	X	7	/	20	=	\$30,223
450	Sports Facilities - Maintenance	\$4,890	X	1	/	1	=	\$4,890
<b>Hometown Center Exteriors</b>								
500	Steep Slope Roof - Repair/Replace	\$80,500	X	8	/	50	=	\$12,880
512	Skylights - Repair/Replace	\$6,800	X	8	/	25	=	\$2,176
516	Gutters & Downspouts-Repair/Replace	\$4,740	X	8	/	25	=	\$1,517
518	Chimney Covers & Caps - Replace	\$16,850	X	25	/	25	=	\$16,850
522	Fiber Cement Siding-Repair/Replace	\$76,500	X	17	/	40	=	\$32,513
533	Exterior Surfaces - Paint/Caulk/Rep	\$24,800	X	12	/	12	=	\$24,800
535	Wood Windows (A) - Repair/Replace	\$38,650	X	40	/	40	=	\$38,650
535	Wood Windows (B) - Repair/Replace	\$15,450	X	2	/	40	=	\$773
536	Vinyl Windows - Repair/Replace	\$3,400	X	17	/	40	=	\$1,445
560	Exterior Lights - Repair/Replace	\$2,520	X	16	/	20	=	\$2,016
<b>Recreation Building Interiors</b>								
703	Tile Flooring - Maintain/Replace	\$12,500	X	1	/	1	=	\$12,500
704	Laminate Wood Flooring - Replace	\$20,300	X	8	/	25	=	\$6,496
710	Walls & Ceilings - Clean & Paint	\$28,000	X	8	/	8	=	\$28,000
720	Interior Lights - Repair/Replace	\$10,325	X	25	/	30	=	\$8,604
755	Bathrooms - Maintain/Refurbish	\$14,800	X	15	/	20	=	\$11,100
760	Furniture - Maintain/Replace	\$3,605	X	4	/	5	=	\$2,884
770	Kitchen - Maintain/Refurbish	\$5,970	X	15	/	20	=	\$4,478
777	Lifeguard Room - Maintain/Refurbish	\$4,275	X	9	/	10	=	\$3,848
<b>Office Building Interiors</b>								
801	Carpeting - Maintain/Replace	\$12,150	X	12	/	12	=	\$12,150
810	Walls & Ceilings - Clean & Paint	\$12,800	X	7	/	8	=	\$11,200
820	Interior Lights - Repair/Replace	\$7,985	X	30	/	30	=	\$7,985
855	Bathroom - Maintain/Refurbish	\$2,420	X	15	/	20	=	\$1,815
860	Furniture - Maintain/Replace	\$18,600	X	4	/	6	=	\$12,400
<b>Systems &amp; Equipment</b>								
910	HVAC - Repair/Replace	\$15,150	X	7	/	10	=	\$10,605
923	Bottle Filling Station - Replace	\$9,060	X	3	/	10	=	\$2,718
931	Audio & Visual Equipment - Replace	\$7,210	X	5	/	12	=	\$3,004
932	Television & DVD Player - Replace	\$1,495	X	9	/	10	=	\$1,346
955	Security System - Repair/Replace	\$3,915	X	8	/	8	=	\$3,915
956	Security System - Service	\$1,855	X	1	/	1	=	\$1,855
970	Annual Financials - Review	\$3,450	X	1	/	1	=	\$3,450
971	Annual Office Expenses	\$1,184	X	1	/	1	=	\$1,184
980	Facilities - Annual Maintenance	\$4,635	X	1	/	1	=	\$4,635
981	Oregon Mechanical - Maintenance	\$3,865	X	1	/	1	=	\$3,865
990	Hot Water Heater - Repair/Replace	\$13,300	X	3	/	20	=	\$1,995
999	Reserve Study - Update	\$2,835	X	1	/	1	=	\$2,835



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Special Projects</b>					
97	Electric - Upgrade	50	\$119,500	\$2,390	1.21 %
<b>Site/Grounds</b>					
100	Concrete - Repair/Replace	5	\$12,350	\$2,470	1.25 %
120	Asphalt - Resurface	35	\$81,000	\$2,314	1.17 %
121	Asphalt - Repair & Seal	5	\$9,320	\$1,864	0.94 %
122	Asphalt Path - Repair/Resurface	30	\$1,755	\$59	0.03 %
147	Garbage Enclosure - Repair/Replace	20	\$15,950	\$798	0.40 %
160	Pole Lights - Repair/Replace	25	\$10,330	\$413	0.21 %
170	Landscape - Refurbish	1	\$2,520	\$2,520	1.27 %
171	Bark Dust & Chips - Replenish	1	\$3,710	\$3,710	1.87 %
178	Irrigation System - Repair/Replace	4	\$9,525	\$2,381	1.20 %
190	Trees - Trim/Remove & Replace	5	\$3,605	\$721	0.36 %
196	Site Furniture - Repair/Replace	30	\$13,550	\$452	0.23 %
<b>Pools &amp; Hot Tub</b>					
300	Upper Pool Deck - Repair/Resurface	35	\$44,300	\$1,266	0.64 %
301	Lower Pool Deck - Repair/Resurface	35	\$44,300	\$1,266	0.64 %
302	Pool Decks - Clean & Seal	1	\$2,520	\$2,520	1.27 %
303	Pool Fence - Repair/Replace	40	\$92,500	\$2,313	1.17 %
304	Pool Fence - Clean & Paint	7	\$3,245	\$464	0.23 %
305	Upper Pool & Hot Tub - Resurface	15	\$102,850	\$6,857	3.46 %
306	Lower Pools (A) - Resurface	15	\$134,000	\$8,933	4.51 %
306	Lower Pools (B) - Resurface	15	\$134,000	\$8,933	4.51 %
307	Upper Pool & Hot Tub - Retile	30	\$14,550	\$485	0.24 %
308	Lower Pools - Retile	30	\$14,550	\$485	0.24 %
309	Pools & Hot Tub Edges - Caulk	5	\$3,865	\$773	0.39 %
310	Upper Pool & Hot Tub Covers-Replace	12	\$6,230	\$519	0.26 %
311	Lower Pools Covers - Repair/Replace	12	\$11,950	\$996	0.50 %
315	Pool Furniture - Maintain/Replace	10	\$29,900	\$2,990	1.51 %
320	Pool Pole Lights - Repair/Replace	25	\$5,820	\$233	0.12 %
325	Lifeguard & Pool Equipment-Replace	1	\$7,420	\$7,420	3.75 %
327	Lifeguard Chairs - Repair/Replace	10	\$7,055	\$706	0.36 %
<b>Pools &amp; Hot Tub Equipment</b>					
350	Chemical Control Systems - Replace	8	\$9,260	\$1,158	0.58 %
352	Chlorine Genie - Replace	7	\$24,700	\$3,529	1.78 %
360	Pumps - Repair/Replace	10	\$29,900	\$2,990	1.51 %
362	Filters - Repair/Replace	15	\$17,850	\$1,190	0.60 %
363	Filters - Vacuum & Replace Sand	3	\$7,210	\$2,403	1.21 %
365	Pool & Hot Tub Boilers - Replace	20	\$275,000	\$13,750	6.94 %
370	Furnaces - Repair/Replace	15	\$12,350	\$823	0.42 %
375	Heat Exchangers - Repair/Replace	20	\$24,500	\$1,225	0.62 %
380	WIFI Alarms - Replace	7	\$2,835	\$405	0.20 %
<b>Sports &amp; Play Areas</b>					
400	Tennis Courts - Repair & Stripe	5	\$30,000	\$6,000	3.03 %
402	Tennis Courts - Resurface	35	\$45,300	\$1,294	0.65 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
404 Tennis Court Fence - Repair/Replace	35	\$19,150	\$547	0.28 %
407 Tennis Pole Lights - Repair/Replace	30	\$13,100	\$437	0.22 %
410 Basketball Courts - Repair & Stripe	5	\$21,600	\$4,320	2.18 %
411 Basketball Courts - Resurface	40	\$14,800	\$370	0.19 %
415 Sports Courts - Clean	1	\$3,245	\$3,245	1.64 %
417 Sports Field - Aerate & Reseed	1	\$12,350	\$12,350	6.24 %
418 Sports Field - Maintain	1	\$9,465	\$9,465	4.78 %
420 T-Ball Backstop - Repair/Replace	30	\$5,970	\$199	0.10 %
440 Play Equipment - Repair/Replace	20	\$86,350	\$4,318	2.18 %
450 Sports Facilities - Maintenance	1	\$4,890	\$4,890	2.47 %
<b>Hometown Center Exteriors</b>				
500 Steep Slope Roof - Repair/Replace	50	\$80,500	\$1,610	0.81 %
512 Skylights - Repair/Replace	25	\$6,800	\$272	0.14 %
516 Gutters & Downspouts-Repair/Replace	25	\$4,740	\$190	0.10 %
518 Chimney Covers & Caps - Replace	25	\$16,850	\$674	0.34 %
522 Fiber Cement Siding-Repair/Replace	40	\$76,500	\$1,913	0.97 %
533 Exterior Surfaces - Paint/Caulk/Rep	12	\$24,800	\$2,067	1.04 %
535 Wood Windows (A) - Repair/Replace	40	\$38,650	\$966	0.49 %
535 Wood Windows (B) - Repair/Replace	40	\$15,450	\$386	0.20 %
536 Vinyl Windows - Repair/Replace	40	\$3,400	\$85	0.04 %
560 Exterior Lights - Repair/Replace	20	\$2,520	\$126	0.06 %
<b>Recreation Building Interiors</b>				
703 Tile Flooring - Maintain/Replace	1	\$12,500	\$12,500	6.31 %
704 Laminate Wood Flooring - Replace	25	\$20,300	\$812	0.41 %
710 Walls & Ceilings - Clean & Paint	8	\$28,000	\$3,500	1.77 %
720 Interior Lights - Repair/Replace	30	\$10,325	\$344	0.17 %
755 Bathrooms - Maintain/Refurbish	20	\$14,800	\$740	0.37 %
760 Furniture - Maintain/Replace	5	\$3,605	\$721	0.36 %
770 Kitchen - Maintain/Refurbish	20	\$5,970	\$299	0.15 %
777 Lifeguard Room - Maintain/Refurbish	10	\$4,275	\$428	0.22 %
<b>Office Building Interiors</b>				
801 Carpeting - Maintain/Replace	12	\$12,150	\$1,013	0.51 %
810 Walls & Ceilings - Clean & Paint	8	\$12,800	\$1,600	0.81 %
820 Interior Lights - Repair/Replace	30	\$7,985	\$266	0.13 %
855 Bathroom - Maintain/Refurbish	20	\$2,420	\$121	0.06 %
860 Furniture - Maintain/Replace	6	\$18,600	\$3,100	1.57 %
<b>Systems &amp; Equipment</b>				
910 HVAC - Repair/Replace	10	\$15,150	\$1,515	0.77 %
923 Bottle Filling Station - Replace	10	\$9,060	\$906	0.46 %
931 Audio & Visual Equipment - Replace	12	\$7,210	\$601	0.30 %
932 Television & DVD Player - Replace	10	\$1,495	\$150	0.08 %
955 Security System - Repair/Replace	8	\$3,915	\$489	0.25 %
956 Security System - Service	1	\$1,855	\$1,855	0.94 %
970 Annual Financials - Review	1	\$3,450	\$3,450	1.74 %
971 Annual Office Expenses	1	\$1,184	\$1,184	0.60 %
980 Facilities - Annual Maintenance	1	\$4,635	\$4,635	2.34 %
981 Oregon Mechanical - Maintenance	1	\$3,865	\$3,865	1.95 %
990 Hot Water Heater - Repair/Replace	20	\$13,300	\$665	0.34 %
999 Reserve Study - Update	1	\$2,835	\$2,835	1.43 %

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85 Total Funded Components

\$198,036

100.00 %

# 30-Year Reserve Plan Summary

Report # 38146-5  
No-Site-Visit

Fiscal Year Start: 2025

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual	Reserve Funding					
2025	\$0	\$1,039,364	0.0 %	High	-49.45 %	\$230,000	\$230,000	\$200,000	\$323	\$365,674	
2026	\$64,650	\$885,004	7.3 %	High	3.00 %	\$236,900	\$236,900	\$0	\$1,262	\$114,931	
2027	\$187,881	\$990,010	19.0 %	High	3.00 %	\$244,007	\$244,007	\$0	\$2,571	\$107,887	
2028	\$326,572	\$1,111,328	29.4 %	High	3.00 %	\$251,327	\$251,327	\$0	\$3,847	\$138,627	
2029	\$443,119	\$1,210,704	36.6 %	Medium	3.00 %	\$258,867	\$258,867	\$0	\$5,070	\$135,701	
2030	\$571,355	\$1,322,341	43.2 %	Medium	3.00 %	\$266,633	\$266,633	\$0	\$6,033	\$208,204	
2031	\$635,818	\$1,369,101	46.4 %	Medium	3.00 %	\$274,632	\$274,632	\$0	\$7,166	\$119,672	
2032	\$797,944	\$1,515,098	52.7 %	Medium	3.00 %	\$282,871	\$282,871	\$0	\$8,921	\$102,643	
2033	\$987,093	\$1,689,859	58.4 %	Medium	3.00 %	\$291,357	\$291,357	\$0	\$9,617	\$350,881	
2034	\$937,186	\$1,621,231	57.8 %	Medium	3.00 %	\$300,098	\$300,098	\$0	\$10,311	\$121,701	
2035	\$1,125,894	\$1,793,861	62.8 %	Medium	3.00 %	\$309,101	\$309,101	\$0	\$9,704	\$628,877	
2036	\$815,823	\$1,456,759	56.0 %	Medium	3.00 %	\$318,374	\$318,374	\$0	\$8,202	\$317,223	
2037	\$825,175	\$1,424,622	57.9 %	Medium	3.00 %	\$327,925	\$327,925	\$0	\$9,094	\$167,710	
2038	\$994,484	\$1,563,576	63.6 %	Medium	3.00 %	\$337,763	\$337,763	\$0	\$8,122	\$709,689	
2039	\$630,681	\$1,156,529	54.5 %	Medium	3.00 %	\$347,896	\$347,896	\$0	\$7,361	\$143,860	
2040	\$842,077	\$1,328,384	63.4 %	Medium	3.00 %	\$358,333	\$358,333	\$0	\$9,371	\$176,835	
2041	\$1,032,946	\$1,479,992	69.8 %	Medium	3.00 %	\$369,082	\$369,082	\$0	\$11,147	\$215,758	
2042	\$1,197,417	\$1,604,873	74.6 %	Low	3.00 %	\$380,155	\$380,155	\$0	\$12,434	\$299,535	
2043	\$1,290,471	\$1,656,293	77.9 %	Low	3.00 %	\$391,560	\$391,560	\$0	\$13,800	\$225,051	
2044	\$1,470,781	\$1,795,327	81.9 %	Low	3.00 %	\$403,306	\$403,306	\$0	\$16,092	\$141,111	
2045	\$1,749,069	\$2,034,625	86.0 %	Low	3.00 %	\$415,406	\$415,406	\$0	\$18,326	\$265,080	
2046	\$1,917,720	\$2,163,337	88.6 %	Low	3.00 %	\$427,868	\$427,868	\$0	\$20,307	\$220,442	
2047	\$2,145,453	\$2,352,109	91.2 %	Low	3.00 %	\$440,704	\$440,704	\$0	\$23,025	\$147,623	
2048	\$2,461,559	\$2,632,075	93.5 %	Low	3.00 %	\$453,925	\$453,925	\$0	\$25,031	\$393,836	
2049	\$2,546,678	\$2,677,685	95.1 %	Low	3.00 %	\$467,543	\$467,543	\$0	\$26,284	\$328,059	
2050	\$2,712,446	\$2,803,582	96.7 %	Low	3.00 %	\$481,569	\$481,569	\$0	\$27,517	\$428,216	
2051	\$2,793,316	\$2,841,598	98.3 %	Low	3.00 %	\$496,016	\$496,016	\$0	\$28,230	\$462,510	
2052	\$2,855,051	\$2,857,281	99.9 %	Low	3.00 %	\$510,896	\$510,896	\$0	\$30,353	\$178,177	
2053	\$3,218,123	\$3,178,502	101.2 %	Low	3.00 %	\$526,223	\$526,223	\$0	\$29,782	\$1,033,270	
2054	\$2,740,859	\$2,641,184	103.8 %	Low	3.00 %	\$542,010	\$542,010	\$0	\$29,065	\$237,314	

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

Report # 38146-5  
No-Site-Visit

Fiscal Year Start: 2025

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$0	\$1,039,364	0.0 %	High	-56.04 %	\$200,000	\$200,000	\$172	\$365,674
2026	\$34,499	\$885,004	3.9 %	High	3.00 %	\$206,000	\$0	\$804	\$114,931
2027	\$126,372	\$990,010	12.8 %	High	3.00 %	\$212,180	\$0	\$1,793	\$107,887
2028	\$232,459	\$1,111,328	20.9 %	High	3.00 %	\$218,545	\$0	\$2,737	\$138,627
2029	\$315,114	\$1,210,704	26.0 %	High	3.00 %	\$225,102	\$0	\$3,615	\$135,701
2030	\$408,129	\$1,322,341	30.9 %	Medium	3.00 %	\$231,855	\$0	\$4,219	\$208,204
2031	\$435,999	\$1,369,101	31.8 %	Medium	3.00 %	\$238,810	\$0	\$4,978	\$119,672
2032	\$560,116	\$1,515,098	37.0 %	Medium	3.00 %	\$245,975	\$0	\$6,347	\$102,643
2033	\$709,794	\$1,689,859	42.0 %	Medium	3.00 %	\$253,354	\$0	\$6,641	\$350,881
2034	\$618,908	\$1,621,231	38.2 %	Medium	3.00 %	\$260,955	\$0	\$6,917	\$121,701
2035	\$765,079	\$1,793,861	42.6 %	Medium	3.00 %	\$268,783	\$0	\$5,877	\$628,877
2036	\$410,862	\$1,456,759	28.2 %	High	3.00 %	\$276,847	\$0	\$3,925	\$317,223
2037	\$374,411	\$1,424,622	26.3 %	High	3.00 %	\$285,152	\$0	\$4,351	\$167,710
2038	\$496,204	\$1,563,576	31.7 %	Medium	3.00 %	\$293,707	\$0	\$2,895	\$709,689
2039	\$83,118	\$1,156,529	7.2 %	High	3.00 %	\$302,518	\$0	\$1,632	\$143,860
2040	\$243,407	\$1,328,384	18.3 %	High	3.00 %	\$311,593	\$0	\$3,122	\$176,835
2041	\$381,288	\$1,479,992	25.8 %	High	3.00 %	\$320,941	\$0	\$4,359	\$215,758
2042	\$490,830	\$1,604,873	30.6 %	Medium	3.00 %	\$330,570	\$0	\$5,087	\$299,535
2043	\$526,951	\$1,656,293	31.8 %	Medium	3.00 %	\$340,487	\$0	\$5,874	\$225,051
2044	\$648,261	\$1,795,327	36.1 %	Medium	3.00 %	\$350,701	\$0	\$7,565	\$141,111
2045	\$865,417	\$2,034,625	42.5 %	Medium	3.00 %	\$361,222	\$0	\$9,177	\$265,080
2046	\$970,735	\$2,163,337	44.9 %	Medium	3.00 %	\$372,059	\$0	\$10,514	\$220,442
2047	\$1,132,866	\$2,352,109	48.2 %	Medium	3.00 %	\$383,221	\$0	\$12,564	\$147,623
2048	\$1,381,027	\$2,632,075	52.5 %	Medium	3.00 %	\$394,717	\$0	\$13,878	\$393,836
2049	\$1,395,787	\$2,677,685	52.1 %	Medium	3.00 %	\$406,559	\$0	\$14,416	\$328,059
2050	\$1,488,702	\$2,803,582	53.1 %	Medium	3.00 %	\$418,756	\$0	\$14,908	\$428,216
2051	\$1,494,150	\$2,841,598	52.6 %	Medium	3.00 %	\$431,318	\$0	\$14,853	\$462,510
2052	\$1,477,811	\$2,857,281	51.7 %	Medium	3.00 %	\$444,258	\$0	\$16,183	\$178,177
2053	\$1,760,074	\$3,178,502	55.4 %	Medium	3.00 %	\$457,586	\$0	\$14,790	\$1,033,270
2054	\$1,199,179	\$2,641,184	45.4 %	Medium	3.00 %	\$471,313	\$0	\$13,222	\$237,314

# 30-Year Income/Expense Detail

Report # 38146-5  
No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$0	\$64,650	\$187,881	\$326,572	\$443,119
Annual Reserve Funding	\$230,000	\$236,900	\$244,007	\$251,327	\$258,867
Recommended Special Assessments	\$200,000	\$0	\$0	\$0	\$0
Interest Earnings	\$323	\$1,262	\$2,571	\$3,847	\$5,070
<b>Total Income</b>	<b>\$430,323</b>	<b>\$302,812</b>	<b>\$434,459</b>	<b>\$581,746</b>	<b>\$707,056</b>
<b># Component</b>					
<b>Special Projects</b>					
97 Electric - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>Site/Grounds</b>					
100 Concrete - Repair/Replace	\$12,350	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$81,000	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$0	\$0	\$0	\$0	\$10,490
122 Asphalt Path - Repair/Resurface	\$0	\$0	\$0	\$0	\$1,975
147 Garbage Enclosure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$2,520	\$2,596	\$2,673	\$2,754	\$2,836
171 Bark Dust & Chips - Replenish	\$3,710	\$3,821	\$3,936	\$4,054	\$4,176
178 Irrigation System - Repair/Replace	\$9,525	\$0	\$0	\$0	\$10,720
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$3,939	\$0
196 Site Furniture - Repair/Replace	\$13,550	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub</b>					
300 Upper Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
301 Lower Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
302 Pool Decks - Clean & Seal	\$2,520	\$2,596	\$2,673	\$2,754	\$2,836
303 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Fence - Clean & Paint	\$3,245	\$0	\$0	\$0	\$0
305 Upper Pool & Hot Tub - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (A) - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (B) - Resurface	\$0	\$0	\$0	\$0	\$0
307 Upper Pool & Hot Tub - Retile	\$0	\$0	\$0	\$0	\$0
308 Lower Pools - Retile	\$0	\$0	\$0	\$0	\$0
309 Pools & Hot Tub Edges - Caulk	\$0	\$3,981	\$0	\$0	\$0
310 Upper Pool & Hot Tub Covers-Replace	\$0	\$0	\$0	\$0	\$0
311 Lower Pools Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
315 Pool Furniture - Maintain/Replace	\$0	\$0	\$0	\$32,673	\$0
320 Pool Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
325 Lifeguard & Pool Equipment-Replace	\$7,420	\$7,643	\$7,872	\$8,108	\$8,351
327 Lifeguard Chairs - Repair/Replace	\$0	\$0	\$0	\$7,709	\$0
<b>Pools &amp; Hot Tub Equipment</b>					
350 Chemical Control Systems - Replace	\$0	\$0	\$0	\$0	\$0
352 Chlorine Genie - Replace	\$0	\$0	\$0	\$0	\$27,800
360 Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
362 Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
363 Filters - Vacuum & Replace Sand	\$7,210	\$0	\$0	\$7,879	\$0
365 Pool & Hot Tub Boilers - Replace	\$0	\$0	\$0	\$0	\$0
370 Furnaces - Repair/Replace	\$0	\$0	\$0	\$0	\$0
375 Heat Exchangers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 WIFI Alarms - Replace	\$0	\$0	\$0	\$0	\$3,191
<b>Sports &amp; Play Areas</b>					
400 Tennis Courts - Repair & Stripe	\$30,000	\$0	\$0	\$0	\$0
402 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
404 Tennis Court Fence - Repair/Replace	\$0	\$0	\$20,316	\$0	\$0
407 Tennis Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Courts - Repair & Stripe	\$0	\$22,248	\$0	\$0	\$0
411 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
415 Sports Courts - Clean	\$3,245	\$3,342	\$3,443	\$3,546	\$3,652
417 Sports Field - Aerate & Reseed	\$12,350	\$12,721	\$13,102	\$13,495	\$13,900
418 Sports Field - Maintain	\$9,465	\$9,749	\$10,041	\$10,343	\$10,653
420 T-Ball Backstop - Repair/Replace	\$0	\$0	\$0	\$0	\$6,719
440 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
450 Sports Facilities - Maintenance	\$4,890	\$5,037	\$5,188	\$5,343	\$5,504

Fiscal Year	2025	2026	2027	2028	2029
<b>Hometown Center Exteriors</b>					
500 Steep Slope Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Repair/Replace	\$0	\$0	\$0	\$0	\$0
518 Chimney Covers & Caps - Replace	\$16,850	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Repair/Replace	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Paint/Caulk/Rep	\$24,800	\$0	\$0	\$0	\$0
535 Wood Windows (A) - Repair/Replace	\$38,650	\$0	\$0	\$0	\$0
535 Wood Windows (B) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
536 Vinyl Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$2,836
<b>Recreation Building Interiors</b>					
703 Tile Flooring - Maintain/Replace	\$12,500	\$0	\$0	\$0	\$0
704 Laminate Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Walls & Ceilings - Clean & Paint	\$28,000	\$0	\$0	\$0	\$0
720 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
760 Furniture - Maintain/Replace	\$0	\$3,713	\$0	\$0	\$0
770 Kitchen - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
777 Lifeguard Room - Maintain/Refurbish	\$0	\$4,403	\$0	\$0	\$0
<b>Office Building Interiors</b>					
801 Carpeting - Maintain/Replace	\$12,150	\$0	\$0	\$0	\$0
810 Walls & Ceilings - Clean & Paint	\$0	\$13,184	\$0	\$0	\$0
820 Interior Lights - Repair/Replace	\$7,985	\$0	\$0	\$0	\$0
855 Bathroom - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
860 Furniture - Maintain/Replace	\$0	\$0	\$19,733	\$0	\$0
<b>Systems &amp; Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$16,555	\$0
923 Bottle Filling Station - Replace	\$0	\$0	\$0	\$0	\$0
931 Audio & Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
932 Television & DVD Player - Replace	\$0	\$1,540	\$0	\$0	\$0
955 Security System - Repair/Replace	\$3,915	\$0	\$0	\$0	\$0
956 Security System - Service	\$1,855	\$1,911	\$1,968	\$2,027	\$2,088
970 Annual Financials - Review	\$3,450	\$3,554	\$3,660	\$3,770	\$3,883
971 Annual Office Expenses	\$1,184	\$1,219	\$1,256	\$1,293	\$1,332
980 Facilities - Annual Maintenance	\$4,635	\$4,774	\$4,917	\$5,065	\$5,217
981 Oregon Mechanical - Maintenance	\$3,865	\$3,981	\$4,100	\$4,223	\$4,350
990 Hot Water Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
999 Reserve Study - Update	\$2,835	\$2,920	\$3,008	\$3,098	\$3,191
Total Expenses	\$365,674	\$114,931	\$107,887	\$138,627	\$135,701
Ending Reserve Balance	\$64,650	\$187,881	\$326,572	\$443,119	\$571,355

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$571,355	\$635,818	\$797,944	\$987,093	\$937,186
Annual Reserve Funding	\$266,633	\$274,632	\$282,871	\$291,357	\$300,098
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,033	\$7,166	\$8,921	\$9,617	\$10,311
Total Income	\$844,022	\$917,616	\$1,089,736	\$1,288,067	\$1,247,595
<b># Component</b>					
<b>Special Projects</b>					
97 Electric - Upgrade	\$0	\$0	\$0	\$151,379	\$0
<b>Site/Grounds</b>					
100 Concrete - Repair/Replace	\$14,317	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$0	\$0	\$0	\$0	\$12,160
122 Asphalt Path - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$2,921	\$3,009	\$3,099	\$3,192	\$3,288
171 Bark Dust & Chips - Replenish	\$4,301	\$4,430	\$4,563	\$4,700	\$4,841
178 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$12,066	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$4,567	\$0
196 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub</b>					
300 Upper Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
301 Lower Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
302 Pool Decks - Clean & Seal	\$2,921	\$3,009	\$3,099	\$3,192	\$3,288
303 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Fence - Clean & Paint	\$0	\$0	\$3,991	\$0	\$0
305 Upper Pool & Hot Tub - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (A) - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (B) - Resurface	\$0	\$0	\$0	\$0	\$0
307 Upper Pool & Hot Tub - Retile	\$0	\$0	\$0	\$0	\$0
308 Lower Pools - Retile	\$0	\$0	\$0	\$0	\$0
309 Pools & Hot Tub Edges - Caulk	\$0	\$4,615	\$0	\$0	\$0
310 Upper Pool & Hot Tub Covers-Replace	\$7,222	\$0	\$0	\$0	\$0
311 Lower Pools Covers - Repair/Replace	\$13,853	\$0	\$0	\$0	\$0
315 Pool Furniture - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
320 Pool Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
325 Lifeguard & Pool Equipment-Replace	\$8,602	\$8,860	\$9,126	\$9,399	\$9,681
327 Lifeguard Chairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub Equipment</b>					
350 Chemical Control Systems - Replace	\$10,735	\$0	\$0	\$0	\$0
352 Chlorine Genie - Replace	\$0	\$0	\$0	\$0	\$0
360 Pumps - Repair/Replace	\$0	\$0	\$0	\$37,876	\$0
362 Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
363 Filters - Vacuum & Replace Sand	\$0	\$8,609	\$0	\$0	\$9,407
365 Pool & Hot Tub Boilers - Replace	\$0	\$0	\$0	\$0	\$0
370 Furnaces - Repair/Replace	\$14,317	\$0	\$0	\$0	\$0
375 Heat Exchangers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 WIFI Alarms - Replace	\$0	\$0	\$0	\$0	\$0
<b>Sports &amp; Play Areas</b>					
400 Tennis Courts - Repair & Stripe	\$34,778	\$0	\$0	\$0	\$0
402 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
404 Tennis Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
407 Tennis Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Courts - Repair & Stripe	\$0	\$25,792	\$0	\$0	\$0
411 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
415 Sports Courts - Clean	\$3,762	\$3,875	\$3,991	\$4,111	\$4,234
417 Sports Field - Aerate & Reseed	\$14,317	\$14,747	\$15,189	\$15,645	\$16,114
418 Sports Field - Maintain	\$10,973	\$11,302	\$11,641	\$11,990	\$12,350
420 T-Ball Backstop - Repair/Replace	\$0	\$0	\$0	\$0	\$0
440 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
450 Sports Facilities - Maintenance	\$5,669	\$5,839	\$6,014	\$6,195	\$6,380
<b>Hometown Center Exteriors</b>					
500 Steep Slope Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Repair/Replace	\$0	\$0	\$0	\$0	\$0
518 Chimney Covers & Caps - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Repair/Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
533 Exterior Surfaces - Paint/Caulk/Rep	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (A) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (B) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
536 Vinyl Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation Building Interiors</b>					
703 Tile Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
704 Laminate Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Walls & Ceilings - Clean & Paint	\$0	\$0	\$0	\$35,470	\$0
720 Interior Lights - Repair/Replace	\$11,970	\$0	\$0	\$0	\$0
755 Bathrooms - Maintain/Refurbish	\$17,157	\$0	\$0	\$0	\$0
760 Furniture - Maintain/Replace	\$0	\$4,305	\$0	\$0	\$0
770 Kitchen - Maintain/Refurbish	\$6,921	\$0	\$0	\$0	\$0
777 Lifeguard Room - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Office Building Interiors</b>					
801 Carpeting - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
810 Walls & Ceilings - Clean & Paint	\$0	\$0	\$0	\$0	\$16,701
820 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
855 Bathroom - Maintain/Refurbish	\$2,805	\$0	\$0	\$0	\$0
860 Furniture - Maintain/Replace	\$0	\$0	\$0	\$23,562	\$0
<b>Systems &amp; Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
923 Bottle Filling Station - Replace	\$0	\$0	\$11,143	\$0	\$0
931 Audio & Visual Equipment - Replace	\$0	\$0	\$8,867	\$0	\$0
932 Television & DVD Player - Replace	\$0	\$0	\$0	\$0	\$0
955 Security System - Repair/Replace	\$0	\$0	\$0	\$4,959	\$0
956 Security System - Service	\$2,150	\$2,215	\$2,281	\$2,350	\$2,420
970 Annual Financials - Review	\$3,999	\$4,119	\$4,243	\$4,370	\$4,501
971 Annual Office Expenses	\$1,372	\$1,413	\$1,456	\$1,499	\$1,544
980 Facilities - Annual Maintenance	\$5,373	\$5,534	\$5,700	\$5,871	\$6,048
981 Oregon Mechanical - Maintenance	\$4,481	\$4,615	\$4,753	\$4,896	\$5,043
990 Hot Water Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
999 Reserve Study - Update	\$3,287	\$3,385	\$3,487	\$3,591	\$3,699
<b>Total Expenses</b>	<b>\$208,204</b>	<b>\$119,672</b>	<b>\$102,643</b>	<b>\$350,881</b>	<b>\$121,701</b>
<b>Ending Reserve Balance</b>	<b>\$635,818</b>	<b>\$797,944</b>	<b>\$987,093</b>	<b>\$937,186</b>	<b>\$1,125,894</b>

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,125,894	\$815,823	\$825,175	\$994,484	\$630,681
Annual Reserve Funding	\$309,101	\$318,374	\$327,925	\$337,763	\$347,896
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,704	\$8,202	\$9,094	\$8,122	\$7,361
Total Income	\$1,444,700	\$1,142,398	\$1,162,195	\$1,340,370	\$985,937
<b># Component</b>					
<b>Special Projects</b>					
97 Electric - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>Site/Grounds</b>					
100 Concrete - Repair/Replace	\$16,597	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$0	\$0	\$0	\$0	\$14,097
122 Asphalt Path - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$3,387	\$3,488	\$3,593	\$3,701	\$3,812
171 Bark Dust & Chips - Replenish	\$4,986	\$5,136	\$5,290	\$5,448	\$5,612
178 Irrigation System - Repair/Replace	\$0	\$0	\$13,580	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$5,294	\$0
196 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub</b>					
300 Upper Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
301 Lower Pool Deck - Repair/Resurface	\$59,535	\$0	\$0	\$0	\$0
302 Pool Decks - Clean & Seal	\$3,387	\$3,488	\$3,593	\$3,701	\$3,812
303 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Fence - Clean & Paint	\$0	\$0	\$0	\$0	\$4,908
305 Upper Pool & Hot Tub - Resurface	\$0	\$142,368	\$0	\$0	\$0
306 Lower Pools (A) - Resurface	\$0	\$0	\$0	\$196,784	\$0
306 Lower Pools (B) - Resurface	\$0	\$0	\$0	\$196,784	\$0
307 Upper Pool & Hot Tub - Retile	\$0	\$0	\$0	\$0	\$0
308 Lower Pools - Retile	\$0	\$0	\$0	\$0	\$0
309 Pools & Hot Tub Edges - Caulk	\$0	\$5,350	\$0	\$0	\$0
310 Upper Pool & Hot Tub Covers-Replace	\$0	\$0	\$0	\$0	\$0
311 Lower Pools Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
315 Pool Furniture - Maintain/Replace	\$0	\$0	\$0	\$43,909	\$0
320 Pool Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
325 Lifeguard & Pool Equipment-Replace	\$9,972	\$10,271	\$10,579	\$10,897	\$11,223
327 Lifeguard Chairs - Repair/Replace	\$0	\$0	\$0	\$10,361	\$0
<b>Pools &amp; Hot Tub Equipment</b>					
350 Chemical Control Systems - Replace	\$0	\$0	\$0	\$13,599	\$0
352 Chlorine Genie - Replace	\$0	\$34,191	\$0	\$0	\$0
360 Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
362 Filters - Repair/Replace	\$23,989	\$0	\$0	\$0	\$0
363 Filters - Vacuum & Replace Sand	\$0	\$0	\$10,280	\$0	\$0
365 Pool & Hot Tub Boilers - Replace	\$369,577	\$0	\$0	\$0	\$0
370 Furnaces - Repair/Replace	\$0	\$0	\$0	\$0	\$0
375 Heat Exchangers - Repair/Replace	\$32,926	\$0	\$0	\$0	\$0
380 WIFI Alarms - Replace	\$0	\$3,924	\$0	\$0	\$0
<b>Sports &amp; Play Areas</b>					
400 Tennis Courts - Repair & Stripe	\$40,317	\$0	\$0	\$0	\$0
402 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
404 Tennis Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
407 Tennis Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Courts - Repair & Stripe	\$0	\$29,899	\$0	\$0	\$0
411 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
415 Sports Courts - Clean	\$4,361	\$4,492	\$4,627	\$4,765	\$4,908
417 Sports Field - Aerate & Reseed	\$16,597	\$17,095	\$17,608	\$18,136	\$18,680
418 Sports Field - Maintain	\$12,720	\$13,102	\$13,495	\$13,900	\$14,317
420 T-Ball Backstop - Repair/Replace	\$0	\$0	\$0	\$0	\$0
440 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$126,808	\$0
450 Sports Facilities - Maintenance	\$6,572	\$6,769	\$6,972	\$7,181	\$7,397
<b>Hometown Center Exteriors</b>					
500 Steep Slope Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Repair/Replace	\$0	\$0	\$0	\$0	\$0
518 Chimney Covers & Caps - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Repair/Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
533 Exterior Surfaces - Paint/Caulk/Rep	\$0	\$0	\$35,359	\$0	\$0
535 Wood Windows (A) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (B) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
536 Vinyl Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation Building Interiors</b>					
703 Tile Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
704 Laminate Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Walls & Ceilings - Clean & Paint	\$0	\$0	\$0	\$0	\$0
720 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
760 Furniture - Maintain/Replace	\$0	\$4,990	\$0	\$0	\$0
770 Kitchen - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
777 Lifeguard Room - Maintain/Refurbish	\$0	\$5,918	\$0	\$0	\$0
<b>Office Building Interiors</b>					
801 Carpeting - Maintain/Replace	\$0	\$0	\$17,323	\$0	\$0
810 Walls & Ceilings - Clean & Paint	\$0	\$0	\$0	\$0	\$0
820 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
855 Bathroom - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
860 Furniture - Maintain/Replace	\$0	\$0	\$0	\$0	\$28,134
<b>Systems &amp; Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$22,248	\$0
923 Bottle Filling Station - Replace	\$0	\$0	\$0	\$0	\$0
931 Audio & Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
932 Television & DVD Player - Replace	\$0	\$2,069	\$0	\$0	\$0
955 Security System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
956 Security System - Service	\$2,493	\$2,568	\$2,645	\$2,724	\$2,806
970 Annual Financials - Review	\$4,637	\$4,776	\$4,919	\$5,066	\$5,218
971 Annual Office Expenses	\$1,591	\$1,638	\$1,687	\$1,738	\$1,790
980 Facilities - Annual Maintenance	\$6,229	\$6,416	\$6,608	\$6,807	\$7,011
981 Oregon Mechanical - Maintenance	\$5,194	\$5,350	\$5,511	\$5,676	\$5,846
990 Hot Water Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
999 Reserve Study - Update	\$3,810	\$3,924	\$4,042	\$4,163	\$4,288
<b>Total Expenses</b>	<b>\$628,877</b>	<b>\$317,223</b>	<b>\$167,710</b>	<b>\$709,689</b>	<b>\$143,860</b>
Ending Reserve Balance	\$815,823	\$825,175	\$994,484	\$630,681	\$842,077

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$842,077	\$1,032,946	\$1,197,417	\$1,290,471	\$1,470,781
Annual Reserve Funding	\$358,333	\$369,082	\$380,155	\$391,560	\$403,306
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,371	\$11,147	\$12,434	\$13,800	\$16,092
Total Income	\$1,209,781	\$1,413,175	\$1,590,006	\$1,695,831	\$1,890,180
<b># Component</b>					
<b>Special Projects</b>					
97 Electric - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>Site/Grounds</b>					
100 Concrete - Repair/Replace	\$19,241	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$0	\$0	\$0	\$0	\$16,343
122 Asphalt Path - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosure - Repair/Replace	\$0	\$0	\$26,363	\$0	\$0
160 Pole Lights - Repair/Replace	\$0	\$0	\$17,074	\$0	\$0
170 Landscape - Refurbish	\$3,926	\$4,044	\$4,165	\$4,290	\$4,419
171 Bark Dust & Chips - Replenish	\$5,780	\$5,953	\$6,132	\$6,316	\$6,506
178 Irrigation System - Repair/Replace	\$0	\$15,285	\$0	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$6,137	\$0
196 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub</b>					
300 Upper Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
301 Lower Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
302 Pool Decks - Clean & Seal	\$3,926	\$4,044	\$4,165	\$4,290	\$4,419
303 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Fence - Clean & Paint	\$0	\$0	\$0	\$0	\$0
305 Upper Pool & Hot Tub - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (A) - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (B) - Resurface	\$0	\$0	\$0	\$0	\$0
307 Upper Pool & Hot Tub - Retile	\$0	\$0	\$0	\$0	\$0
308 Lower Pools - Retile	\$0	\$0	\$0	\$0	\$0
309 Pools & Hot Tub Edges - Caulk	\$0	\$6,202	\$0	\$0	\$0
310 Upper Pool & Hot Tub Covers-Replace	\$0	\$0	\$10,297	\$0	\$0
311 Lower Pools Covers - Repair/Replace	\$0	\$0	\$19,752	\$0	\$0
315 Pool Furniture - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
320 Pool Pole Lights - Repair/Replace	\$0	\$0	\$9,620	\$0	\$0
325 Lifeguard & Pool Equipment-Replace	\$11,560	\$11,907	\$12,264	\$12,632	\$13,011
327 Lifeguard Chairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub Equipment</b>					
350 Chemical Control Systems - Replace	\$0	\$0	\$0	\$0	\$0
352 Chlorine Genie - Replace	\$0	\$0	\$0	\$42,050	\$0
360 Pumps - Repair/Replace	\$0	\$0	\$0	\$50,903	\$0
362 Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
363 Filters - Vacuum & Replace Sand	\$11,233	\$0	\$0	\$12,275	\$0
365 Pool & Hot Tub Boilers - Replace	\$0	\$0	\$0	\$0	\$0
370 Furnaces - Repair/Replace	\$0	\$0	\$0	\$0	\$0
375 Heat Exchangers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 WIFI Alarms - Replace	\$0	\$0	\$0	\$4,826	\$0
<b>Sports &amp; Play Areas</b>					
400 Tennis Courts - Repair & Stripe	\$46,739	\$0	\$0	\$0	\$0
402 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
404 Tennis Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
407 Tennis Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Courts - Repair & Stripe	\$0	\$34,662	\$0	\$0	\$0
411 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
415 Sports Courts - Clean	\$5,056	\$5,207	\$5,363	\$5,524	\$5,690
417 Sports Field - Aerate & Reseed	\$19,241	\$19,818	\$20,413	\$21,025	\$21,656
418 Sports Field - Maintain	\$14,746	\$15,189	\$15,644	\$16,114	\$16,597
420 T-Ball Backstop - Repair/Replace	\$0	\$0	\$0	\$0	\$0
440 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
450 Sports Facilities - Maintenance	\$7,618	\$7,847	\$8,082	\$8,325	\$8,575
<b>Hometown Center Exteriors</b>					
500 Steep Slope Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Repair/Replace	\$0	\$0	\$11,239	\$0	\$0
516 Gutters & Downspouts-Repair/Replace	\$0	\$0	\$7,834	\$0	\$0
518 Chimney Covers & Caps - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Repair/Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
533 Exterior Surfaces - Paint/Caulk/Rep	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (A) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (B) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
536 Vinyl Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation Building Interiors</b>					
703 Tile Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
704 Laminate Wood Flooring - Replace	\$0	\$0	\$33,553	\$0	\$0
710 Walls & Ceilings - Clean & Paint	\$0	\$44,932	\$0	\$0	\$0
720 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
760 Furniture - Maintain/Replace	\$0	\$5,785	\$0	\$0	\$0
770 Kitchen - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
777 Lifeguard Room - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Office Building Interiors</b>					
801 Carpeting - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
810 Walls & Ceilings - Clean & Paint	\$0	\$0	\$21,156	\$0	\$0
820 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
855 Bathroom - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
860 Furniture - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
923 Bottle Filling Station - Replace	\$0	\$0	\$14,975	\$0	\$0
931 Audio & Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$12,643
932 Television & DVD Player - Replace	\$0	\$0	\$0	\$0	\$0
955 Security System - Repair/Replace	\$0	\$6,282	\$0	\$0	\$0
956 Security System - Service	\$2,890	\$2,977	\$3,066	\$3,158	\$3,253
970 Annual Financials - Review	\$5,375	\$5,536	\$5,702	\$5,873	\$6,050
971 Annual Office Expenses	\$1,844	\$1,899	\$1,956	\$2,015	\$2,075
980 Facilities - Annual Maintenance	\$7,221	\$7,438	\$7,661	\$7,891	\$8,128
981 Oregon Mechanical - Maintenance	\$6,022	\$6,202	\$6,388	\$6,580	\$6,777
990 Hot Water Heater - Repair/Replace	\$0	\$0	\$21,983	\$0	\$0
999 Reserve Study - Update	\$4,417	\$4,549	\$4,686	\$4,826	\$4,971
<b>Total Expenses</b>	<b>\$176,835</b>	<b>\$215,758</b>	<b>\$299,535</b>	<b>\$225,051</b>	<b>\$141,111</b>
<b>Ending Reserve Balance</b>	<b>\$1,032,946</b>	<b>\$1,197,417</b>	<b>\$1,290,471</b>	<b>\$1,470,781</b>	<b>\$1,749,069</b>

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$1,749,069	\$1,917,720	\$2,145,453	\$2,461,559	\$2,546,678
Annual Reserve Funding	\$415,406	\$427,868	\$440,704	\$453,925	\$467,543
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,326	\$20,307	\$23,025	\$25,031	\$26,284
Total Income	\$2,182,800	\$2,365,895	\$2,609,182	\$2,940,514	\$3,040,505
<b># Component</b>					
<b>Special Projects</b>					
97 Electric - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>Site/Grounds</b>					
100 Concrete - Repair/Replace	\$22,305	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$0	\$0	\$0	\$0	\$18,946
122 Asphalt Path - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$4,551	\$4,688	\$4,829	\$4,973	\$5,123
171 Bark Dust & Chips - Replenish	\$6,701	\$6,902	\$7,109	\$7,322	\$7,542
178 Irrigation System - Repair/Replace	\$17,203	\$0	\$0	\$0	\$19,362
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$7,115	\$0
196 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub</b>					
300 Upper Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
301 Lower Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
302 Pool Decks - Clean & Seal	\$4,551	\$4,688	\$4,829	\$4,973	\$5,123
303 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Fence - Clean & Paint	\$0	\$6,037	\$0	\$0	\$0
305 Upper Pool & Hot Tub - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (A) - Resurface	\$0	\$0	\$0	\$0	\$0
306 Lower Pools (B) - Resurface	\$0	\$0	\$0	\$0	\$0
307 Upper Pool & Hot Tub - Retile	\$0	\$0	\$0	\$0	\$0
308 Lower Pools - Retile	\$0	\$0	\$0	\$0	\$0
309 Pools & Hot Tub Edges - Caulk	\$0	\$7,190	\$0	\$0	\$0
310 Upper Pool & Hot Tub Covers-Replace	\$0	\$0	\$0	\$0	\$0
311 Lower Pools Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
315 Pool Furniture - Maintain/Replace	\$0	\$0	\$0	\$59,010	\$0
320 Pool Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
325 Lifeguard & Pool Equipment-Replace	\$13,401	\$13,803	\$14,217	\$14,644	\$15,083
327 Lifeguard Chairs - Repair/Replace	\$0	\$0	\$0	\$13,924	\$0
<b>Pools &amp; Hot Tub Equipment</b>					
350 Chemical Control Systems - Replace	\$0	\$17,226	\$0	\$0	\$0
352 Chlorine Genie - Replace	\$0	\$0	\$0	\$0	\$0
360 Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
362 Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
363 Filters - Vacuum & Replace Sand	\$0	\$13,413	\$0	\$0	\$14,656
365 Pool & Hot Tub Boilers - Replace	\$0	\$0	\$0	\$0	\$0
370 Furnaces - Repair/Replace	\$22,305	\$0	\$0	\$0	\$0
375 Heat Exchangers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 WIFI Alarms - Replace	\$0	\$0	\$0	\$0	\$0
<b>Sports &amp; Play Areas</b>					
400 Tennis Courts - Repair & Stripe	\$54,183	\$0	\$0	\$0	\$0
402 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
404 Tennis Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
407 Tennis Pole Lights - Repair/Replace	\$0	\$0	\$25,101	\$0	\$0
410 Basketball Courts - Repair & Stripe	\$0	\$40,182	\$0	\$0	\$0
411 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
415 Sports Courts - Clean	\$5,861	\$6,037	\$6,218	\$6,404	\$6,596
417 Sports Field - Aerate & Reseed	\$22,305	\$22,975	\$23,664	\$24,374	\$25,105
418 Sports Field - Maintain	\$17,095	\$17,608	\$18,136	\$18,680	\$19,240
420 T-Ball Backstop - Repair/Replace	\$0	\$0	\$0	\$0	\$0
440 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
450 Sports Facilities - Maintenance	\$8,832	\$9,097	\$9,370	\$9,651	\$9,940
<b>Hometown Center Exteriors</b>					
500 Steep Slope Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Repair/Replace	\$0	\$0	\$0	\$0	\$0
518 Chimney Covers & Caps - Replace	\$0	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Repair/Replace	\$0	\$0	\$0	\$150,979	\$0

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
533 Exterior Surfaces - Paint/Caulk/Rep	\$0	\$0	\$0	\$0	\$50,413
535 Wood Windows (A) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (B) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
536 Vinyl Windows - Repair/Replace	\$0	\$0	\$0	\$6,710	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$5,123
<b>Recreation Building Interiors</b>					
703 Tile Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
704 Laminate Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Walls & Ceilings - Clean & Paint	\$0	\$0	\$0	\$0	\$56,918
720 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
760 Furniture - Maintain/Replace	\$0	\$6,706	\$0	\$0	\$0
770 Kitchen - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
777 Lifeguard Room - Maintain/Refurbish	\$0	\$7,953	\$0	\$0	\$0
<b>Office Building Interiors</b>					
801 Carpeting - Maintain/Replace	\$0	\$0	\$0	\$0	\$24,698
810 Walls & Ceilings - Clean & Paint	\$0	\$0	\$0	\$0	\$0
820 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
855 Bathroom - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
860 Furniture - Maintain/Replace	\$33,594	\$0	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$29,900	\$0
923 Bottle Filling Station - Replace	\$0	\$0	\$0	\$0	\$0
931 Audio & Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
932 Television & DVD Player - Replace	\$0	\$2,781	\$0	\$0	\$0
955 Security System - Repair/Replace	\$0	\$0	\$0	\$0	\$7,958
956 Security System - Service	\$3,350	\$3,451	\$3,554	\$3,661	\$3,771
970 Annual Financials - Review	\$6,231	\$6,418	\$6,611	\$6,809	\$7,013
971 Annual Office Expenses	\$2,138	\$2,202	\$2,268	\$2,336	\$2,406
980 Facilities - Annual Maintenance	\$8,371	\$8,622	\$8,881	\$9,148	\$9,422
981 Oregon Mechanical - Maintenance	\$6,981	\$7,190	\$7,406	\$7,628	\$7,857
990 Hot Water Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
999 Reserve Study - Update	\$5,120	\$5,274	\$5,432	\$5,595	\$5,763
<b>Total Expenses</b>	<b>\$265,080</b>	<b>\$220,442</b>	<b>\$147,623</b>	<b>\$393,836</b>	<b>\$328,059</b>
<b>Ending Reserve Balance</b>	<b>\$1,917,720</b>	<b>\$2,145,453</b>	<b>\$2,461,559</b>	<b>\$2,546,678</b>	<b>\$2,712,446</b>

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,712,446	\$2,793,316	\$2,855,051	\$3,218,123	\$2,740,859
Annual Reserve Funding	\$481,569	\$496,016	\$510,896	\$526,223	\$542,010
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,517	\$28,230	\$30,353	\$29,782	\$29,065
Total Income	\$3,221,532	\$3,317,561	\$3,396,301	\$3,774,129	\$3,311,934
<b># Component</b>					
<b>Special Projects</b>					
97 Electric - Upgrade	\$0	\$0	\$0	\$0	\$0
<b>Site/Grounds</b>					
100 Concrete - Repair/Replace	\$25,858	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$0	\$0	\$0	\$0	\$21,963
122 Asphalt Path - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
147 Garbage Enclosure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$5,276	\$5,435	\$5,598	\$5,766	\$5,939
171 Bark Dust & Chips - Replenish	\$7,768	\$8,001	\$8,241	\$8,488	\$8,743
178 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$21,793	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$8,248	\$0
196 Site Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub</b>					
300 Upper Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$101,355	\$0
301 Lower Pool Deck - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
302 Pool Decks - Clean & Seal	\$5,276	\$5,435	\$5,598	\$5,766	\$5,939
303 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Fence - Clean & Paint	\$0	\$0	\$0	\$7,424	\$0
305 Upper Pool & Hot Tub - Resurface	\$0	\$221,805	\$0	\$0	\$0
306 Lower Pools (A) - Resurface	\$0	\$0	\$0	\$306,582	\$0
306 Lower Pools (B) - Resurface	\$0	\$0	\$0	\$306,582	\$0
307 Upper Pool & Hot Tub - Retile	\$0	\$0	\$0	\$33,289	\$0
308 Lower Pools - Retile	\$0	\$0	\$0	\$33,289	\$0
309 Pools & Hot Tub Edges - Caulk	\$0	\$8,335	\$0	\$0	\$0
310 Upper Pool & Hot Tub Covers-Replace	\$0	\$0	\$0	\$0	\$14,681
311 Lower Pools Covers - Repair/Replace	\$0	\$0	\$0	\$0	\$28,161
315 Pool Furniture - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
320 Pool Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
325 Lifeguard & Pool Equipment-Replace	\$15,536	\$16,002	\$16,482	\$16,976	\$17,486
327 Lifeguard Chairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Pools &amp; Hot Tub Equipment</b>					
350 Chemical Control Systems - Replace	\$0	\$0	\$0	\$0	\$21,822
352 Chlorine Genie - Replace	\$51,716	\$0	\$0	\$0	\$0
360 Pumps - Repair/Replace	\$0	\$0	\$0	\$68,409	\$0
362 Filters - Repair/Replace	\$37,374	\$0	\$0	\$0	\$0
363 Filters - Vacuum & Replace Sand	\$0	\$0	\$16,015	\$0	\$0
365 Pool & Hot Tub Boilers - Replace	\$0	\$0	\$0	\$0	\$0
370 Furnaces - Repair/Replace	\$0	\$0	\$0	\$0	\$0
375 Heat Exchangers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 WIFI Alarms - Replace	\$5,936	\$0	\$0	\$0	\$0
<b>Sports &amp; Play Areas</b>					
400 Tennis Courts - Repair & Stripe	\$62,813	\$0	\$0	\$0	\$0
402 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
404 Tennis Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
407 Tennis Pole Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Courts - Repair & Stripe	\$0	\$46,582	\$0	\$0	\$0
411 Basketball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
415 Sports Courts - Clean	\$6,794	\$6,998	\$7,208	\$7,424	\$7,647
417 Sports Field - Aerate & Reseed	\$25,858	\$26,634	\$27,433	\$28,256	\$29,104
418 Sports Field - Maintain	\$19,818	\$20,412	\$21,025	\$21,655	\$22,305
420 T-Ball Backstop - Repair/Replace	\$0	\$0	\$0	\$0	\$0
440 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
450 Sports Facilities - Maintenance	\$10,239	\$10,546	\$10,862	\$11,188	\$11,524
<b>Hometown Center Exteriors</b>					
500 Steep Slope Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
512 Skylights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Repair/Replace	\$0	\$0	\$0	\$0	\$0
518 Chimney Covers & Caps - Replace	\$35,280	\$0	\$0	\$0	\$0
522 Fiber Cement Siding-Repair/Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
533 Exterior Surfaces - Paint/Caulk/Rep	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (A) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
535 Wood Windows (B) - Repair/Replace	\$0	\$0	\$0	\$0	\$0
536 Vinyl Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation Building Interiors</b>					
703 Tile Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
704 Laminate Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
710 Walls & Ceilings - Clean & Paint	\$0	\$0	\$0	\$0	\$0
720 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
755 Bathrooms - Maintain/Refurbish	\$30,988	\$0	\$0	\$0	\$0
760 Furniture - Maintain/Replace	\$0	\$7,775	\$0	\$0	\$0
770 Kitchen - Maintain/Refurbish	\$12,500	\$0	\$0	\$0	\$0
777 Lifeguard Room - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Office Building Interiors</b>					
801 Carpeting - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
810 Walls & Ceilings - Clean & Paint	\$26,800	\$0	\$0	\$0	\$0
820 Interior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
855 Bathroom - Maintain/Refurbish	\$5,067	\$0	\$0	\$0	\$0
860 Furniture - Maintain/Replace	\$0	\$40,113	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
923 Bottle Filling Station - Replace	\$0	\$0	\$20,125	\$0	\$0
931 Audio & Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
932 Television & DVD Player - Replace	\$0	\$0	\$0	\$0	\$0
955 Security System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
956 Security System - Service	\$3,884	\$4,000	\$4,120	\$4,244	\$4,371
970 Annual Financials - Review	\$7,224	\$7,440	\$7,663	\$7,893	\$8,130
971 Annual Office Expenses	\$2,478	\$2,552	\$2,629	\$2,708	\$2,789
980 Facilities - Annual Maintenance	\$9,705	\$9,996	\$10,296	\$10,605	\$10,923
981 Oregon Mechanical - Maintenance	\$8,092	\$8,335	\$8,585	\$8,843	\$9,108
990 Hot Water Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
999 Reserve Study - Update	\$5,936	\$6,114	\$6,297	\$6,486	\$6,681
<b>Total Expenses</b>	<b>\$428,216</b>	<b>\$462,510</b>	<b>\$178,177</b>	<b>\$1,033,270</b>	<b>\$237,314</b>
<b>Ending Reserve Balance</b>	<b>\$2,793,316</b>	<b>\$2,855,051</b>	<b>\$3,218,123</b>	<b>\$2,740,859</b>	<b>\$3,074,619</b>

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



## Terms and Definitions

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



## Component Details

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

## Special Projects

**Comp #: 97 Electric - Upgrade**

**Quantity: Main & branch systems**

Location: Throughout the property.

Funded?: Yes.

History: 2023-\$2,600 pool electrical; Anticipated upgrades; underground wiring replaced 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 8 years

Best Case: \$ 102,000

Worst Case: \$137,000

Cost Source: ARI Cost Database: Similar Project

Cost History

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## Site/Grounds

**Comp #: 100 Concrete - Repair/Replace****Quantity: Walkways, patio, stairs**

Location: The sidewalks, walkways, rear patio, stairs, and curbs.

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life adjusted down and cost inflated from prior reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 11,200

Worst Case: \$13,500

Cost Source: Estimate Provided by Client

**Comp #: 112 Site Rail - Repair/Replace****Quantity: ~480 LF metal**

Location: Throughout the property.

Funded?: No. The useful life is not predictable.

History: No major projects reported

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 120 Asphalt - Resurface****Quantity: ~21,550 SF**

Location: The parking lot and driveway.

Funded?: Yes.

History: 2024 anticipated

Comments: Remaining useful life adjusted down, and cost adjusted to current market costs.

Useful Life: 35 years

Remaining Life: 0 years

Best Case: \$ 65,000

Worst Case: \$97,000

Cost Source: Estimate Provided by Client

**Comp #: 121 Asphalt - Repair & Seal****Quantity: ~21,550 SF**

Location: The parking lot and driveway.

Funded?: Yes.

History: 2019 - Sealcoat

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 8,960

Worst Case: \$9,680

Cost Source: Estimate Provided by Client

**Comp #: 122 Asphalt Path - Repair/Resurface****Quantity: ~400 SF**

Location: The northeast perimeter of the property.

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 1,550

Worst Case: \$1,960

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 147 Garbage Enclosure - Repair/Replace****Quantity: ~12'X8' fiber cement**

Location: The southwest area of the parking lot.

Funded?: Yes.

History: 2022 - Garbage enclosure replaced at \$15K

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 12,800

Worst Case: \$19,100

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 160 Pole Lights - Repair/Replace****Quantity: (7) assemblies**

Location: The parking lot.

Funded?: Yes.

History: LED upgrade 2017.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 8,860

Worst Case: \$11,800

Cost Source: Inflated Internet Research: 2019

Grainger ~\$1,200/fixture

**Comp #: 165 Grounds Lighting - Repair/Replace****Quantity: (43) fixtures**

Location: Throughout the property.

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 170 Landscape - Refurbish****Quantity: Shrubs, turf, etc.**

Location: Throughout the property.

Funded?: Yes.

History: Ongoing refurbishment within landscaping contract

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,160

Worst Case: \$2,880

Cost Source: Inflated Client Budget Item: 2019 -

\$2,000

**Comp #: 171 Bark Dust & Chips - Replenish****Quantity: Moderate quantity**

Location: Throughout the landscaped areas of the property.

Funded?: Yes.

History: Replenished annually.

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 3,090

Worst Case: \$4,330

Cost Source: Inflated Client Budget Item: 2019 -

\$3,000

**Comp #: 172 Critical Area - Maintain****Quantity: Creek, trees, etc.**

Location: The south property perimeter.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 173 Open Area - Maintain****Quantity: ~205' x 145' turf**

Location: The southwest area of the property behind the creek/Critical Area.

Funded?: No. Costs are best handled with operating funds.

History: Mowed/cleared seasonally

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 178 Irrigation System - Repair/Replace****Quantity: Heads, lines, timers, etc**

Location: Throughout the landscaped areas of the property.

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 8,450

Worst Case: \$10,600

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 182 Drainage & Stormwater - Maintain**

**Quantity: Catchbasins, lines, etc.**

Location: Throughout the property.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 190 Trees - Trim/Remove & Replace**

**Quantity: Mature landscape trees**

Location: Throughout the property.

Funded?: Yes.

History: 2023-Trimming and replacement; 2021

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 2,990

Worst Case: \$4,220

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 196 Site Furniture - Repair/Replace**

**Quantity: (24) assorted pieces**

Location: Scattered throughout the property.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 11,500

Worst Case: \$15,600

Cost Source: Inflated Internet Research: 2019 The

Park Catalog ~\$400/bench & ~\$1,185/table

## Pools & Hot Tub

**Comp #: 300 Upper Pool Deck - Repair/Resurface**

**Quantity: ~4,500 SF concrete**

Location: The upper pool deck (recreation pool and hot tub area).

Funded?: Yes.

History: Replaced 2018.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 35 years

Remaining Life: 28 years

Best Case: \$ 37,600

Worst Case: \$51,000

Cost Source: Inflated Internet Research: 2019

Remodeling Expense ~\$8/SF

**Comp #: 301 Lower Pool Deck - Repair/Resurface**

**Quantity: ~3,500 SF concrete**

Location: The lower pool decks (lap pools).

Funded?: Yes.

History: No history reported

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 35 years

Remaining Life: 10 years

Best Case: \$ 37,600

Worst Case: \$51,000

Cost Source: Inflated Internet Research: 2019

Remodeling Expense ~\$8/SF

**Comp #: 302 Pool Decks - Clean & Seal**

**Quantity: ~9,200 SF**

Location: The Hometown Center rear deck and the pool decks.

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,160

Worst Case: \$2,880

Cost Source: Inflated Client Budget Item: 2019 -

\$2,000

**Comp #: 303 Pool Fence - Repair/Replace**

**Quantity: ~515 LF**

Location: The perimeters of the pool areas.

Funded?: Yes.

History: 2022/2019-Replaced

Comments: Remaining useful life adjusted down, and cost adjusted to current market costs.

Useful Life: 40 years

Remaining Life: 34 years

Best Case: \$ 81,000

Worst Case: \$104,000

Cost Source: Estimate Provided by Client

**Comp #: 304 Pool Fence - Clean & Paint**

**Quantity: ~515 LF**

Location: The perimeters of the pool areas.

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 2,780

Worst Case: \$3,710

Cost Source: Inflated Client Budget Item: 2019

~\$2,600

**Comp #: 305 Upper Pool & Hot Tub - Resurface**

**Quantity: ~2,550 SF**

Location: The surfaces of the upper/recreation pool, hot tub, and wading/splash pool.

Funded?: Yes.

History: 2023-Pool to be retiled; 2022-Resurfaced at \$100K; 2019-Hottub and kiddie pool retiled.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 92,700

Worst Case: \$113,000

Cost Source: Client Cost History: 2022

**Comp #: 306 Lower Pools (A) - Resurface** **Quantity: ~5,020 SF (1 of 2)**  
Location: The surfaces of the lower/lap pools.  
Funded?: Yes.  
History: 2023-Plaster, coping, tile, rewire, chemical monitoring, "hydrazo finish" at @130K per pool when done together  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 15 years Remaining Life: 13 years  
Best Case: \$ 121,000 Worst Case: \$147,000  
Cost Source: Client Cost History: 2023

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**Comp #: 306 Lower Pools (B) - Resurface** **Quantity: ~5,020 SF (2 of 2)**  
Location: The surfaces of the lower/lap pools.  
Funded?: Yes.  
History: 2023-Plaster, coping, tile, rewire, chemical monitoring, "hydrazo finish" at @130K per pool when done together  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 15 years Remaining Life: 13 years  
Best Case: \$ 121,000 Worst Case: \$147,000  
Cost Source: Clinet Cost History: 2023

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**Comp #: 307 Upper Pool & Hot Tub - Retile** **Quantity: ~325 LF**  
Location: The waterline of the upper/recreation pool, wading/splash pool, and hot tub.  
Funded?: Yes.  
History: 2023 - Pool to be retiled; 2019 - Hot tub and kiddie pool retiled  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 30 years Remaining Life: 28 years  
Best Case: \$ 13,600 Worst Case: \$15,500  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**Comp #: 308 Lower Pools - Retile** **Quantity: ~1,020 LF**  
Location: The waterline and lane markings of the lower/lap pools.  
Funded?: Yes.  
History: 2023 - Resurface, retile and coping  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 30 years Remaining Life: 28 years  
Best Case: \$ 13,600 Worst Case: \$15,500  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**Comp #: 309 Pools & Hot Tub Edges - Caulk** **Quantity: Extensive quantity**  
Location: The edges of the upper/recreation pool, wading/splash pool, and hot tub.  
Funded?: Yes.  
History: 2021  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 5 years Remaining Life: 1 years  
Best Case: \$ 3,300 Worst Case: \$4,430  
Cost Source: Inflated Client Budget Item: 2019  
~\$3,100

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**Comp #: 310 Upper Pool & Hot Tub Covers-Replace** **Quantity: (3) mesh covers**  
Location: The upper/recreation pool, hot tub, and splash/wading pool.  
Funded?: Yes.  
History: Replaced 2019.  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 12 years Remaining Life: 5 years  
Best Case: \$ 5,250 Worst Case: \$7,210  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**Comp #: 311 Lower Pools Covers - Repair/Replace** **Quantity: (2) mesh covers**  
Location: The lower/lap pools.  
Funded?: Yes.  
History: None known.  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 12 years Remaining Life: 5 years  
Best Case: \$ 10,200 Worst Case: \$13,700  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**Comp #: 315 Pool Furniture - Maintain/Replace****Quantity: Extensive quantity**

Location: The pool areas.

Funded?: Yes.

History: Replaced 2018

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 25,300

Worst Case: \$34,500

Cost Source: Inflated Internet Research: 2019 Pool

World ~\$250/piece

**Comp #: 320 Pool Pole Lights - Repair/Replace****Quantity: (3) poles/(4) fixtures**

Location: The pool areas.

Funded?: Yes.

History: LED upgrade 2017.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 4,940

Worst Case: \$6,700

Cost Source: Inflated Internet Research: 2019

Grainger ~\$1,200/fixture

**Comp #: 322 Fence Lights - Repair/Replace****Quantity: (9) fixtures**

Location: Mounted to the exterior side of the pool fence.

Funded?: No. Costs are best handled with operating funds.

History: Installed 2018.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 325 Lifeguard & Pool Equipment-Replace****Quantity: Assorted pieces**

Location: General annual pool maintenance, and maintenance/replacement of pool and lifeguard equipment.

Funded?: Yes.

History: 2023-Pool lane lines purchased for 2 lower pools

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 6,390

Worst Case: \$8,450

Cost Source: Budget Allowance

**Comp #: 327 Lifeguard Chairs - Repair/Replace****Quantity: (2) chairs**

Location: Adjacent to the pools.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,970

Worst Case: \$8,140

Cost Source: Inflated Internet Research: 2019 The

Lifeguard Store ~\$1,400/chair

## Pools & Hot Tub Equipment

**Comp #: 350 Chemical Control Systems - Replace**

**Quantity: 3 Hayward CAT 5500**

Location: The Pool Equipment Room.

Funded?: Yes.

History: 2023-Chemical control systems replaced for lower pools as part of resurfacing project; 2022-Replaced at \$7,500; Installed 2015.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 7,420

Worst Case: \$11,100

Cost Source: Client Cost History: 2022

**Comp #: 352 Chlorine Genie - Replace**

**Quantity: (1) Chlorine Genie**

Location: The Pool Equipment Room.

Funded?: Yes.

History: 2022-Installed

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 7 years

Remaining Life: 4 years

Best Case: \$ 19,700

Worst Case: \$29,700

Cost Source: Client Cost History: 2022

**Comp #: 357 Chemical Feeders - Repair/Replace**

**Quantity: (5) Pentair 300-29x**

Location: The Pool Equipment Room.

Funded?: No. The useful life is not predictable.

History: Installed 2015.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 360 Pumps - Repair/Replace**

**Quantity: (8) units**

Location: The Pool Equipment Room.

Funded?: Yes.

History: 2023-Lower pool pumps replaced at \$17,500; 2022-Replaced at \$11,000

Comments: Factored costs for replacing lower pool pumps in 2023, adjusted cost estimates according to actual costs in 2022 and 2023.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 26,900

Worst Case: \$32,900

Cost Source: Client Cost History: 2022 and 2023

**Comp #: 362 Filters - Repair/Replace**

**Quantity: (10) units**

Location: The Pool Equipment Room.

Funded?: Yes.

History: 2021

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 15,100

Worst Case: \$20,600

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 363 Filters - Vacuum & Replace Sand**

**Quantity: (10) units**

Location: The Pool Equipment Room.

Funded?: Yes.

History: 2021

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 6,180

Worst Case: \$8,240

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 365 Pool & Hot Tub Boilers - Replace****Quantity: (2) Aerco Benchmark 750**

Location: The Pool Equipment Room.

Funded?: Yes.

History: Installed 2015.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 234,000

Worst Case: \$316,000

Cost Source: Inflated Client Cost History: 2015

~\$200,000

**Comp #: 370 Furnaces - Repair/Replace****Quantity: (2) Daikin**

Location: The Pool Equipment Room.

Funded?: Yes.

History: 2023-Repairs at \$7,300; Installed 2015.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 10,500

Worst Case: \$14,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 375 Heat Exchangers - Repair/Replace****Quantity: (5) GEA C48X22-1**

Location: The Pool Equipment Room.

Funded?: Yes.

History: Installed 2015.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 20,800

Worst Case: \$28,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 380 WIFI Alarms - Replace****Quantity: Fixtures, backbone**

Location: Pools

Funded?: Yes.

History: Installed 2022

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 7 years

Remaining Life: 4 years

Best Case: \$ 2,270

Worst Case: \$3,400

Cost Source: Estimate Provided by Client

## Sports & Play Areas

**Comp #: 400 Tennis Courts - Repair & Stripe****Quantity: ~120' x 115'~13,800 SF**

Location: The surfaces of the tennis courts.

Funded?: Yes.

History: Anticipated repairs, striping, &amp; coating 2021 Beynon ~\$16,600

Comments: Estimate provided by Mid Pac Tennis Construction to restripe with tennis and pickleball courts.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 27,000

Worst Case: \$33,000

Cost Source: Inflated Estimate Provided by Client:

2021 Beynon ~\$16,600

**Comp #: 402 Tennis Courts - Resurface****Quantity: ~120' x 115'~13,800 SF**

Location: The playing surface of the tennis courts.

Funded?: Yes.

History: 2021

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 35 years

Remaining Life: 31 years

Best Case: \$ 41,200

Worst Case: \$49,400

Cost Source: Inflated Client Cost History

**Comp #: 404 Tennis Court Fence - Repair/Replace****Quantity: ~485 LF**

Location: The perimeters of the tennis courts.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 35 years

Remaining Life: 2 years

Best Case: \$ 16,300

Worst Case: \$22,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 405 Tennis Nets - Repair/Replace****Quantity: (2) nets**

Location: The tennis courts.

Funded?: No. Costs are best handled with operating funds.

History: One net anticipated replacement 2021 Beynon ~\$560.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 407 Tennis Pole Lights - Repair/Replace****Quantity: (4) assemblies**

Location: The perimeters of the tennis courts.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 11,100

Worst Case: \$15,100

Cost Source: Inflated Internet Research: 2019

Access Fixtures ~\$10,700

**Comp #: 410 Basketball Courts - Repair & Stripe****Quantity: ~4,500 SF/~45' x 50' each**

Location: The surfaces of the basketball courts.

Funded?: Yes.

History: Striped 2017.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 16,200

Worst Case: \$27,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 411 Basketball Courts - Resurface****Quantity: ~4,500 SF/~45' x 50' each**

Location: The surfaces of the basketball courts.

Funded?: Yes.

History: 2021-Resurfaced

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 36 years

Best Case: \$ 13,400

Worst Case: \$16,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 413 Basketball Assemblies - Replace****Quantity: (3) metal assemblies**

Location: The basketball courts.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 415 Sports Courts - Clean****Quantity: ~18,300 SF**

Location: The basketball and tennis courts.

Funded?: Yes.

History: Annual maintenance

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,780

Worst Case: \$3,710

Cost Source: Client Cost History

**Comp #: 417 Sports Field - Aerate & Reseed****Quantity: ~68,250 SF**

Location: The south play field.

Funded?: Yes.

History: Annual drainage/turf work.

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,500

Worst Case: \$14,200

Cost Source: Client Cost History: 2023 at \$10K

**Comp #: 418 Sports Field - Maintain****Quantity: ~68,250 SF**

Location: The south play field.

Funded?: Yes.

History: Annual maintenance

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 8,030

Worst Case: \$10,900

Cost Source: Inflated Client Budget Item: 2019

~\$7,700

**Comp #: 420 T-Ball Backstop - Repair/Replace****Quantity: ~70 LF**

Location: The northeast area of the property.

Funded?: Yes.

History: Installed 2000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 4,940

Worst Case: \$7,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 440 Play Equipment - Repair/Replace****Quantity: (3) pieces**

Location: Between the Hometown Center and the tennis courts.

Funded?: Yes.

History: 2023-Toddler swings at \$300; Refurbished 2018.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 73,900

Worst Case: \$98,800

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 445 Bike Racks - Maintain/Replace**

**Quantity: (2) metal**

Location: The front of the Hometown Center, and adjacent to the north basketball court.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 450 Sports Facilities - Maintenance**

**Quantity: Tennis, basketball, etc.**

Location: The sports and play facilities.

Funded?: Yes.

History: None known.

Comments: Remaining useful life remains at zero, as work is annual maintenance

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 4,220

Worst Case: \$5,560

Cost Source: Inflated Client Budget Item: 2019 -

\$4,000

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## Hometown Center Exteriors

**Comp #: 500 Steep Slope Roof - Repair/Replace****Quantity: ~8,975 SF shingle**

Location: The Hometown Center rooftop.

Funded?: Yes.

History: Replaced 2017 All Eagle Roofing.

Comments: Remaining useful life adjusted down, and cost adjusted to current market costs.

Useful Life: 50 years

Remaining Life: 42 years

Best Case: \$ 61,000

Worst Case: \$100,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 512 Skylights - Repair/Replace****Quantity: (4) assorted sizes**

Location: The Hometown Center rooftop.

Funded?: Yes.

History: Inspected 2017 All Eagle Roofing.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 5,670

Worst Case: \$7,930

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 516 Gutters & Downspouts-Repair/Replace****Quantity: ~640 LF**

Location: The Hometown Center perimeters.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 4,020

Worst Case: \$5,460

Cost Source: Inflated Internet Research: 2019

Manta ~\$6/LF

**Comp #: 518 Chimney Covers & Caps - Replace****Quantity: (2) covers & (3) caps**

Location: The Hometown Center rooftop.

Funded?: Yes.

History: 2024 anticipated

Comments: Remaining useful life remains at zero, as work was not completed; cost inflated from the prior study.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 14,600

Worst Case: \$19,100

Cost Source: Estimate Provided by Client

**Comp #: 522 Fiber Cement Siding-Repair/Replace****Quantity: ~2,930 GSF**

Location: Exterior of buildings

Funded?: Yes.

History: Installed 2009.

Comments: Remaining useful life adjusted down, and cost adjusted to current market costs.

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 61,000

Worst Case: \$92,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 525 Stone Veneer Siding - Maintain****Quantity: ~1,560 SF**

Location: The Hometown Center exterior walls.

Funded?: No. The useful life is not predictable.

History: Installed 1990.

Comments: Not funded – no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 533 Exterior Surfaces - Paint/Caulk/Rep****Quantity: ~2,930 SF**

Location: The Hometown Center exterior surfaces.

Funded?: Yes.

History: Painted 2009; 2022 repairs

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 22,500

Worst Case: \$27,100

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 535 Wood Windows (A) - Repair/Replace****Quantity: Remaining replacement**

Location: The Hometown Center exterior walls.

Funded?: Yes.

History: 2023-Wood windows partial replacement at \$14,600 (see 535 (B); Blinds &amp; screens replaced 2018; installed 1990.

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 30,900

Worst Case: \$46,400

Cost Source: Client Cost History: 2023 see #535 B

**Comp #: 535 Wood Windows (B) - Repair/Replace****Quantity: Partial replacement**

Location: The Hometown Center exterior walls.

Funded?: Yes.

History: 2023-Wood windows partial replacement at \$14,600; Blinds &amp; screens replaced 2018; installed 1990.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 38 years

Best Case: \$ 13,900

Worst Case: \$17,000

Cost Source: Client Cost History: 2023

**Comp #: 536 Vinyl Windows - Repair/Replace****Quantity: (2) windows**

Location: The office building south exterior walls.

Funded?: Yes.

History: Replaced 2009.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 3,190

Worst Case: \$3,610

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 540 Exterior Doors - Maintain/Replace****Quantity: (12) doors**

Location: The Hometown Center exterior entrances, including storage closets, pool room, etc.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 560 Exterior Lights - Repair/Replace****Quantity: (20) fixtures**

Location: The Hometown Center exterior surfaces.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 2,160

Worst Case: \$2,880

Cost Source: Inflated Internet Research: 2019

Lamps Plus ~\$100/fixture

## Recreation Building Interiors

**Comp #: 700 Carpeting - Maintain/Replace****Quantity: ~25 SY**

Location: Localized areas/rooms of the recreation building.  
Funded?: No. Large-scale repairs or replacements are not predictable.  
History: None known.  
Comments: Not funded – no changes from previous reserve study  
Useful Life:  
Best Case:  
Cost Source:

Remaining Life:  
Worst Case:

**Comp #: 703 Tile Flooring - Maintain/Replace****Quantity: ~590 SF**

Location: The recreation building bathrooms, kitchen, and Lifeguard Room.  
Funded?: Yes.  
History: None known.  
Comments: Funding has been included for a one-time project to repair/replace the flooring in the women's restroom.  
Useful Life: 1 years  
Best Case: \$ 10,000  
Cost Source: Client Cost Estimate

Remaining Life: 0 years  
Worst Case: \$15,000

**Comp #: 704 Laminate Wood Flooring - Replace****Quantity: ~1,950 SF**

Location: The recreation building main room and hallway.  
Funded?: Yes.  
History: Installed 2017.  
Comments: Remaining useful life adjusted down, and cost adjusted to current market costs.  
Useful Life: 25 years  
Best Case: \$ 15,600  
Cost Source: ARI Cost Database: Similar Project  
Cost History

Remaining Life: 17 years  
Worst Case: \$25,000

**Comp #: 710 Walls & Ceilings - Clean & Paint****Quantity: ~7,620 SF**

Location: The recreation building interior walls and ceilings.  
Funded?: Yes.  
History: Painted 2017.  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 8 years  
Best Case: \$ 23,900  
Cost Source: ARI Cost Database: Similar Project  
Cost History

Remaining Life: 0 years  
Worst Case: \$32,100

**Comp #: 713 Fireplace & Chimney - Maintain****Quantity: ~75 SF stone**

Location: The recreation building main room.  
Funded?: No. The useful life is not predictable.  
History: None known.  
Comments: Not funded – no changes from previous reserve study.  
Useful Life:  
Best Case:  
Cost Source:

Remaining Life:  
Worst Case:

**Comp #: 716 Interior Doors - Maintain/Replace****Quantity: (10) doors**

Location: The recreation building interior doors including bathrooms, storage rooms, etc.  
Funded?: No. The useful life is not predictable.  
History: None known.  
Comments: Not funded – no changes from previous reserve study.  
Useful Life:  
Best Case:  
Cost Source:

Remaining Life:  
Worst Case:

**Comp #: 720 Interior Lights - Repair/Replace****Quantity: (50) fixtures**

Location: Ceiling and wall mounted throughout the recreation building.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 8,550

Worst Case: \$12,100

Cost Source: Inflated Internet Research: 2019

Destination Lighting ~\$170/fixture

**Comp #: 755 Bathrooms - Maintain/Refurbish****Quantity: (2) baths**

Location: The recreation building.

Funded?: Yes.

History: 2023-work on showers \$1K

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 12,600

Worst Case: \$17,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 760 Furniture - Maintain/Replace****Quantity: Assorted pieces**

Location: Throughout the recreation building.

Funded?: Yes.

History: Main room replaced 2017.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 2,990

Worst Case: \$4,220

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 770 Kitchen - Maintain/Refurbish****Quantity: Appliances, counters, etc**

Location: The recreation building.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 4,940

Worst Case: \$7,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 777 Lifeguard Room - Maintain/Refurbish****Quantity: Furniture, etc.**

Location: The recreation building.

Funded?: Yes. Funding included with similar components.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 3,190

Worst Case: \$5,360

Cost Source: Estimate Provided by Client

## Office Building Interiors

**Comp #: 800 HOA Office - Maintain****Quantity: (1) room**

Location: The office building.

Funded?: No. Reported to be the responsibility of the HOA.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 801 Carpeting - Maintain/Replace****Quantity: ~135 SY**

Location: Throughout the office building.

Funded?: Yes.

History: None known.

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 10,400

Worst Case: \$13,900

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 803 Laminate Flooring-Maintain/Replace****Quantity: ~65 SF**

Location: The office building bathroom.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 810 Walls & Ceilings - Clean & Paint****Quantity: ~3,450 SF**

Location: The office building interior walls and ceilings.

Funded?: Yes.

History: Painted 2019.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 10,900

Worst Case: \$14,700

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 816 Interior Doors - Maintain/Replace****Quantity: (5) doors**

Location: The office building interior doors including the bathroom, offices, etc.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 820 Interior Lights - Repair/Replace****Quantity: (38) fixtures**

Location: Ceiling and wall mounted throughout the office building.

Funded?: Yes.

History: Anticipated LED upgrade 2021.

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 6,800

Worst Case: \$9,170

Cost Source: Inflated Internet Research: 2019

Destination Lighting ~\$170/fixture

**Comp #: 855 Bathroom - Maintain/Refurbish****Quantity: (2) baths**

Location: The office building.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 2,060

Worst Case: \$2,780

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 860 Furniture - Maintain/Replace****Quantity: Assorted pieces**

Location: Throughout the office building.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 6 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$21,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 870 Kitchenette - Maintain/Refurbish****Quantity: Appliances & counters**

Location: The office building.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Systems & Equipment

**Comp #: 900 Plumbing - Systems Evaluation****Quantity: Supply & drain lines**

Location: Common plumbing

Funded?: No. Costs are best handled with operating funds.

History: No major project reported

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 901 Plumbing - Repair/Replace****Quantity: Supply & drain lines**

Location: Throughout the community.

Funded?: No. Large-scale repairs or replacements are not predictable prior to a systems evaluation.

History: None known.

Comments: Not funded – no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 905 Electric - Maintain/Repair****Quantity: Main & branch systems**

Location: Throughout the property.

Funded?: No. The useful life is not predictable.

History: Underground wiring replaced 2016 ~\$29,600.

Comments: Not funded – no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 910 HVAC - Repair/Replace****Quantity: (3) units**

Location: The northeast side of the office building and in the office attic crawlspace.

Funded?: Yes.

History: Installed 2015.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 12,800

Worst Case: \$17,500

Cost Source: Inflated Internet Research: 2020 Pick

Comfort ~\$4,200/unit

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**Comp #: 923 Bottle Filling Station - Replace****Quantity: (1) Halsey Taylor**

Location: The covered outdoor area between the buildings.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 7,620

Worst Case: \$10,500

Cost Source: Inflated Internet Research: 2020

Halsey Taylor ~\$2,700

**Comp #: 924 Drinking Fountain - Repair/Replace** **Quantity: (1) wall mounted**  
Location: The recreation building.  
Funded?: No. The useful life is not predictable.  
History: None known.  
Comments: Not funded – no changes from previous reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 931 Audio & Visual Equipment - Replace** **Quantity: Projector, console, etc.**  
Location: The recreation building.  
Funded?: Yes.  
History: 2021  
Comments: Remaining useful life reset, and cost adjusted based on actual project.  
Useful Life: 12 years Remaining Life: 7 years  
Best Case: \$ 6,180 Worst Case: \$8,240  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**Comp #: 932 Television & DVD Player - Replace** **Quantity: (1) TV, 1 DVD, 1 Apple TV**  
Location: The recreation building.  
Funded?: Yes.  
History: Replaced 2017.  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 10 years Remaining Life: 1 years  
Best Case: \$ 1,240 Worst Case: \$1,750  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**Comp #: 935 Mini Fridge & Freezer - Replace** **Quantity: 1 Whirlpool & 1 Diplomat**  
Location: The Lifeguard Room.  
Funded?: No. The useful life is not predictable.  
History: None known.  
Comments: Not funded – no changes from previous reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 955 Security System - Repair/Replace** **Quantity: (7) cameras**  
Location: Throughout the community.  
Funded?: Yes.  
History: None known.  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 8 years Remaining Life: 0 years  
Best Case: \$ 3,300 Worst Case: \$4,530  
Cost Source: Inflated Internet Research: 2019  
Lorex Technology ~\$3,200

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**Comp #: 956 Security System - Service** **Quantity: (7) cameras**  
Location: Throughout the community.  
Funded?: Yes.  
History: None reported  
Comments: Remaining useful life remains at zero, as work is annual maintenance  
Useful Life: 1 years Remaining Life: 0 years  
Best Case: \$ 1,650 Worst Case: \$2,060  
Cost Source: Client Budget Item: 2020 ~\$1,600

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**Comp #: 970 Annual Financials - Review** **Quantity: Annual update**  
Location: Annual review of the association's financial records.  
Funded?: Yes.  
History: Performed annually.  
Comments: Remaining useful life remains at zero, as work is annual maintenance  
Useful Life: 1 years Remaining Life: 0 years  
Best Case: \$ 2,880 Worst Case: \$4,020  
Cost Source: Client Budget Item: 2020 - \$3,000

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**Comp #: 971 Annual Office Expenses** **Quantity: Annual update**  
Location: General annual office expenses.  
Funded?: Yes.  
History: Completed annually.  
Comments: Remaining useful life remains at zero, as work is annual maintenance  
Useful Life: 1 years **Remaining Life: 0 years**  
Best Case: \$ 927 **Worst Case: \$1,440**  
Cost Source: Client Budget Item: 2020 - \$1,000

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**Comp #: 980 Facilities - Annual Maintenance** **Quantity: Annual maintenance**  
Location: Throughout the facilities.  
Funded?: Yes.  
History: None known.  
Comments: Remaining useful life remains at zero, as work is annual maintenance  
Useful Life: 1 years **Remaining Life: 0 years**  
Best Case: \$ 3,910 **Worst Case: \$5,360**  
Cost Source: Client Budget Item: 2020 - \$4,000

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**Comp #: 981 Oregon Mechanical - Maintenance** **Quantity: Annual maintenance**  
Location: Throughout the facilities.  
Funded?: Yes.  
History: None known.  
Comments: Remaining useful life remains at zero, as work is annual maintenance.  
Useful Life: 1 years **Remaining Life: 0 years**  
Best Case: \$ 3,300 **Worst Case: \$4,430**  
Cost Source: Client Budget Item: 2020 ~\$3,300

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**Comp #: 990 Hot Water Heater - Repair/Replace** **Quantity: (1) Rinnai**  
Location: The pool storage room.  
Funded?: Yes.  
History: 2022-Replaced with Rinnai  
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.  
Useful Life: 20 years **Remaining Life: 17 years**  
Best Case: \$ 10,600 **Worst Case: \$16,000**  
Cost Source: Client Cost History.

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**Comp #: 995 Building Envelope - Inspection** **Quantity: Intrusive inspection**  
Location: The underlying weatherproofing elements of the buildings.  
Funded?: No. Costs are best handled with operating funds.  
History: None known.  
Comments: Not funded – no changes from previous reserve study.  
Useful Life: **Remaining Life:**  
Best Case: **Worst Case:**  
Cost Source:

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**Comp #: 999 Reserve Study - Update** **Quantity: Annual update**  
Location: The common elements of the community.  
Funded?: Yes.  
History: 2024 NSV, 2023 WSV, 2022 NSV; 2021 NSV; 2020 Full.  
Comments: Remaining useful life remains at zero, as work is annual maintenance  
Useful Life: 1 years **Remaining Life: 0 years**  
Best Case: \$ 2,270 **Worst Case: \$3,400**  
Cost Source: Loyalty Upgrade Program Agreement:  
2020 Association Reserves ~\$2,480

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