

RESERVE ANALYSIS REPORT

Soda Creek Condominiums

Dillon, Colorado

Version 1

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Soda Creek Condominiums

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Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

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◆ ◆ ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆ ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

◆ ◆ ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget

Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

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reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections

Indicate the “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

Inventory

Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

◆ ◆ ◆ ◆ RESERVE FUNDING GOALS / OBJECTIVES ◆ ◆ ◆ ◆

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding

Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding

Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association’s percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding

Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding

Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

◆ ◆ ◆ ◆ RESERVE FUNDING CALCULATION METHODS ◆ ◆ ◆ ◆

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method

This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the “straight line”

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method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

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	<u>0% Increase</u>	<u>3% Increase</u>	<u>10% Increase</u>
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	\$100,000.00	\$100,000.00	\$100,000.00

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater than 65% funded) with a goal/objective of full funding.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/objective of full funding, threshold funding, baseline funding or statutory funding.

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◆ ◆ ◆ ◆ READING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information

Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Community Profile

Provides brief description of the community, as well as other “global” type comments.

Budget

Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

Global Parameters

Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:		Global Parameters:	
Account Number	99999	Inflation Rate	2.00%
Version Number	1	Annual Contribution Increase	2.00%
Analysis Date	3/18/2014	Investment Rate	1.00%
Fiscal Year	6/1/2014 to 5/31/2015	Taxes on Investments	30.00%
Number of Units	167	Contingency	3.00%
Phasing	8 of 8		

Community Profile:
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas. For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.
ARS site visits: March 1, 2014; January 2011; February 2009; April 2005; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:

Anticipated Reserve Balance	\$865,450.00
Fully Funded Reserve Balance	\$1,011,228.83
Percent Funded	85.58%

Recommended Funding for the 2014-2015 Fiscal Year:

	Annual	Monthly	Per Unit Per Month
Member Contribution	\$110,659	\$9,221.58	\$55.22
Interest Contribution	\$5,977	\$498.09	\$2.98
Total Contribution	\$116,636	\$9,719.66	\$58.20

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Adequacy of Reserves

Displays the results of calculations with regard to the “health” of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

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Calculation of Percent Funded

Summary displays all reserve components, shown here in “category” order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Reserve Components

All components are displayed (shown here in “category” order).

Lifespans

Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

Current Cost

Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance

Displays the fully funded balance for each component. This column is conveniently sub totaled.

Sample Homeowners Association Calculation of Percent Funded Sorted by Category				
	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	\$101,667.50	\$71,564.91
Streets - Asphalt, Repair	0	4	\$3,621.75	\$3,621.75
Streets - Asphalt, Seal Coat	0	4	\$5,926.50	\$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Sub Total	0-8	4-27	\$111,245.75	\$81,113.16
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				
Sub Total				
070 Decks				
Decks - Clean & Top Coat	2	5	\$30,480.00	\$18,288.00
Decks - Resurface	2	13	\$65,227.20	\$54,720.81
Sub Total	2	5-13	\$95,707.20	\$73,008.81
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	\$27,625.00	\$24,964.05
Utility Closet Doors	2	21	\$73,600.00	\$66,861.90
Sub Total	2	21	\$101,525.00	\$91,855.95
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	\$29,000.00	\$29,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Mailboxes	2	21	\$37,200.00	\$33,657.14
Sub Total	0-2	12-21	\$66,200.00	\$62,657.14
100 Termite Control				
Termite Control	n.a.	n.a.	\$0.00	\$100,000.00
Sub Total	n.a.	n.a.	\$0.00	\$100,000.00
Contingency	n.a.	n.a.	n.a.	\$29,453.27
Total	0-11	2-30	\$1,091,533.70	\$1,011,228.83
Anticipated Reserve Balance				\$865,456.00
Percent Funded				85.58%

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

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Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in "category" order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB

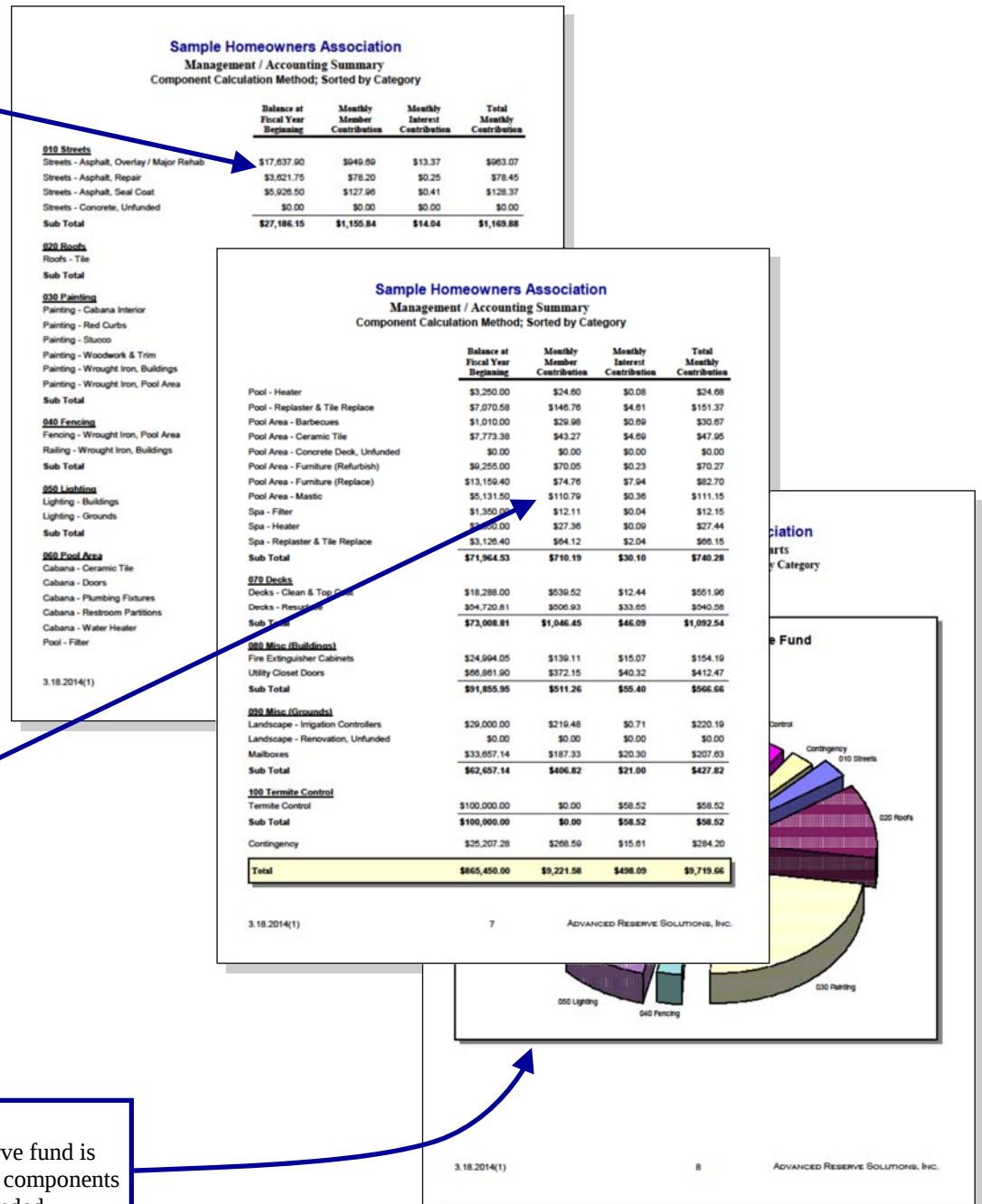
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

Monthly Funding

Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

Pie Charts

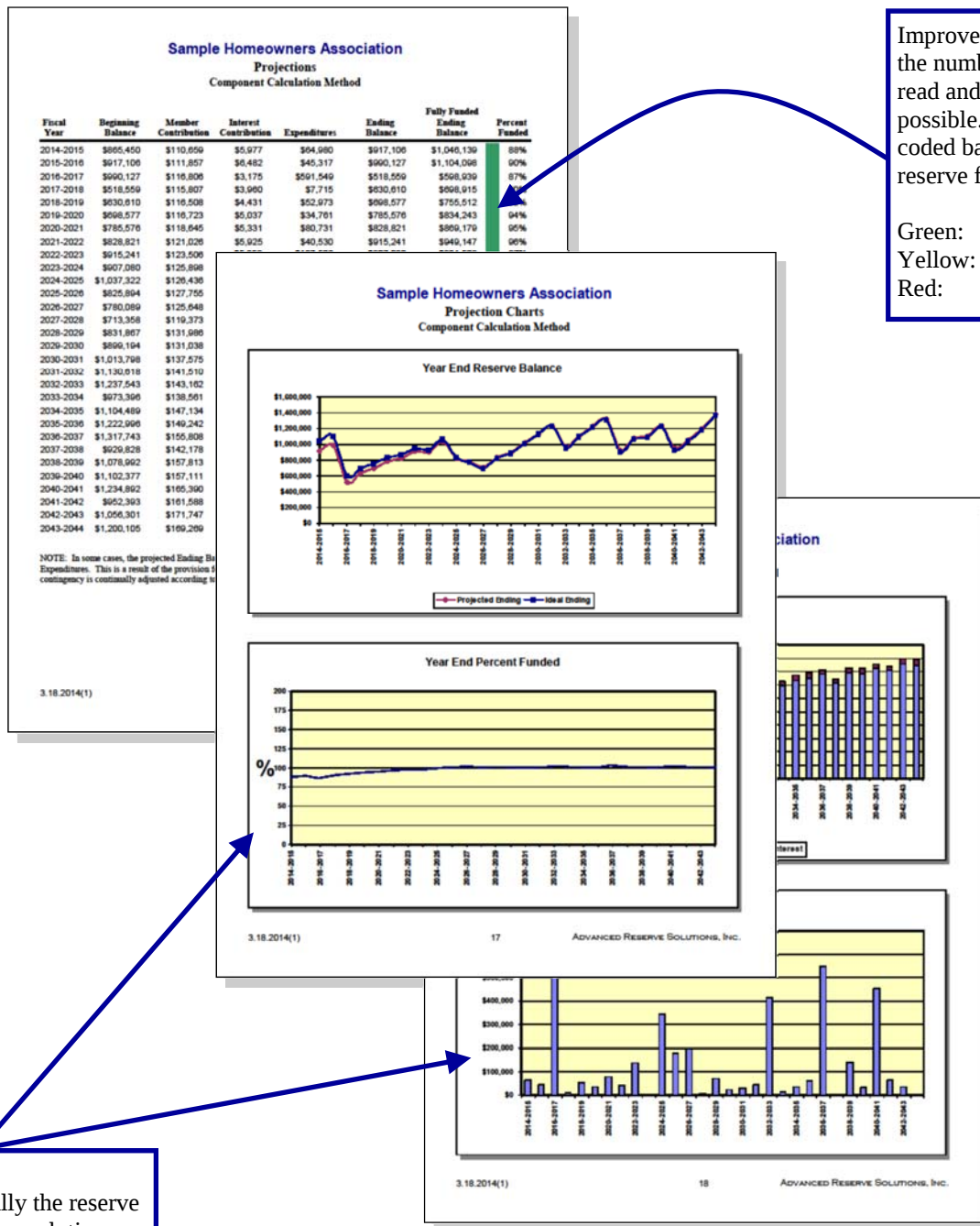
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.



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Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.



Improved format makes the numbers as easy to read and understand as possible. The color-coded bar indicates the reserve fund status:

Green: Good
Yellow: Fair
Red: Poor

Charts

Show graphically the reserve funding plan through time.

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Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.

Lifespan Information

Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information

Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results

Displays assigned reserves and funding requirements.

Comments

Useful information from site observations and historical expenses included here.

Photos

Optional inclusion of photos adds an additional layer of detail to the reserve analysis.

Sample Homeowners Association
Component Detail
Component Calculation Method; Sorted by Category

Streets - Asphalt, Seal Coat

Category	010 Streets	Quantity	65,850 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.090
		% of Replacement	100.00%
		Current Cost	\$5,926.50
		Future Cost	\$6,415.03
Placed In Service	11/09	Assigned Reserves at FYB	\$5,926.50
Useful Life	4	Monthly Member Contribution	\$127.96
Remaining Life	0	Monthly Interest Contribution	\$0.41
Replacement Year	2014-2015	Total Monthly Contribution	\$128.37

Comments:

The association seal coated and restriped the streets for a total cost of \$5,926.50. The association seal coated the streets for a total cost of \$6,000.00.

The current cost used for this component is adjusted for inflation where applicable.

Asphalt surfaces should be seal coated on a regular basis.

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Sample Homeowners Association
Component Detail
Component Calculation Method; Sorted by Category

Painting - Woodwork & Trim

Category	030 Painting	Quantity	31,575 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.920
		% of Replacement	100.00%
		Current Cost	\$29,049.00
		Future Cost	\$30,222.58
Placed In Service	06/12	Assigned Reserves at FYB	\$14,524.50
Useful Life	4	Monthly Member Contribution	\$634.91
Remaining Life	2	Monthly Interest Contribution	\$10.54
Replacement Year	2016-2017	Total Monthly Contribution	\$645.45

Comments:

The association painted the woodwork and trim between July and November 2009 for a total cost of \$29,049.00. The association painted the woodwork and trim for a total cost of \$30,222.58.

The current cost used for this component is adjusted for inflation where applicable.

For budgeting purposes, we have used the current cost.

The inventory for this component has been March 2000 site visit, we believe this inventory is accurate.

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Sample Homeowners Association
Component Detail
Component Calculation Method; Sorted by Category

Pool - Replaster & Tile Replace

Category	060 Pool Area	Quantity	1 pool
Photo Date	January 2011	Unit Cost	\$15,075.000
		% of Replacement	100.00%
		Current Cost	\$15,075.00
		Future Cost	\$16,644.02
Placed In Service	01/10	Assigned Reserves at FYB	\$7,070.58
Useful Life	10	Monthly Member Contribution	\$146.76
Remaining Life	5	Monthly Interest Contribution	\$4.61
Replacement Year	2019-2020	Total Monthly Contribution	\$151.37

Comments:

The association painted the woodwork and trim between July and November 2009 for a total cost of \$29,049.00. The association painted the woodwork and trim for a total cost of \$30,222.58.

The current cost used for this component is adjusted for inflation where applicable.

For budgeting purposes, we have used the current cost.

The inventory for this component has been March 2000 site visit, we believe this inventory is accurate.

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1,020 sq. ft. of replastering @ \$12.50 = \$12,750.00
135 lin. ft. of trim tile @ \$15.00 = \$2,025.00
25 lin. ft. of step tile @ \$12.00 = \$300.00
TOTAL = \$15,075.00

The pool and spa were replastered in March 2000 for a total cost of approximately \$6,700. The association acid washed the pool in June 2002 for a total cost of \$675. The association replastered the pool and spa (including replacement of the mastic directly adjacent to the pool and spa) in January 2010 for a total cost of \$15,000.

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◆ ◆ ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆ ◆ ◆

Annual Contribution Increase Parameter

The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the “time value of money,” this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of “reserve funding calculation methods” in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and “Fixed” Assigned Funds)

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered “fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

Cash Flow Calculation Method

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Component Calculation Method

Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Contingency Parameter

The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year

Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

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$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost

The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters

The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter

The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution

The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter

The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution

The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)

The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

Number of Units (or other assessment basis)

Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

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One-Time Replacement

Used for components that will be budgeted for only once.

Percent Funded

A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement

The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing

Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date

The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life

The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment

The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year

The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components

Line items included in the reserve analysis.

Taxes on Investments Parameter

The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Preface

Total Contribution

The sum of the membership contribution and interest contribution.

Useful Life

The length of time, in years, that a reserve component is expected to last each time it is replaced. See also “remaining life adjustment.”

◆ ◆ ◆ ◆ LIMITATIONS OF RESERVE ANALYSIS ◆ ◆ ◆ ◆

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the components.

Soda Creek Condominiums

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	80195
Version Number	1
Analysis Date	11/24/2020
Fiscal Year	1/1/2021 to 12/31/2021
Number of Units	40
Phasing	1 of 1

Global Parameters:

Inflation Rate	2.50 %
Annual Contribution Increase	2.50 %
Investment Rate	2.00 %
Taxes on Investments	30.00 %
Contingency	2.50 %

Community Profile:

Soda Creek Condominiums is a 40 unit residential association comprised of 5 buildings built in 2000. Common areas include but are not limited to; roofs, asphalt drives and parking, exterior painting, trash structure, garage building.

For budgeting purposes, unless otherwise indicated, we have used January 2000 as the average placed-in-service date for aging the original components included in this analysis.

ARS site inspection conducted: June 8, 2012 and August 13, 2020.

Adequacy of Reserves as of January 1, 2021:

Anticipated Reserve Balance	\$391,000.00
Fully Funded Reserve Balance	\$596,263.52
Percent Funded	65.58%

Recommended Funding for the 2021 Fiscal Year:	Annual	Monthly	Per Unit
			Per Month
Member Contribution	\$63,250	\$5,270.83	\$131.77
Interest Contribution	\$5,917	\$493.06	\$12.33
Total Contribution	\$69,167	\$5,763.89	\$144.10

Soda Creek Condominiums

Preparer's Disclosure Statement

THIS RESERVE ANALYSIS REFLECTS THE COMPONENTS AS THEY WERE INTENDED TO HAVE BEEN DESIGNED AND CONSTRUCTED. THIS ANALYSIS DOES NOT INCLUDE ANY EXPENDITURES ANTICIPATED FOR REPAIRS REQUIRED DUE TO DEFECTIVE CONDITIONS.

In April 2011, Richard Hirschman was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). Mr. Hirschman was the two hundredth twenty first (#221) person in the United States to receive this professional designation.

The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

Consultant certifies that:

- 1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.
- 2) Consultant made field inspection of community on August 13, 2020. Component inventories were developed by actual field inventory, representative sampling, take-offs of scaled plans, provided by the association's previous reserve analysis prepared by another firm or provided by the association.
Component conditional assessments were developed by actual field observation and representative sampling.
- 3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.
- 4) Consultant is a Reserve Specialist (RS) designee.
- 5) This analysis is an update of a previous reserve analysis prepared by our firm.
- 6) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

Soda Creek Condominiums

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<u>010 Streets</u>				
Streets - Asphalt, Overlay	4	25	\$85,684.50	\$71,974.98
Streets - Asphalt, Repair	4	7	\$2,475.33	\$1,060.86
Streets - Asphalt, Seal Coat	4	7	\$12,947.88	\$5,549.09
Sub Total	4	7-25	\$101,107.71	\$78,584.93
<u>020 Roofs</u>				
Roofs - Composition Shingle	4	25	\$135,303.75	\$113,655.15
Sub Total	4	25	\$135,303.75	\$113,655.15
<u>030 Fencing</u>				
Fencing - Wood, Post & Rail	7	28	\$2,728.00	\$2,046.00
Fencing - Wood, Solid Board	15	18	\$13,776.00	\$2,296.00
Sub Total	7-15	18-28	\$16,504.00	\$4,342.00
<u>040 Decks & Railings</u>				
Decks & Railings - Wood	1	22	\$79,440.00	\$75,829.09
Sub Total	1	22	\$79,440.00	\$75,829.09
<u>050 Building Interior</u>				
Building Interior - Lighting	9	30	\$1,500.00	\$1,050.00
Building Interior - Painting, Laundry Rooms	7	8	\$2,241.00	\$280.13
Floor Cover - Vinyl	9	30	\$2,677.50	\$1,874.25
Sub Total	7-9	8-30	\$6,418.50	\$3,204.38
<u>060 Building Exterior</u>				
Building Exterior - Lighting	9	30	\$8,750.00	\$6,125.00
Building Exterior - Painting, Woodwork	5	6	\$43,500.00	\$2,071.43
Doors - Equipment Room	7	28	\$6,750.00	\$5,062.50
Siding - Wood	9	30	\$225,000.00	\$157,500.00
Stairways - Metal Steps, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Sub Total	5-9	6-30	\$284,000.00	\$170,758.93
<u>065 Windows</u>				
Windows - Replacement	29	30	\$328,620.00	\$4,654.67
Sub Total	29	30	\$328,620.00	\$4,654.67
<u>070 Grounds</u>				
Grounds - Garage Structure	9	30	\$20,000.00	\$14,000.00
Grounds - Lighting	3	24	\$7,200.00	\$6,300.00
Grounds - Signs, Monument	9	30	\$2,400.00	\$1,680.00

Soda Creek Condominiums

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Grounds - Trash Structure	9	30	\$20,000.00	\$14,000.00
Mailboxes - Pedestal Sets	6	22	\$3,900.00	\$2,836.36
Sub Total	3-9	22-30	\$53,500.00	\$38,816.36
<u>080 Equipment</u>				
Equipment - Boilers & Storage Tanks	11	32	\$140,000.00	\$91,875.00
Sub Total	11	32	\$140,000.00	\$91,875.00
Contingency	n.a.	n.a.	n.a.	\$14,543.01
Total	1-29	6-32	\$1,144,893.96	\$596,263.52
Anticipated Reserve Balance				\$391,000.00
Percent Funded				65.58%

Soda Creek Condominiums

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<u>010 Streets</u>				
Streets - Asphalt, Overlay	\$71,974.98	\$281.89	\$85.19	\$367.08
Streets - Asphalt, Repair	\$1,060.86	\$24.59	\$1.42	\$26.01
Streets - Asphalt, Seal Coat	\$5,549.09	\$128.62	\$7.44	\$136.05
Sub Total	\$78,584.93	\$435.09	\$94.05	\$529.14
<u>020 Roofs</u>				
Roofs - Composition Shingle	\$113,655.15	\$445.12	\$134.53	\$579.66
Sub Total	\$113,655.15	\$445.12	\$134.53	\$579.66
<u>030 Fencing</u>				
Fencing - Wood, Post & Rail	\$2,046.00	\$8.12	\$2.42	\$10.54
Fencing - Wood, Solid Board	\$0.00	\$65.60	\$0.53	\$66.13
Sub Total	\$2,046.00	\$73.72	\$2.95	\$76.67
<u>040 Decks & Railings</u>				
Decks & Railings - Wood	\$75,829.09	\$293.12	\$89.72	\$382.85
Sub Total	\$75,829.09	\$293.12	\$89.72	\$382.85
<u>050 Building Interior</u>				
Building Interior - Lighting	\$1,050.00	\$4.20	\$1.25	\$5.45
Building Interior - Painting, Laundry Rooms	\$280.13	\$19.39	\$0.48	\$19.87
Floor Cover - Vinyl	\$1,874.25	\$7.50	\$2.22	\$9.72
Sub Total	\$3,204.38	\$31.09	\$3.94	\$35.03
<u>060 Building Exterior</u>				
Building Exterior - Lighting	\$6,125.00	\$24.52	\$7.25	\$31.77
Building Exterior - Painting, Woodwork	\$2,071.43	\$563.02	\$6.94	\$569.96
Doors - Equipment Room	\$5,062.50	\$20.09	\$5.99	\$26.08
Siding - Wood	\$56,068.58	\$1,338.90	\$75.42	\$1,414.32
Stairways - Metal Steps, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$69,327.51	\$1,946.53	\$95.60	\$2,042.13
<u>065 Windows</u>				
Windows - Replacement	\$0.00	\$869.84	\$7.03	\$876.88
Sub Total	\$0.00	\$869.84	\$7.03	\$876.88
<u>070 Grounds</u>				
Grounds - Garage Structure	\$14,000.00	\$56.03	\$16.58	\$72.62

Soda Creek Condominiums

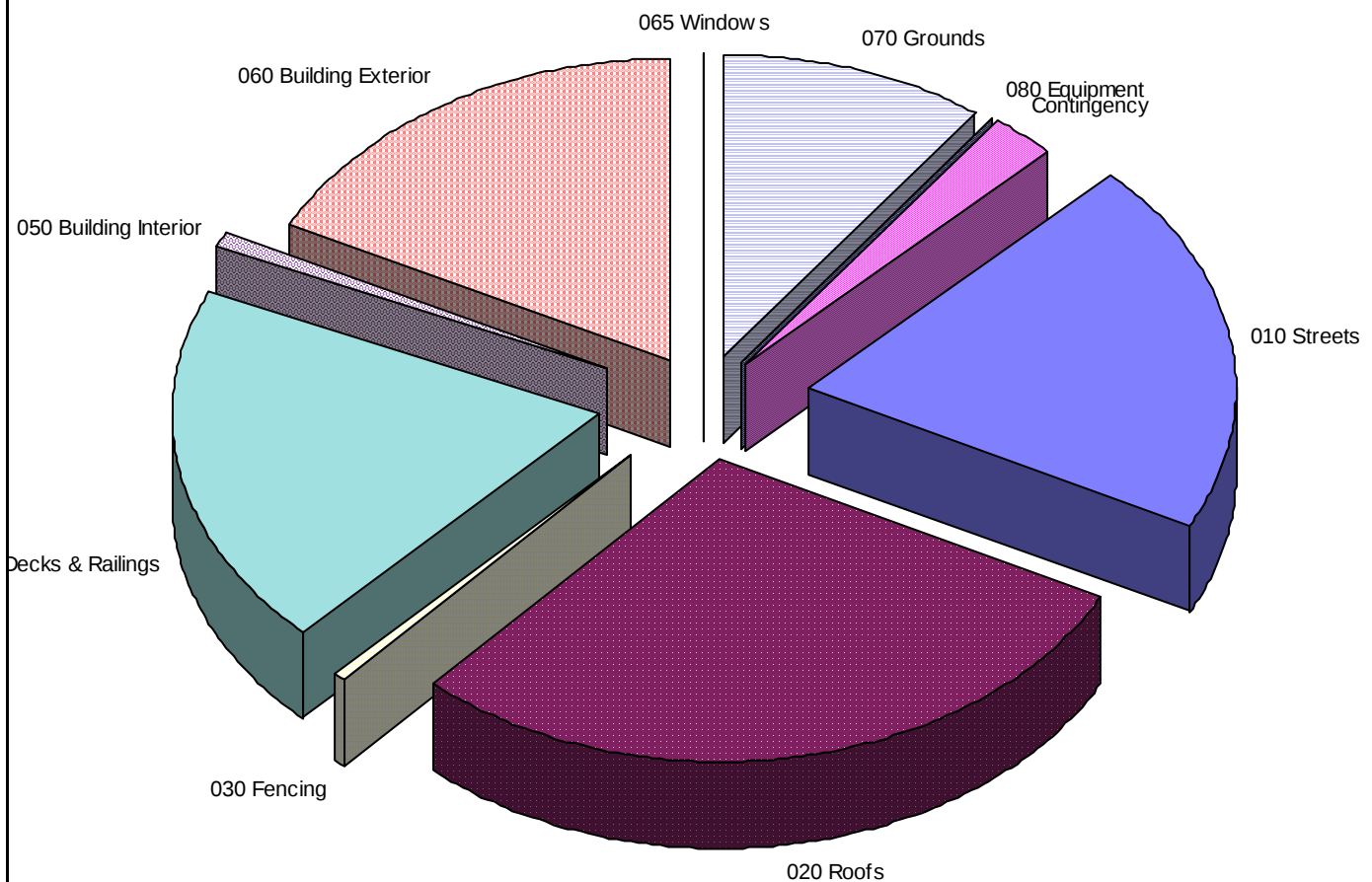
Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Grounds - Lighting	\$6,300.00	\$24.57	\$7.46	\$32.02
Grounds - Signs, Monument	\$1,680.00	\$6.72	\$1.99	\$8.72
Grounds - Trash Structure	\$14,000.00	\$56.03	\$16.58	\$72.62
Mailboxes - Pedestal Sets	\$2,836.36	\$14.08	\$3.38	\$17.47
Sub Total	\$38,816.36	\$157.44	\$46.00	\$203.44
<u>080 Equipment</u>				
Equipment - Boilers & Storage Tanks	\$0.00	\$890.32	\$7.20	\$897.52
Sub Total	\$0.00	\$890.32	\$7.20	\$897.52
Contingency	\$9,536.59	\$128.56	\$12.03	\$140.58
Total	\$391,000.00	\$5,270.83	\$493.06	\$5,763.89

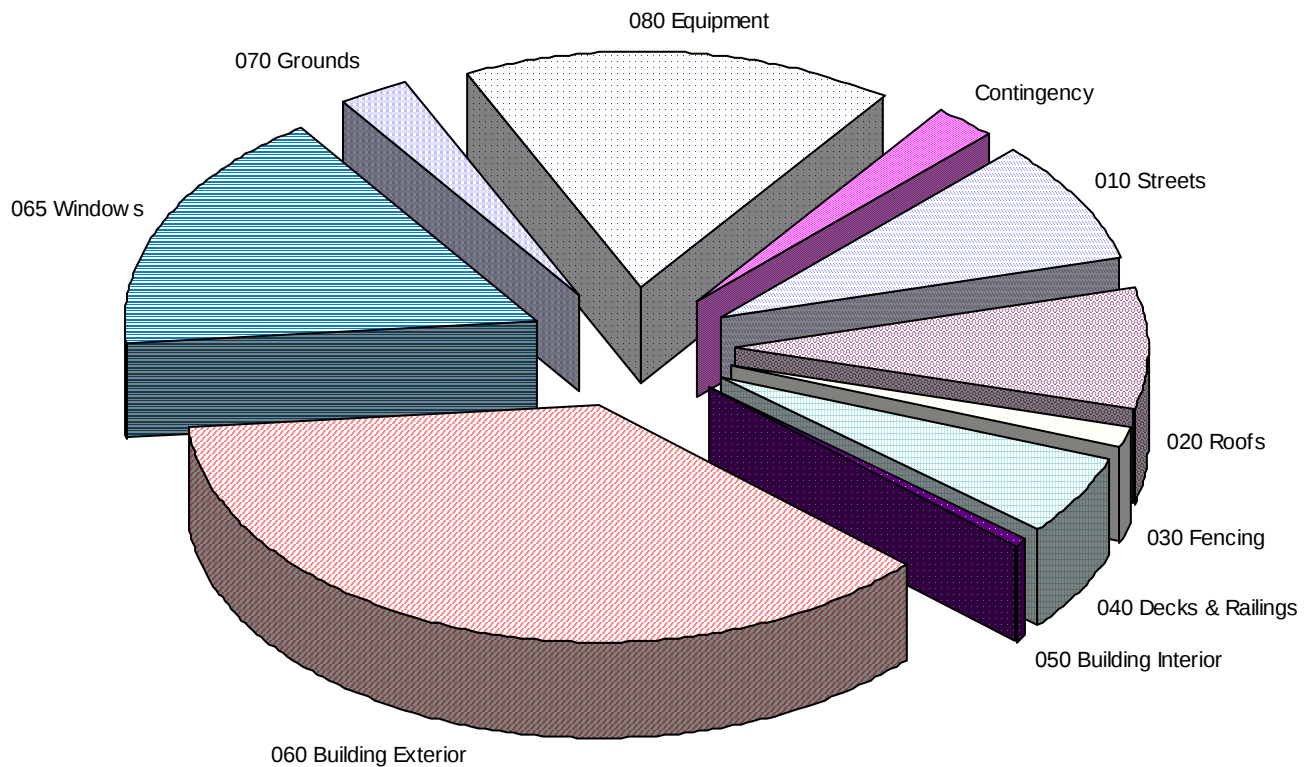
Soda Creek Condominiums
Management / Accounting Charts
Directed Cash Flow Calculation Method; Sorted by Category

Distribution of Current Reserve Fund



Soda Creek Condominiums
Management / Accounting Charts
Directed Cash Flow Calculation Method; Sorted by Category

Monthly Member Contribution



Soda Creek Condominiums

Annual Expenditure Detail

Sorted by Description

2022 Fiscal Year

Decks & Railings - Wood	\$81,426.00
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Sub Total	\$81,426.00
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2024 Fiscal Year

Grounds - Lighting	\$7,753.61
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Sub Total	\$7,753.61
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2025 Fiscal Year

Roofs - Composition Shingle	\$149,350.02
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Streets - Asphalt, Overlay	\$94,579.66
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Streets - Asphalt, Repair	\$2,732.30
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Streets - Asphalt, Seal Coat	\$14,292.04
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Sub Total	\$260,954.02
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2026 Fiscal Year

Building Exterior - Painting, Woodwork	\$49,216.26
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Sub Total	\$49,216.26
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2027 Fiscal Year

Mailboxes - Pedestal Sets	\$4,522.80
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Sub Total	\$4,522.80
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2028 Fiscal Year

Building Interior - Painting, Laundry Rooms	\$2,663.84
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Doors - Equipment Room	\$8,023.63
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Fencing - Wood, Post & Rail	\$3,242.73
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Sub Total	\$13,930.21
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2030 Fiscal Year

Building Exterior - Lighting	\$10,927.55
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Building Interior - Lighting	\$1,873.29
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Floor Cover - Vinyl	\$3,343.83
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Grounds - Garage Structure	\$24,977.26
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Grounds - Signs, Monument	\$2,997.27
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Grounds - Trash Structure	\$24,977.26
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Siding - Wood	\$280,994.17
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Streets - Asphalt, Repair	\$3,091.35
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Streets - Asphalt, Seal Coat	\$16,170.13
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Sub Total	\$369,352.11
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Soda Creek Condominiums

Annual Expenditure Detail

Sorted by Description

2032 Fiscal Year

Building Exterior - Painting, Woodwork	\$57,075.77
Equipment - Boilers & Storage Tanks	\$183,692.13

Sub Total	\$240,767.90
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2035 Fiscal Year

Streets - Asphalt, Repair	\$3,497.58
Streets - Asphalt, Seal Coat	\$18,295.02

Sub Total	\$21,792.59
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2036 Fiscal Year

Building Interior - Painting, Laundry Rooms	\$3,245.64
Fencing - Wood, Solid Board	\$19,951.76

Sub Total	\$23,197.39
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2038 Fiscal Year

Building Exterior - Painting, Woodwork	\$66,190.39
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Sub Total	\$66,190.39
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2040 Fiscal Year

Streets - Asphalt, Repair	\$3,957.19
Streets - Asphalt, Seal Coat	\$20,699.13

Sub Total	\$24,656.32
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2044 Fiscal Year

Building Exterior - Painting, Woodwork	\$76,760.56
Building Interior - Painting, Laundry Rooms	\$3,954.49
Decks & Railings - Wood	\$140,180.67

Sub Total	\$220,895.73
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2045 Fiscal Year

Streets - Asphalt, Repair	\$4,477.19
Streets - Asphalt, Seal Coat	\$23,419.17

Sub Total	\$27,896.36
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2048 Fiscal Year

Grounds - Lighting	\$14,024.16
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Sub Total	\$14,024.16
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2049 Fiscal Year

Mailboxes - Pedestal Sets	\$7,786.33
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Soda Creek Condominiums

Annual Expenditure Detail

Sorted by Description

Sub Total	\$7,786.33
2050 Fiscal Year	
Building Exterior - Painting, Woodwork	\$89,018.72
Roofs - Composition Shingle	\$276,886.59
Streets - Asphalt, Overlay	\$175,345.39
Streets - Asphalt, Repair	\$5,065.53
Streets - Asphalt, Seal Coat	\$26,496.64
Windows - Replacement	\$672,490.40
Sub Total	\$1,245,303.28

Soda Creek Condominiums

Projections

Directed Cash Flow Calculation Method

Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2021	\$391,000	\$63,250	\$5,917	\$0	\$460,167	\$663,377	69%
2022	\$460,167	\$64,831	\$5,754	\$81,426	\$449,326	\$647,925	69%
2023	\$449,326	\$66,452	\$6,759	\$0	\$522,537	\$718,973	73%
2024	\$522,537	\$68,113	\$7,692	\$7,754	\$590,589	\$785,022	75%
2025	\$590,589	\$69,816	\$5,094	\$260,954	\$404,546	\$589,131	69%
2026	\$404,546	\$71,562	\$5,468	\$49,216	\$432,359	\$611,036	71%
2027	\$432,359	\$73,351	\$6,501	\$4,523	\$507,687	\$681,915	74%
2028	\$507,687	\$75,184	\$7,441	\$13,930	\$576,383	\$746,193	77%
2029	\$576,383	\$77,064	\$8,618	\$0	\$662,065	\$828,259	80%
2030	\$662,065	\$78,991	\$4,633	\$369,352	\$376,336	\$525,911	72%
2031	\$376,336	\$80,965	\$5,824	\$0	\$463,126	\$605,680	76%
2032	\$463,126	\$82,989	\$3,668	\$240,768	\$309,015	\$437,841	71%
2033	\$309,015	\$85,064	\$4,902	\$0	\$398,981	\$520,512	77%
2034	\$398,981	\$87,191	\$6,183	\$0	\$492,355	\$607,043	81%
2035	\$492,355	\$89,371	\$7,206	\$21,793	\$567,139	\$674,680	84%
2036	\$567,139	\$91,605	\$8,254	\$23,197	\$643,801	\$744,415	86%
2037	\$643,801	\$93,895	\$9,676	\$0	\$747,372	\$842,196	89%
2038	\$747,372	\$96,242	\$10,218	\$66,190	\$787,642	\$874,860	90%
2039	\$787,642	\$98,648	\$11,733	\$0	\$898,024	\$979,911	92%
2040	\$898,024	\$101,115	\$12,957	\$24,656	\$987,440	\$1,063,763	93%
2041	\$987,440	\$103,642	\$14,581	\$0	\$1,105,663	\$1,177,747	94%
2042	\$1,105,663	\$106,234	\$16,263	\$0	\$1,228,160	\$1,296,765	95%
2043	\$1,228,160	\$108,889	\$18,006	\$0	\$1,355,056	\$1,420,999	95%
2044	\$1,355,056	\$111,612	\$16,699	\$220,896	\$1,262,471	\$1,318,555	96%
2045	\$1,262,471	\$114,402	\$18,132	\$27,896	\$1,367,109	\$1,418,672	96%
2046	\$1,367,109	\$117,262	\$20,018	\$0	\$1,504,389	\$1,553,013	97%
2047	\$1,504,389	\$120,194	\$21,971	\$0	\$1,646,554	\$1,693,184	97%
2048	\$1,646,554	\$123,198	\$23,796	\$14,024	\$1,779,525	\$1,824,658	98%
2049	\$1,779,525	\$126,278	\$25,778	\$7,786	\$1,923,794	\$1,968,571	98%
2050	\$1,923,794	\$129,435	\$10,394	\$1,245,303	\$818,320	\$818,109	100%

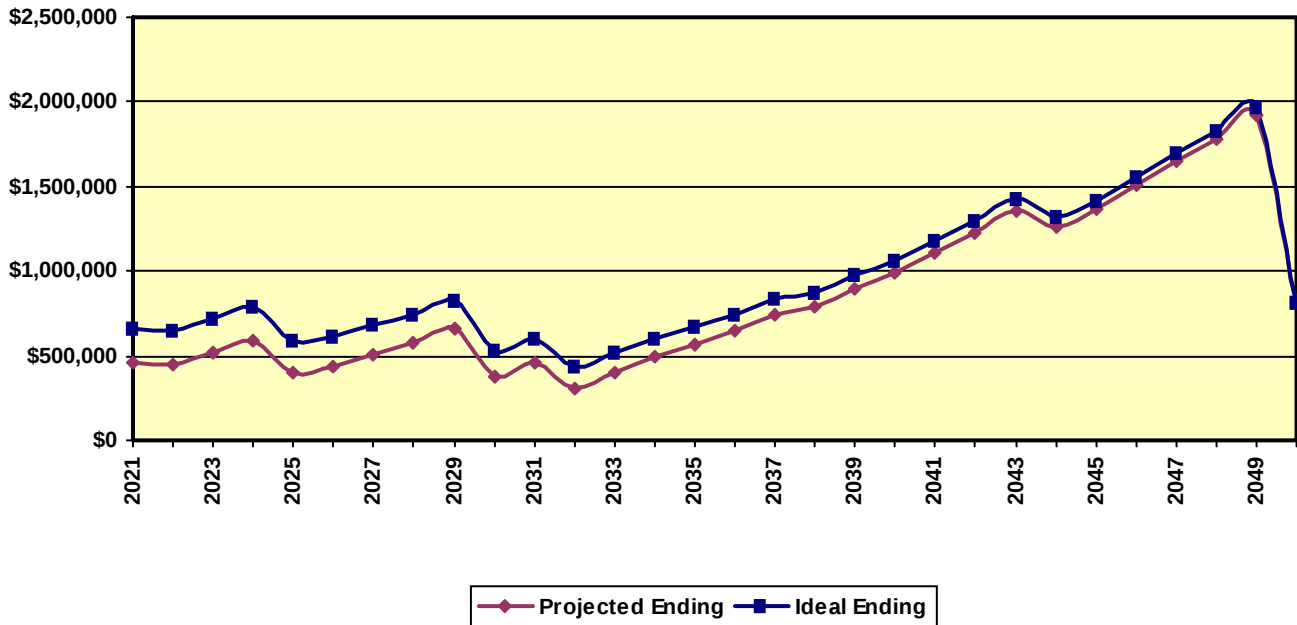
NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Soda Creek Condominiums

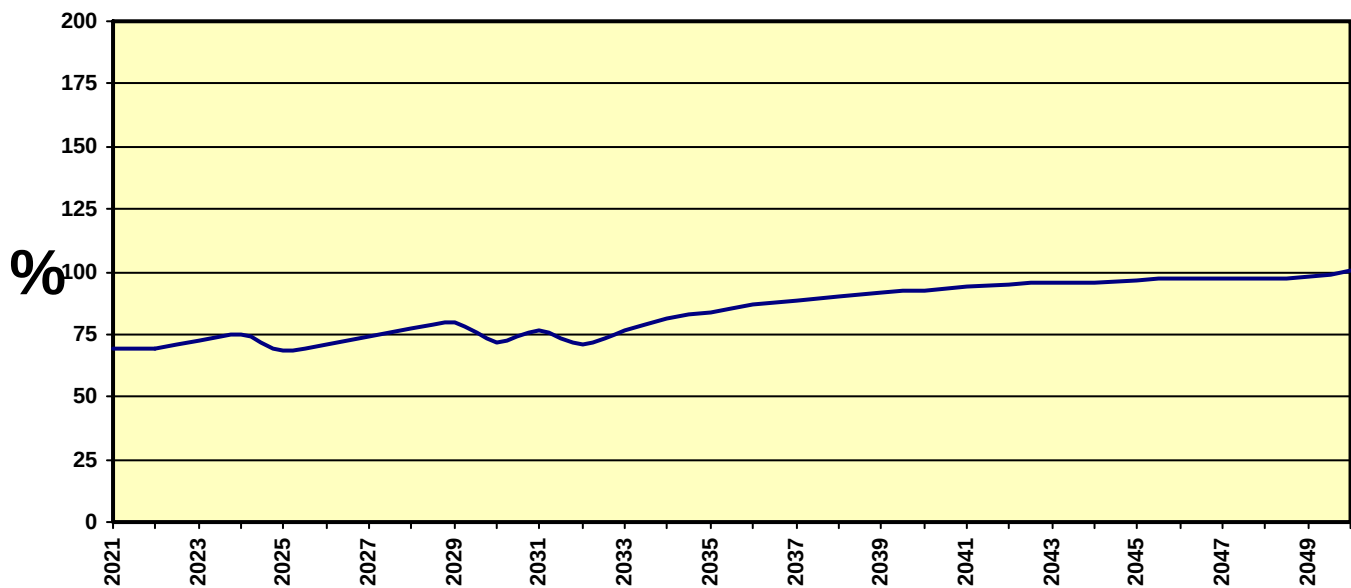
Projection Charts

Directed Cash Flow Calculation Method

Year End Reserve Balance



Year End Percent Funded

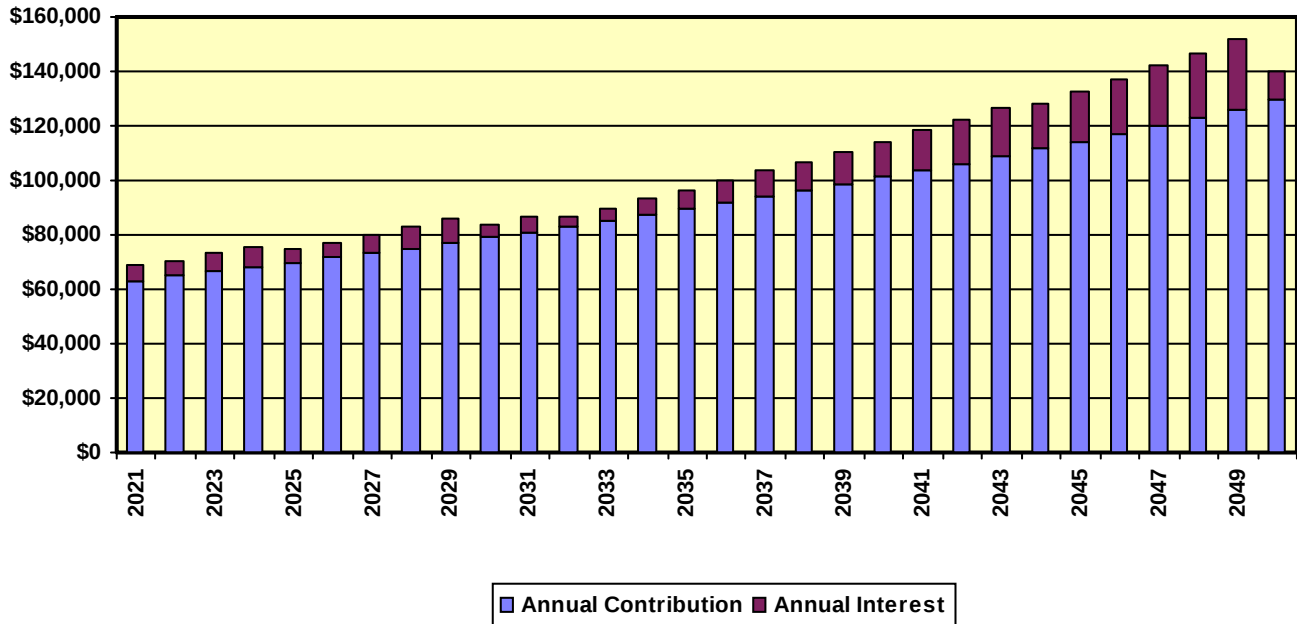


Soda Creek Condominiums

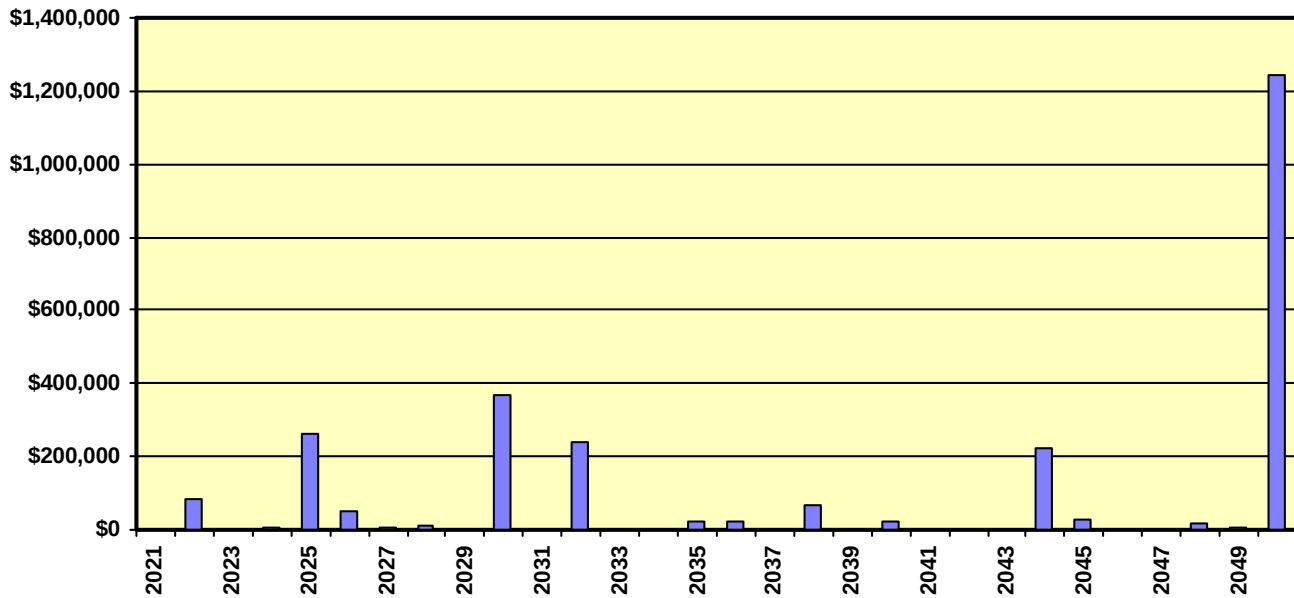
Projection Charts

Directed Cash Flow Calculation Method

Reserve Contribution



Expenditures



Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Overlay

Category	010 Streets	Quantity	38,082 sq. ft.
		Unit Cost	\$2.250
		% of Replacement	100.00%
		Current Cost	\$85,684.50
Placed In Service	01/00	Future Cost	\$94,579.66
Useful Life	25		
		Assigned Reserves at FYB	\$71,974.98
Remaining Life	4	Monthly Member Contribution	\$281.89
Replacement Year	2025	Monthly Interest Contribution	\$85.19
		Total Monthly Contribution	\$367.08

Comments:



This is the asphalt overlay streets located within the community.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Repair

Category	010 Streets	Quantity	38,082 sq. ft.
		Unit Cost	\$6.500
		% of Replacement	1.00%
		Current Cost	\$2,475.33
		Future Cost	\$2,732.30
Placed In Service	01/18		
Useful Life	5		
Adjustment	+2	Assigned Reserves at FYB	\$1,060.86
Remaining Life	4	Monthly Member Contribution	\$24.59
Replacement Year	2025	Monthly Interest Contribution	\$1.42
		Total Monthly Contribution	\$26.01

Comments:



It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

The remaining life of this component has been extended due to its condition at our most recent field inspection.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Seal Coat

Category	010 Streets	Quantity	38,082 sq. ft.
		Unit Cost	\$0.340
		% of Replacement	100.00%
		Current Cost	\$12,947.88
		Future Cost	\$14,292.04
Placed In Service	01/18		
Useful Life	5		
Adjustment	+2	Assigned Reserves at FYB	\$5,549.09
Remaining Life	4	Monthly Member Contribution	\$128.62
Replacement Year	2025	Monthly Interest Contribution	\$7.44
		Total Monthly Contribution	\$136.05

Comments:



Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

The unit cost includes any restriping that may be necessary.

The remaining life of this component has been extended due to its condition at our most recent field inspection.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofs - Composition Shingle

Category	020 Roofs	Quantity	28,485 sq. ft.
		Unit Cost	\$4.750
		% of Replacement	100.00%
		Current Cost	\$135,303.75
Placed In Service	01/00	Future Cost	\$149,350.02
Useful Life	25		
		Assigned Reserves at FYB	\$113,655.15
Remaining Life	4	Monthly Member Contribution	\$445.12
Replacement Year	2025	Monthly Interest Contribution	\$134.53
		Total Monthly Contribution	\$579.66

Comments:



These are the roofs on the unit buildings located within the community.

Due to the likelihood of state-wide restrictions prohibiting replacement with wood shake or wood shingle materials, an alternative application may need to be selected by the client. Until this alternative application is established, the cost used is based on replacement with similar roofing materials as is currently in place.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Wood, Post & Rail

Category	030 Fencing	Quantity	124 lin. ft.
		Unit Cost	\$22.000
		% of Replacement	100.00%
		Current Cost	\$2,728.00
Placed In Service	01/00	Future Cost	\$3,242.73
Useful Life	28		
		Assigned Reserves at FYB	\$2,046.00
Remaining Life	7	Monthly Member Contribution	\$8.12
Replacement Year	2028	Monthly Interest Contribution	\$2.42
		Total Monthly Contribution	\$10.54

Comments:



This is the 2 rail post & rail fencing located around the community.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Wood, Solid Board

Category	030 Fencing	Quantity	1 total
		Unit Cost	\$13,776.000
		% of Replacement	100.00%
		Current Cost	\$13,776.00
		Future Cost	\$19,951.76
Placed In Service	01/18		
Useful Life	18		
		Assigned Reserves at FYB	\$0.00
Remaining Life	15	Monthly Member Contribution	\$65.60
Replacement Year	2036	Monthly Interest Contribution	\$0.53
		Total Monthly Contribution	\$66.13

Comments:



This is the wood patio fencing and gates located on the first floor of the unit buildings. The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

240	- lin. ft. of 6' fencing	@	\$28.00	=	\$6,720.00
160	- gates (per sq. ft.)	@	\$14.00	=	\$2,240.00
		TOTAL		=	<u>\$8,960.00</u>

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Decks & Railings - Wood

Category	040 Decks & Railings	Quantity	1 total
		Unit Cost	\$79,440.00
		% of Replacement	100.00%
		Current Cost	\$79,440.00
		Future Cost	\$81,426.00
Placed In Service	01/00		
Useful Life	22		
		Assigned Reserves at FYB	\$75,829.09
Remaining Life	1	Monthly Member Contribution	\$293.12
Replacement Year	2022	Monthly Interest Contribution	\$89.72
		Total Monthly Contribution	\$382.85

Comments:



This is for the replacement of the wood decks and railings located throughout the community.

1,150	ln. ft. - railings	@	\$24.00	=	\$27,600.00
2,160	sq. ft. - decks	@	\$24.00	=	\$51,840.00
			TOTAL	=	\$79,440.00

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Building Interior - Lighting

Category	050 Building Interior	Quantity	10 fixtures
		Unit Cost	\$150.000
		% of Replacement	100.00%
		Current Cost	\$1,500.00
Placed In Service	01/00	Future Cost	\$1,873.29
Useful Life	30		
		Assigned Reserves at FYB	\$1,050.00
Remaining Life	9	Monthly Member Contribution	\$4.20
Replacement Year	2030	Monthly Interest Contribution	\$1.25
		Total Monthly Contribution	\$5.45

Comments:



These are the lighting fixtures located in the laundry rooms.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Building Interior - Painting, Laundry Rooms

Category	050 Building Interior	Quantity	1,660 sq. ft.
		Unit Cost	\$1.350
		% of Replacement	100.00%
		Current Cost	\$2,241.00
Placed In Service	01/20	Future Cost	\$2,663.84
Useful Life	8		
		Assigned Reserves at FYB	\$280.13
Remaining Life	7	Monthly Member Contribution	\$19.39
Replacement Year	2028	Monthly Interest Contribution	\$0.48
		Total Monthly Contribution	\$19.87

Comments:



This is the interior painting of the laundry rooms. The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Floor Cover - Vinyl

Category	050 Building Interior	Quantity	300 sq. ft.
		Unit Cost	\$8.500
		% of Replacement	105.00%
		Current Cost	\$2,677.50
Placed In Service	01/00	Future Cost	\$3,343.83
Useful Life	30		
		Assigned Reserves at FYB	\$1,874.25
Remaining Life	9	Monthly Member Contribution	\$7.50
Replacement Year	2030	Monthly Interest Contribution	\$2.22
		Total Monthly Contribution	\$9.72

Comments:



This is the floor cover inside the laundry rooms.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Building Exterior - Lighting

Category	060 Building Exterior	Quantity	1 total
		Unit Cost	\$8,750.00
		% of Replacement	100.00%
		Current Cost	\$8,750.00
Placed In Service	01/00	Future Cost	\$10,927.55
Useful Life	30		
		Assigned Reserves at FYB	\$6,125.00
Remaining Life	9	Monthly Member Contribution	\$24.52
Replacement Year	2030	Monthly Interest Contribution	\$7.25
		Total Monthly Contribution	\$31.77

Comments:



These are the exterior lighting fixtures located on the unit buildings throughout the community.

40 fixtures, patio	@	\$150.00	=	\$6,000.00
30 fixtures, pathway	@	\$150.00	=	\$4,500.00
		TOTAL	=	<u>\$10,500.00</u>

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Building Exterior - Painting, Woodwork

Category	060 Building Exterior	Quantity	30,000 sq. ft.
		Unit Cost	\$1.450
		% of Replacement	100.00%
		Current Cost	\$43,500.00
		Future Cost	\$49,216.26
Placed In Service	10/20		
Useful Life	6		
		Assigned Reserves at FYB	\$2,071.43
Remaining Life	5	Monthly Member Contribution	\$563.02
Replacement Year	2026	Monthly Interest Contribution	\$6.94
		Total Monthly Contribution	\$569.96

Comments:



This is painting all of the unit buildings located throughout the community.

The current placed in service date for this component has been provided by the client.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Doors - Equipment Room

Category	060 Building Exterior	Quantity	15 doors
		Unit Cost	\$450.000
		% of Replacement	100.00%
		Current Cost	\$6,750.00
Placed In Service	01/00	Future Cost	\$8,023.63
Useful Life	28		
		Assigned Reserves at FYB	\$5,062.50
Remaining Life	7	Monthly Member Contribution	\$20.09
Replacement Year	2028	Monthly Interest Contribution	\$5.99
		Total Monthly Contribution	\$26.08

Comments:



These are painted utility doors to the equipment rooms of the unit buildings.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Siding - Wood

Category	060 Building Exterior	Quantity	30,000 sq. ft.
		Unit Cost	\$7.500
		% of Replacement	100.00%
		Current Cost	\$225,000.00
Placed In Service	01/00	Future Cost	\$280,994.17
Useful Life	30		
		Assigned Reserves at FYB	\$56,068.58
Remaining Life	9	Monthly Member Contribution	\$1,338.90
Replacement Year	2030	Monthly Interest Contribution	\$75.42
		Total Monthly Contribution	\$1,414.32

Comments:



This is the replacement of the wood siding located on the unit buildings.

The cost for this component includes the removal and disposal of the existing material.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Stairways - Metal Steps, Unfunded

Category	060 Building Exterior	Quantity	160 steps
		Unit Cost	\$0.000
		% of Replacement	0.00%
		Current Cost	\$0.00
		Future Cost	\$0.00
Placed In Service	01/00		
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:



These are metal steps located on the stairways of the unit buildings.

Budgeting for this component has been excluded as future maintenance will be completed by the client on an as needed basis. This component is listed for inventory purposes only.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Windows - Replacement

Category	065 Windows	Quantity	1 total
		Unit Cost	\$328,620.000
		% of Replacement	100.00%
		Current Cost	\$328,620.00
		Future Cost	\$672,490.40
Placed In Service	08/20		
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	29	Monthly Member Contribution	\$869.84
Replacement Year	2050	Monthly Interest Contribution	\$7.03
		Total Monthly Contribution	\$876.88

Comments:



This is for the replacement of the windows on all of the buildings within the community. The cost and placed in service date for this component has been provided by the client.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Garage Structure

Category	070 Grounds	Quantity	1 garage
		Unit Cost	\$20,000.000
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/00	Future Cost	\$24,977.26
Useful Life	30		
		Assigned Reserves at FYB	\$14,000.00
Remaining Life	9	Monthly Member Contribution	\$56.03
Replacement Year	2030	Monthly Interest Contribution	\$16.58
		Total Monthly Contribution	\$72.62

Comments:



This is a one care garage structure located in the community.

The structure includes; roof, wood siding, garage door and entry door.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Lighting

Category	070 Grounds	Quantity	6 fixtures
		Unit Cost	\$1,200.000
		% of Replacement	100.00%
		Current Cost	\$7,200.00
		Future Cost	\$7,753.61
Placed In Service	01/00		
Useful Life	24		
		Assigned Reserves at FYB	\$6,300.00
Remaining Life	3	Monthly Member Contribution	\$24.57
Replacement Year	2024	Monthly Interest Contribution	\$7.46
		Total Monthly Contribution	\$32.02

Comments:



These are painted 12' fixtures located throughout the community.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Signs, Monument

Category	070 Grounds	Quantity	2 signs
		Unit Cost	\$1,200.000
		% of Replacement	100.00%
		Current Cost	\$2,400.00
		Future Cost	\$2,997.27
Placed In Service	01/00		
Useful Life	30		
		Assigned Reserves at FYB	\$1,680.00
Remaining Life	9	Monthly Member Contribution	\$6.72
Replacement Year	2030	Monthly Interest Contribution	\$1.99
		Total Monthly Contribution	\$8.72

Comments:



These are painted wood monument signs within the community.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Trash Structure

Category	070 Grounds	Quantity	1 structure
		Unit Cost	\$20,000.000
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/00	Future Cost	\$24,977.26
Useful Life	30		
		Assigned Reserves at FYB	\$14,000.00
Remaining Life	9	Monthly Member Contribution	\$56.03
Replacement Year	2030	Monthly Interest Contribution	\$16.58
		Total Monthly Contribution	\$72.62

Comments:



This is the painted wood trash structure located in the community.

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Mailboxes - Pedestal Sets

Category	070 Grounds	Quantity	1 total
		Unit Cost	\$3,900.000
		% of Replacement	100.00%
		Current Cost	\$3,900.00
		Future Cost	\$4,522.80
Placed In Service	01/05		
Useful Life	22		
		Assigned Reserves at FYB	\$2,836.36
Remaining Life	6	Monthly Member Contribution	\$14.08
Replacement Year	2027	Monthly Interest Contribution	\$3.38
		Total Monthly Contribution	\$17.47

Comments:



These are metal cluster style mailboxes located within the community.

2 sets of 16 boxes	@	\$1,400.00	=	\$2,800.00
1 sets of 8 boxes	@	\$1,100.00	=	\$1,100.00
		TOTAL	=	<u>\$3,900.00</u>

Soda Creek Condominiums

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Equipment - Boilers & Storage Tanks

Category	080 Equipment	Quantity	1 total
		Unit Cost	\$140,000.000
		% of Replacement	100.00%
		Current Cost	\$140,000.00
		Future Cost	\$183,692.13
Placed In Service	01/00		
Useful Life	25		
Adjustment	+7	Assigned Reserves at FYB	\$0.00
Remaining Life	11	Monthly Member Contribution	\$890.32
Replacement Year	2032	Monthly Interest Contribution	\$7.20
		Total Monthly Contribution	\$897.52

Comments:



This is the replacement of the boilers and the addition of storage tanks in the buildings.

The cost and useful life estimates for this component have been provided by the client.

Heavy construction, industrial boilers can be expected to last approximately 15 years before refurbishment (including retubing) may be required. Refurbishing costs can be estimated at approximately 1/2 replacement costs and may be included as a separate item in the analysis. Complete replacement may be necessary between 25 to 30 years of age. Some good quality units can be refurbished to last the life of the facility without the need for complete replacement. Exposed, light construction units will require complete replacement at approximately 15 years of age.

Soda Creek Condominiums

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Number of components included in this reserve analysis is 22.