



# Reserve Funding

## Arbor Ridge P.U.D. Homeowners Association-Master Category Detail Index



### Arbor Ridge P.U.D. Homeowners Association-Master

NW Laidlaw Road & NW 174th Avenue  
Beaverton, Oregon  
June 15, 2011

Prepared by:  
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Asset ID	Description	Replacement	Page
<b>Asphalt</b>			
1012	Asphalt-Overlay-Moon Valley	2031	2-9
1001	Asphalt-Overlay-Path	2031	2-10
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1011	Fence-Chain Link	2031	2-23
1010	Fence-Vinyl	2026	2-24
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1021	Mailboxes	2031	2-27
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1007	Brick Pilaster-Wall	2031	2-18
<b>Signs</b>			
1008	Monument/Signs	2012	2-28

**Arbor Ridge P.U.D. Homeowners Association-Master  
Category Detail Index**

Asset ID	Description	Replacement	Page
<b>Trees</b>			
1026	Trees	2012	2-34
<b>Walls</b>			
1003	Retaining Walls	2012	2-30
	Total Funded Assets	26	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	26	

**Arbor Ridge P.U.D. Homeowners Association-Master  
Base Line Assessment Funding Model Summary**

Report Date	June 15, 2011
Account Number	TMG
Version	1.0 (2012) Level III
Budget Year Beginning	January 01, 2012
Budget Year Ending	December 31, 2012
Total Units	571

<i>Report Parameters</i>	
Inflation	2.14%
Interest Rate on Reserve Deposit	0.40%
Contingency	0.00%
2012 Beginning Balance	\$141,116.93

**Current Assessment Funding Model Summary  
Cash Flow Time Value of Money With Threshold**

- **This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements.**

**This reserve study will also estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems. Major components or systems may include, but are not limited to, painting, gutters and downspouts, mailboxes, roofing, siding, windows, doors, paving, mechanical equipment, common area furnishings and amenities and other commonly owned systems or items.**

- **The scope of work identified within our contract is to provide the association with an "Updated No-Site Visit" (off-site) reserve study which includes:**

**Component/System Inventory**

**Expected Useful Life and Remaining Useful Life Estimates**

**Condition Assessment (based upon on-site visual observations if applicable).**

**Component/System Replacement Schedule and Estimated Pricing**

**Identify Current Reserve Account Balance**

**30 Year Funding Plan**

**Arbor Ridge P.U.D. Homeowners Association-Master  
Base Line Assessment Funding Model Summary**

**Arbor Ridge P.U.D. Homeowners Association-Master  
Base Assessment Funding Model Projection**

Beginning Balance: \$141,117

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2012	485,674	28,315	472	51,442	118,462	202,697	58%
2013	496,067	28,921	563	6,651	141,295	225,453	62%
2014	506,683	29,540	666	4,256	167,245	251,681	66%
2015	517,526	30,172	772	4,339	193,851	278,938	69%
2016	528,601	30,818	855	10,824	214,700	300,717	71%
2017	539,913	31,478	985		247,163	334,592	73%
2018	551,467	32,151	1,099	4,633	275,780	365,048	75%
2019	563,269	32,839	1,234		309,854	401,488	77%
2020	575,323	33,542	1,331	10,545	334,182	428,549	77%
2021	587,635	34,260	1,467	1,637	368,272	465,913	79%
2022	600,210	34,993	1,340	68,223	336,382	436,706	77%
2023	613,054	35,742	1,488		373,613	477,209	78%
2024	626,174	36,507	1,619	5,260	406,478	513,873	79%
2025	639,574	37,288	1,719	13,937	431,548	543,139	79%
2026	653,261	38,086	989	222,340	248,283	360,865	68%
2027	667,241	38,901	1,149		288,333	402,499	71%
2028	681,520	39,733	1,260	13,109	316,217	432,360	73%
2029	696,104	40,584	1,427		358,228	476,991	75%
2030	711,001	41,452	1,551	11,934	389,297	511,145	76%
2031	726,216	42,339	176	387,677	44,135	163,019	27%
2032	741,757	43,245	40	77,421	10,000	125,129	7%
2033	757,631	44,171	217		54,387	166,312	32%
2034	773,844	45,116	343	13,690	86,156	195,217	44%
2035	790,404	46,081	502	6,626	126,114	232,798	54%
2036	807,319	47,068	652	10,278	163,555	268,313	60%
2037	824,596	48,075	802	11,056	201,376	304,670	66%
2038	842,242	49,104	974	7,075	244,378	346,769	70%
2039	860,266	50,154	1,178		295,711	397,912	74%
2040	878,676	51,228	1,296	22,911	325,323	427,683	76%
2041	897,479	52,324	1,501	2,500	376,648	479,895	78%

- **Funding Required - A minimum balance of \$10,000.00 has been used over the thirty years of this reserve study with an average monthly reserve assessment of \$4.13 per Lot and an annual increase of 2.14%.**

- **NOTE: The board/management has expressed a concern regarding the retaining walls and the paths. We suggest the board seek out a qualified, bonded and licensed contractor(s) to review these concerns and provide the Reserve Study provider with and copy of the results so that they can become a part of the reserve study.**

**The industry standards for percent funded are:**

**0% to 30% - Poor**

**30% to 70% - Fair**

**70% to 100% - Good**

**This association is 58% funded on 1/1/2012.**

**Base Line Funding Model Summary of Calculations**

Required Monthly Contribution	\$2,359.61
<i>\$4.13 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$39.33</u>
Total Monthly Allocation to Reserves	\$2,398.94
<i>\$4.20 per unit monthly</i>	

**Arbor Ridge P.U.D. Homeowners Association-Master  
Base Line Funding Model Assessment by Capital & Non-Capital**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Capital</b>							
Asphalt-Overlay-Moon Valley	2031	30	0	19	5,225	1,302	1,916
Asphalt-Overlay-Path	2031	30	0	19	4,961	1,236	1,819
Asphalt-Overlay-Silver Creek	2031	30	0	19	5,637	1,405	2,067
Asphalt-Overlay-Tatum Ranch	2031	30	0	19	1,530	381	561
Brick Pilaster-Wall	2031	30	0	19	6,750	1,682	2,475
Bridge-Wooden	2026	25	0	14	17,500	5,234	7,700
Curb-Gutter-Moon Valley	2013	12	0	1	2,104	1,311	1,929
Curb-Gutter-Silver Creek	2013	12	0	1	2,600	1,620	2,383
Curb-Gutter-Tatum Ranch	2013	12	0	1	1,808	1,127	1,657
Fence-Chain Link	2031	30	0	19	177,579	44,258	65,112
Fence-Vinyl	2026	25	0	14	142,368	42,578	62,642
Fence-Vinyl-Wash	2016	6	0	4	4,512	1,022	1,504
Mailboxes	2031	30	0	19	56,232	14,015	20,618
Monument/Signs	2012	10	1	0	4,800	4,800	4,800
Retaining Walls	2012	10	1	0	10,000	10,000	10,000
Sidewalks-Concrete	2012	10	1	0	18,608	18,608	18,608
Sidewalks-Moon Valley	2012	10	1	0	2,104	2,104	2,104
Sidewalks-Silver Creek	2012	10	1	0	<u>2,600</u>	<u>2,600</u>	<u>2,600</u>
Capital - Total					\$466,919	\$155,283	\$210,496
<b>Non-Capital</b>							
Asphalt-Seal Coat-Moon Valley	2015	5	0	3	1,757	478	703
Asphalt-Seal Coat-Path	2016	5	0	4	1,353	184	271
Asphalt-Seal Coat-Silver Creek	2015	5	0	3	1,994	542	798
Asphalt-Seal Coat-Tatum Ranch	2015	5	0	3	320	87	128
Bark Dust	2012	2	6	0	4,080	4,080	4,080
Lighting-Entry Monument	2012	8	3	0	750	750	750
Plant & Arborvitae	2012	10	1	0	6,000	6,000	6,000
Trees	2012	10	1	0	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>
Non-Capital - Total					\$18,755	\$14,621	\$15,229
Total Asset Summary					<u>\$485,674</u>	<u>\$169,904</u>	<u>\$225,725</u>
Fully Funded Level						75%	

**Arbor Ridge P.U.D. Homeowners Association-Master  
Distribution by Percentage of Ideally Funded**

Description	Remaining Life	Fully Funded	Beginning Balance	Percent Funded	Assessment Distributed	Interest Distributed	Expenditures	Ending Balance
<b>Asphalt</b>								
Asphalt-Overlay-Moon Valley	19	1,916	1,058	55%	240	4		1,302
Asphalt-Overlay-Path	19	1,819	1,004	55%	228	4		1,236
Asphalt-Overlay-Silver Creek	19	2,067	1,141	55%	259	4		1,405
Asphalt-Overlay-Tatum Ranch	19	561	310	55%	70	1		381
Asphalt-Seal Coat-Moon Valley	3	703	388	55%	88	1		478
Asphalt-Seal Coat-Path	4	271	149	55%	34	1		184
Asphalt-Seal Coat-Silver Creek	3	798	440	55%	100	2		542
Asphalt-Seal Coat-Tatum Ranch	3	<u>128</u>	<u>71</u>	<u>55%</u>	<u>16</u>			<u>87</u>
Asphalt - Total		\$8,262	\$4,562	55%	\$1,036	\$17		\$5,616
<b>Bridge</b>								
Bridge-Wooden	14	<u>7,700</u>	<u>4,252</u>	<u>55%</u>	<u>966</u>	<u>16</u>		<u>5,234</u>
Bridge - Total		\$7,700	\$4,252	55%	\$966	\$16		\$5,234
<b>Concrete</b>								
Curb-Gutter-Moon Valley	1	1,929	1,065	55%	242	4		1,311
Curb-Gutter-Silver Creek	1	2,383	1,316	55%	299	5		1,620
Curb-Gutter-Tatum Ranch	1	1,657	915	55%	208	3		1,127
Sidewalks-Concrete	0	18,608	16,235	87%	2,334	39	18,608	0
Sidewalks-Moon Valley	0	2,104	1,836	87%	264	4	2,104	0
Sidewalks-Silver Creek	0	<u>2,600</u>	<u>2,268</u>	<u>87%</u>	<u>326</u>	<u>5</u>	<u>2,600</u>	<u>0</u>
Concrete - Total		\$29,281	\$23,635	81%	\$3,673	\$61	\$23,312	\$4,057
<b>Fencing</b>								
Fence-Chain Link	19	65,112	35,954	55%	8,168	136		44,258
Fence-Vinyl	14	62,642	34,589	55%	7,858	131		42,578
Fence-Vinyl-Wash	4	<u>1,504</u>	<u>830</u>	<u>55%</u>	<u>189</u>	<u>3</u>		<u>1,022</u>
Fencing - Total		\$129,258	\$71,374	55%	\$16,214	\$270		\$87,858
<b>Landscape</b>								
Bark Dust	0	4,080	3,560	87%	512	9	4,080	0
Plant & Arborvitae	0	<u>6,000</u>	<u>5,235</u>	<u>87%</u>	<u>753</u>	<u>13</u>	<u>6,000</u>	<u>0</u>
Landscape - Total		\$10,080	\$8,794	87%	\$1,264	\$21	\$10,080	
<b>Lighting</b>								
Lighting-Entry Monument	0	<u>750</u>	<u>654</u>	<u>87%</u>	<u>94</u>	<u>2</u>	<u>750</u>	<u>0</u>
Lighting - Total		\$750	\$654	87%	\$94	\$2	\$750	
<b>Mailboxes</b>								
Mailboxes	19	<u>20,618</u>	<u>11,385</u>	<u>55%</u>	<u>2,586</u>	<u>43</u>		<u>14,015</u>
Mailboxes - Total		\$20,618	\$11,385	55%	\$2,586	\$43		\$14,015

**Arbor Ridge P.U.D. Homeowners Association-Master  
Distribution by Percentage of Ideally Funded**

Description	Remaining Life	Fully Funded	Beginning Balance	Percent Funded	Assessment Distributed	Interest Distributed	Expenditures	Ending Balance
<b>Masonry</b>								
Brick Pilaster-Wall	19	2,475	1,367	55%	310	5		1,682
Masonry - Total		2,475	1,367	55%	310	5		1,682
<b>Signs</b>								
Monument/Signs	0	4,800	4,188	87%	602	10	4,800	0
Signs - Total		4,800	4,188	87%	602	10	4,800	
<b>Trees</b>								
Trees	0	2,500	2,181	87%	314	5	2,500	0
Trees - Total		2,500	2,181	87%	314	5	2,500	
<b>Walls</b>								
Retaining Walls	0	10,000	8,725	87%	1,254	21	10,000	0
Walls - Total		10,000	8,725	87%	1,254	21	10,000	
<b>Grand - Total</b>		225,725	141,117		28,315	472	51,442	118,462

**Arbor Ridge P.U.D. Homeowners Association-Master  
Asset Summary Report**

Description	Asset ID	Date In Service	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Asphalt-Overlay-Moon Valley	1012	01/01/01	5,225	30	0	19	7,813	4750 @	1.10
Asphalt-Overlay-Path	1001	01/01/01	4,961	30	0	19	7,418	4510 @	1.10
Asphalt-Overlay-Silver Creek	1014	01/01/01	5,637	30	0	19	8,430	5125 @	1.10
Asphalt-Overlay-Tatum Ranch	1016	01/01/01	1,530	30	0	19	2,288	1391 @	1.10
Asphalt-Seal Coat-Moon Valley	1013	01/01/10	1,757	5	0	3	1,873	4750 @	0.37
Asphalt-Seal Coat-Path	1002	01/01/11	1,353	5	0	4	1,473	4510 @	0.30
Asphalt-Seal Coat-Silver Creek	1015	01/01/10	1,994	5	0	3	2,125	5390 @	0.37
Asphalt-Seal Coat-Tatum Ranch	1017	01/01/10	320	5	0	3	341	1391 @	0.23
<b>Bark Dust</b>	<b>1006</b>	<b>07/01/04</b>	4,080	2	6	0	4,080	24000 @	0.17
Brick Pilaster-Wall	1007	01/01/01	6,750	30	0	19	10,093	15 @	450.00
Bridge-Wooden	1004	01/01/01	17,500	25	0	14	23,539	1 @	17,500.00
<b>Curb-Gutter-Moon Valley</b>	<b>1019</b>	<b>01/01/01</b>	<b>2,104</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>2,149</b>	<b>263 @</b>	<b>8.00</b>
<b>Curb-Gutter-Silver Creek</b>	<b>1020</b>	<b>01/01/01</b>	<b>2,600</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>2,656</b>	<b>325 @</b>	<b>8.00</b>
<b>Curb-Gutter-Tatum Ranch</b>	<b>1018</b>	<b>01/01/01</b>	<b>1,808</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>1,847</b>	<b>226 @</b>	<b>8.00</b>
Fence-Chain Link	1011	01/01/01	177,579	30	0	19	265,530	11225 @	15.82
Fence-Vinyl	1010	01/01/01	142,368	25	0	14	191,494	9600 @	14.83
Fence-Vinyl-Wash	1025	01/01/10	4,512	6	0	4	4,911	9600 @	0.47
<b>Lighting-Entry Monument</b>	<b>1009</b>	<b>01/01/01</b>	<b>750</b>	<b>8</b>	<b>3</b>	<b>0</b>	<b>750</b>	<b>6 @</b>	<b>125.00</b>
Mailboxes	1021	01/01/01	56,232	30	0	19	84,082	36 @	1,562.00
<b>Monument/Signs</b>	<b>1008</b>	<b>01/01/01</b>	<b>4,800</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>4,800</b>	<b>2 @</b>	<b>2,400.00</b>
Plant & Arborvitae	1005	01/01/01	6,000	10	1	0	6,000	1 @	6,000.00
<b>Retaining Walls</b>	<b>1003</b>	<b>01/01/01</b>	<b>10,000</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>10,000</b>	<b>1 @</b>	<b>10,000.00</b>
<b>Sidewalks-Concrete</b>	<b>1024</b>	<b>01/01/01</b>	<b>18,608</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>18,608</b>	<b>2326 @</b>	<b>8.00</b>
<b>Sidewalks-Moon Valley</b>	<b>1022</b>	<b>01/01/01</b>	<b>2,104</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>2,104</b>	<b>263 @</b>	<b>8.00</b>
<b>Sidewalks-Silver Creek</b>	<b>1023</b>	<b>01/01/01</b>	<b>2,600</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>2,600</b>	<b>325 @</b>	<b>8.00</b>
Trees	1026	01/01/01	2,500	10	1	0	2,500	1 @	2,500.00

**Arbor Ridge P.U.D. Homeowners Association-Master  
Annual Expenditure Detail**

**Arbor Ridge P.U.D. Homeowners Association-Master  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2012</b>	
Bark Dust	4,080
Lighting-Entry Monument	750
Monument/Signs	4,800
Plant & Arborvitae	6,000
Retaining Walls	10,000
Sidewalks-Concrete	18,608
Sidewalks-Moon Valley	2,104
Sidewalks-Silver Creek	2,600
Trees	2,500
<b>Total for 2012</b>	<b>\$51,442</b>
<b>Replacement Year 2013</b>	
Curb-Gutter-Moon Valley	2,149
Curb-Gutter-Silver Creek	2,656
Curb-Gutter-Tatum Ranch	1,847
<b>Total for 2013</b>	<b>\$6,651</b>
<b>Replacement Year 2014</b>	
Bark Dust	4,256
<b>Total for 2014</b>	<b>\$4,256</b>
<b>Replacement Year 2015</b>	
Asphalt-Seal Coat-Moon Valley	1,873
Asphalt-Seal Coat-Silver Creek	2,125
Asphalt-Seal Coat-Tatum Ranch	341
<b>Total for 2015</b>	<b>\$4,339</b>
<b>Replacement Year 2016</b>	
Asphalt-Seal Coat-Path	1,473
Bark Dust	4,441
Fence-Vinyl-Wash	4,911
<b>Total for 2016</b>	<b>\$10,824</b>
<i>No Replacement in 2017</i>	
<b>Replacement Year 2018</b>	
Bark Dust	4,633
<b>Total for 2018</b>	<b>\$4,633</b>

Description	Expenditures
<i>No Replacement in 2019</i>	
<b>Replacement Year 2020</b>	
Asphalt-Seal Coat-Moon Valley	2,082
Asphalt-Seal Coat-Silver Creek	2,362
Asphalt-Seal Coat-Tatum Ranch	379
Bark Dust	4,833
Lighting-Entry Monument	888
<b>Total for 2020</b>	<b>\$10,545</b>
<b>Replacement Year 2021</b>	
Asphalt-Seal Coat-Path	1,637
<b>Total for 2021</b>	<b>\$1,637</b>
<b>Replacement Year 2022</b>	
Bark Dust	5,042
Fence-Vinyl-Wash	5,576
Monument/Signs	5,932
Plant & Arborvitae	7,415
Retaining Walls	12,358
Sidewalks-Concrete	22,996
Sidewalks-Moon Valley	2,600
Sidewalks-Silver Creek	3,213
Trees	3,090
<b>Total for 2022</b>	<b>\$68,223</b>
<i>No Replacement in 2023</i>	
<b>Replacement Year 2024</b>	
Bark Dust	5,260
<b>Total for 2024</b>	<b>\$5,260</b>
<b>Replacement Year 2025</b>	
Asphalt-Seal Coat-Moon Valley	2,314
Asphalt-Seal Coat-Silver Creek	2,626
Asphalt-Seal Coat-Tatum Ranch	421
Curb-Gutter-Moon Valley	2,771
Curb-Gutter-Silver Creek	3,424

**Arbor Ridge P.U.D. Homeowners Association-Master  
Annual Expenditure Detail**

**Arbor Ridge P.U.D. Homeowners Association-Master  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
Curb-Gutter-Tatum Ranch	2,381
<b>Total for 2025</b>	<b><u>\$13,937</u></b>
<b>Replacement Year 2026</b>	
Asphalt-Seal Coat-Path	1,820
Bark Dust	5,488
Bridge-Wooden	23,539
Fence-Vinyl	191,494
<b>Total for 2026</b>	<b><u>\$222,340</u></b>
<i>No Replacement in 2027</i>	
<b>Replacement Year 2028</b>	
Bark Dust	5,725
Fence-Vinyl-Wash	6,331
Lighting-Entry Monument	1,052
<b>Total for 2028</b>	<b><u>\$13,109</u></b>
<i>No Replacement in 2029</i>	
<b>Replacement Year 2030</b>	
Asphalt-Seal Coat-Moon Valley	2,573
Asphalt-Seal Coat-Silver Creek	2,920
Asphalt-Seal Coat-Tatum Ranch	468
Bark Dust	5,973
<b>Total for 2030</b>	<b><u>\$11,934</u></b>
<b>Replacement Year 2031</b>	
Asphalt-Overlay-Moon Valley	7,813
Asphalt-Overlay-Path	7,418
Asphalt-Overlay-Silver Creek	8,430
Asphalt-Overlay-Tatum Ranch	2,288
Asphalt-Seal Coat-Path	2,023
Brick Pilaster-Wall	10,093
Fence-Chain Link	265,530
Mailboxes	84,082
<b>Total for 2031</b>	<b><u>\$387,677</u></b>

Description	Expenditures
<b>Replacement Year 2032</b>	
Bark Dust	6,231
Monument/Signs	7,331
Plant & Arborvitae	9,164
Retaining Walls	15,273
Sidewalks-Concrete	28,420
Sidewalks-Moon Valley	3,213
Sidewalks-Silver Creek	3,971
Trees	3,818
<b>Total for 2032</b>	<b><u>\$77,421</u></b>
<i>No Replacement in 2033</i>	
<b>Replacement Year 2034</b>	
Bark Dust	6,501
Fence-Vinyl-Wash	7,189
<b>Total for 2034</b>	<b><u>\$13,690</u></b>
<b>Replacement Year 2035</b>	
Asphalt-Seal Coat-Moon Valley	2,860
Asphalt-Seal Coat-Silver Creek	3,246
Asphalt-Seal Coat-Tatum Ranch	521
<b>Total for 2035</b>	<b><u>\$6,626</u></b>
<b>Replacement Year 2036</b>	
Asphalt-Seal Coat-Path	2,249
Bark Dust	6,782
Lighting-Entry Monument	1,247
<b>Total for 2036</b>	<b><u>\$10,278</u></b>
<b>Replacement Year 2037</b>	
Curb-Gutter-Moon Valley	3,572
Curb-Gutter-Silver Creek	4,414
Curb-Gutter-Tatum Ranch	3,070
<b>Total for 2037</b>	<b><u>\$11,056</u></b>
<b>Replacement Year 2038</b>	
Bark Dust	7,075
<b>Total for 2038</b>	<b><u>\$7,075</u></b>

**Arbor Ridge P.U.D. Homeowners Association-Master  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2039</i>	
<b>Replacement Year 2040</b>	
Asphalt-Seal Coat-Moon Valley	3,180
Asphalt-Seal Coat-Silver Creek	3,608
Asphalt-Seal Coat-Tatum Ranch	579
Bark Dust	7,381
Fence-Vinyl-Wash	8,163
<b>Total for 2040</b>	<b><u>\$22,911</u></b>
<b>Replacement Year 2041</b>	
Asphalt-Seal Coat-Path	2,500
<b>Total for 2041</b>	<b><u>\$2,500</u></b>

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

Asphalt-Overlay-Moon Valley		4,750 SF	@ \$1.10
Asset ID	1012	Asset Cost	\$5,225.00
Group	Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$7,812.81
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	19		



Remarks:

This item is the overlay of the asphalt street serving 6 lots per the Declaration called Moon Valley Terrace.

There are actually 7 lots using this cul-d-sac.



**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

<b>Asphalt-Overlay-Path</b>			
		4,510 SF	@ \$1.10
Asset ID	1001	Asset Cost	\$4,961.00
Group	Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$7,418.06
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	19		



Remarks:

This item is the overlay of the asphalt pathway for the master association.

Funds may be used to repair the asphalt failure if needed (see Asphalt-S/C-Path.).

The board has expressed a concern (2007) regarding the pathways; hence, we suggest a licensed and bonded contractor review the paths and make a recommendation to the board and management.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

<b>Asphalt-Overlay-Silver Creek</b>			
		5,125 SF	@ \$1.10
Asset ID	1014	Asset Cost	\$5,637.50
Group	Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$8,429.61
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	19		



Remarks:

This item is the overlay of the asphalt street serving 7 lots called Silver Creek Place.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Asphalt-Overlay-Tatum Ranch**

		1,391 SF	@ \$1.10
Asset ID	1016	Asset Cost	\$1,530.10
Group	Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$2,287.92
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	19		



**Remarks:**

This item is the overlay of the asphalt street serving 3 lots called Tatum Ranch Place.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Asphalt-Seal Coat-Moon Valley**

		4,750 SF	@ \$0.37
Asset ID	1013	Asset Cost	\$1,757.50
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$1,872.76
Placed in Service	January 2010		
Useful Life	5		
Replacement Year	2015		
Remaining Life	3		



**Remarks:**

This item is the seal coating, repairs and re-striping of the asphalt street serving 6 lots called Moon Valley Terrace.

There are actually 7 lots using this street.

This work was scheduled for 2006; however it has been moved back by the board to the year 2007, 2008, 2009 and now 2010.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Asphalt-Seal Coat-Path**

		4,510 SF	@ \$0.30
Asset ID	1002	Asset Cost	\$1,353.00
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$1,472.59
Placed in Service	January 2011		
Useful Life	5		
Replacement Year	2016		
Remaining Life	4		



**Remarks:**

This item is the resealing, repair and re-striping of the asphalt path for the master association.

The asphalt has numerous cracks and subsidence at the present time.

It appears the infrastructure base may be failing under the pathway as there appears to be ground movement.

Funds may be used from the Asphaly-O/L-Path item if needed.

This work was scheduled for 2006; however, it has been moved back by the board to the year 2007, 2008, 2009, 2010 and now 2011.

The board has expressed a concern (2007) regarding the pathways; hence, we suggest a licensed and bonded contractor review the paths and make a recommendation to the board and management.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Asphalt-Seal Coat-Silver Creek**

		5,390 SF	@ \$0.37
Asset ID	1015	Asset Cost	\$1,994.30
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$2,125.09
Placed in Service	January 2010		
Useful Life	5		
Replacement Year	2015		
Remaining Life	3		



**Remarks:**

This item is the sealcoating, repairs, and restriping of the asphalt street serving 7 lots called Silver Creek Place.

This work was scheduled for 2006, however it has been moved back by the board to the year 2007, 2008, 2009 and now 2010.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

<b>Asphalt-Seal Coat-Tatum Ranch</b>			
		1,391 SF	@ \$0.23
Asset ID	1017	Asset Cost	\$319.93
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$340.91
Placed in Service	January 2010		
Useful Life	5		
Replacement Year	2015		
Remaining Life	3		



**Remarks:**

This item is the sealcoating, repairs and re-striping of the asphalt street serving 3 lots called Tatum Ranch Place.

This work was scheduled for 2006; however it has been moved back by the board to the year 2007, 2008, 2009 and now 2010.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

<b>Bark Dust</b>			
		24,000 SF	@ \$0.17
Asset ID	1006	Asset Cost	\$4,080.00
Group	Non-Capital	Percent Replacement	100%
Category	Landscape	Future Cost	\$4,080.00
Placed in Service	July 2004		
Useful Life	2		
Adjustment	6		
Replacement Year	2012		
Remaining Life	0		



**Remarks:**

This item is the bark dust spread around the landscape beds in the common area

This work was scheduled for 2006; however it has been moved back by the board to the year 2007, 2008, 2009, 2010, 2011 and now 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Brick Pilaster-Wall**

		15 EACH	@ \$450.00
Asset ID	1007	Asset Cost	\$6,750.00
Group	Capital	Percent Replacement	100%
Category	Masonry	Future Cost	\$10,093.11
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	19		



Remarks:

This item is the masonry pilasters and walls at the common area fencing and monument, which may have a life expectancy of more than 30 years. However, we have allowed for any repair, maintenance or replacement within the thirty years.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Bridge-Wooden**

		1 EACH	@ \$17,500.00
Asset ID	1004	Asset Cost	\$17,500.00
Group	Capital	Percent Replacement	100%
Category	Bridge	Future Cost	\$23,538.57
Placed in Service	January 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	14		

Remarks:

This item is the wooden pedestrian bridge over the wet lands in the common area. The bridge is mostly glu-lam beams or stringers with Douglas Fir uprights. Picture not available.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Curb-Gutter-Moon Valley**

		263 LF	@ \$8.00
Asset ID	1019	Asset Cost	\$2,104.00
Group	Capital	Percent Replacement	100%
Category	Concrete	Future Cost	\$2,149.03
Placed in Service	January 2001		
Useful Life	12		
Replacement Year	2013		
Remaining Life	1		



**Remarks:**

This item is the repair, maintenance or replacement of the concrete vertical curb and gutter on the private street.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Curb-Gutter-Silver Creek**

		325 LF	@ \$8.00
Asset ID	1020	Asset Cost	\$2,600.00
Group	Capital	Percent Replacement	100%
Category	Concrete	Future Cost	\$2,655.64
Placed in Service	January 2001		
Useful Life	12		
Replacement Year	2013		
Remaining Life	1		



**Remarks:**

This item is the repair, maintenance or replacement of the concrete vertical curb and gutter on the private street.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Curb-Gutter-Tatum Ranch**

		226 LF	@ \$8.00
Asset ID	1018	Asset Cost	\$1,808.00
Group	Capital	Percent Replacement	100%
Category	Concrete	Future Cost	\$1,846.69
Placed in Service	January 2001		
Useful Life	12		
Replacement Year	2013		
Remaining Life	1		



**Remarks:**

This item is the repair, maintenance or replacement of the concrete vertical curb and gutters on the private street.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Fence-Chain Link**

		11,225 LF	@ \$15.82
Asset ID	1011	Asset Cost	\$177,579.50
Group	Capital	Percent Replacement	100%
Category	Fencing	Future Cost	\$265,530.27
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	19		



**Remarks:**

This item is the black vinyl-coated chain link fencing around the wet lands and street areas in the common area (NW Laidlaw Road and NW West Union Road).

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Fence-Vinyl**

		9,600 LF	@ \$14.83
Asset ID	1010	Asset Cost	\$142,368.00
Group	Capital	Percent Replacement	100%
Category	Fencing	Future Cost	\$191,493.63
Placed in Service	January 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	14		



**Remarks:**

This item is the vinyl 3-rail fencing around the wet lands in the common area, NW Laidlaw Road , NW West Union Road, and some side streets.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Fence-Vinyl-Wash**

		9,600 LF	@ \$0.47
Asset ID	1025	Asset Cost	\$4,512.00
Group	Capital	Percent Replacement	100%
Category	Fencing	Future Cost	\$4,910.80
Placed in Service	January 2010		
Useful Life	6		
Replacement Year	2016		
Remaining Life	4		



**Remarks:**

This item is the washing of the vinyl 3-rail fencing around the wet lands in the common area, NW Laidlaw Road , NW West Union Road, and some side streets.



**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

Lighting-Entry Monument			
		6 EACH	@ \$125.00
Asset ID	1009	Asset Cost	\$750.00
Group	Non-Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$750.00
Placed in Service	January 2001		
Useful Life	8		
Adjustment	3		
Replacement Year	2012		
Remaining Life	0		



Remarks:

This item is the area lighting at the monuments.  
 This item has been moved to the year 2010, 2011 and now 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

Mailboxes			
		36 EACH	@ \$1,562.00
Asset ID	1021	Asset Cost	\$56,232.00
Group	Capital	Percent Replacement	100%
Category	Mailboxes	Future Cost	\$84,082.33
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	19		



Remarks:

This item is the gang mail boxes located throughout the subdivision.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

Monument/Signs			
Asset ID	1008	2 EACH	@ \$2,400.00
Group	Capital	Asset Cost	\$4,800.00
Category	Signs	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$4,800.00
Useful Life	10		
Adjustment	1		
Replacement Year	2012		
Remaining Life	0		



Remarks:

This item is the entry aluminum lettered monument signs at the corner of Laidlaw and West Union.

This item has been moved back by the board to the year 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

Plant & Arborvitae				
Asset ID	1005	1 EACH	@ \$6,000.00	
Group	Non-Capital	Asset Cost	\$6,000.00	
Category	Landscape	Percent Replacement	100%	
Placed in Service	January 2001	Future Cost	\$6,000.00	
Useful Life	10			
Adjustment	1			
Replacement Year	2012			
Remaining Life	0			



Remarks:

This item is the replacement of any landscape plants, shrubs, trees.

Funds may be used at any time work needs to be done during the ten years.

This item has been moved back by the board to the year 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

Retaining Walls		1 EACH	@ \$10,000.00
Asset ID	1003	Asset Cost	\$10,000.00
Group	Capital	Percent Replacement	100%
Category	Walls	Future Cost	\$10,000.00
Placed in Service	January 2001		
Useful Life	10		
Adjustment	1		
Replacement Year	2012		
Remaining Life	0		



Remarks:

While the retaining wall consists of concrete key-lock blocks and large ballast rocks that may have a life expectancy of more than 30 years, we have allowed for a portion of the replacement work that may need to be done every 10 years or during the ten years.

The board has expressed a concern (2007) regarding the retaining walls; hence, we suggest a licensed and bonded contractor review the walls and make a recommendation to the board and mangement.

This item has been moved back by the board to the year 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

Sidewalks-Concrete		2,326 SF	@ \$8.00
Asset ID	1024	Asset Cost	\$18,608.00
Group	Capital	Percent Replacement	100%
Category	Concrete	Future Cost	\$18,608.00
Placed in Service	January 2001		
Useful Life	10		
Adjustment	1		
Replacement Year	2012		
Remaining Life	0		



Remarks:

This item is 20% of the total concrete sidewalks in the common area, which may need repairs, maintenance or replacement within a 10 year period.

This item has been moved back by the board to the year 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Sidewalks-Moon Valley**

		263 SF	@ \$8.00
Asset ID	1022	Asset Cost	\$2,104.00
Group	Capital	Percent Replacement	100%
Category	Concrete	Future Cost	\$2,104.00
Placed in Service	January 2001		
Useful Life	10		
Adjustment	1		
Replacement Year	2012		
Remaining Life	0		



**Remarks:**

This item is the repair, maintenance or replacement of 20% of the concrete sidewalk by the private street Moon Terrace, which may need work within 10 years.

This item has been moved back by the board to the year 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Sidewalks-Silver Creek**

		325 SF	@ \$8.00
Asset ID	1023	Asset Cost	\$2,600.00
Group	Capital	Percent Replacement	100%
Category	Concrete	Future Cost	\$2,600.00
Placed in Service	January 2001		
Useful Life	10		
Adjustment	1		
Replacement Year	2012		
Remaining Life	0		



**Remarks:**

This item is the repair, maintenance or replacement of 20% of the concrete sidewalks on the private street Silver Creek which may need work within 10 years.

This item has been moved back by the board to the year 2012.

**Arbor Ridge P.U.D. Homeowners Association-Master  
Detail Report by Category**

**Trees**

		1	@ \$2,500.00
Asset ID	1026	Asset Cost	\$2,500.00
Group	Non-Capital	Percent Replacement	100%
Category	Trees	Future Cost	\$2,500.00
Placed in Service	January 2001		
Useful Life	10		
Adjustment	1		
Replacement Year	2012		
Remaining Life	0		



**Remarks:**

This item is an allowance for any tree work in the common area or in the parking strips.  
This item has been moved back by the board to the year 2012.