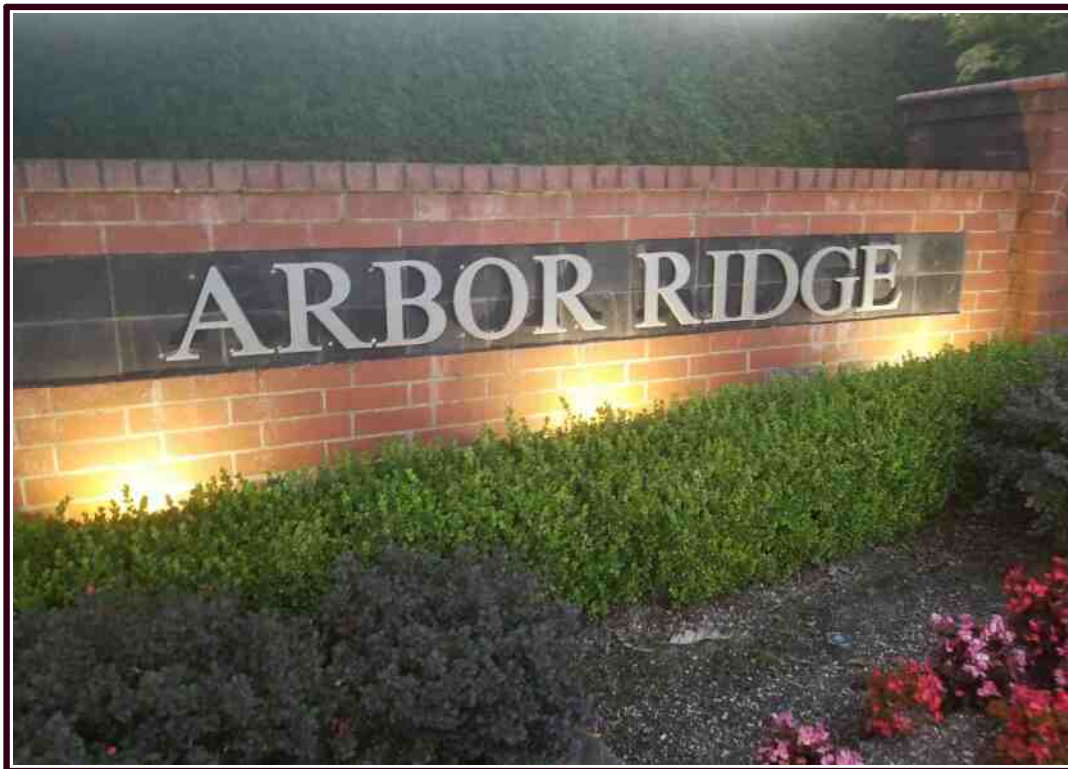




Reserve Study Update.com, LLC

Arbor Ridge P.U.D. Homeowners Association - Master
Northwest Laidlaw Road & Northwest 174th Avenue
Bethany, Oregon 97006
Account 1215a - Version 1.01 (1 of 2)

Fiscal Year: January 1, 2022 to December 31, 2022



OFF-SITE RESERVE STUDY & MAINTENANCE PLAN

ReserveStudyUpdate.com, LLC

P.O. Box 66778

Portland, Oregon 97290

Phone: 503-862-9349

Prepared By

Brian A. Owens

TABLE OF CONTENTS
Arbor Ridge P.U.D. Homeowners Association - Master

PART I • INFORMATION ABOUT YOUR RESERVE STUDY

Important Information	1-1
Introduction	1-2
Funding Options	1-2
Types of Reserve Studies	1-3
Developing a Component List	1-3
Operational Expenses	1-4
Reserve Expenses	1-4
Funding Methods	1-5
Funding Strategies	1-6
Distribution of Reserves	1-7
User’s Guide to Your Reserve Study	1-9
Definitions	1-9
Your Reserve Study is a Multi-Purpose Tool	1-12

PART II • RESERVE STUDY

Level III Update Off-Site: Six Minute Full Report Summary	2-1
Annual Expenditure Detail	2-3
Current Assessment Funding Model: Executive Summary	2-10
Current Assessment Funding Model: Summary	2-13
Current Assessment Funding Model: Projection	2-14
Current Funding Model: Component Summary by Category	2-15
Current Funding Model: Capital vs Non-Capital Summary	2-18
Threshold Funding Model - Dollar Defined Minimum: Executive Summary	2-21
Threshold Funding Model - Dollar Defined Minimum: Summary	2-24
Threshold Funding Model - Dollar Defined Minimum: Projection	2-25
Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category	2-26
Threshold Funding Model - Dollar Defined Minimum: Distribution of Accumulated Reserves ..	2-29
Threshold Funding Model - 70% Minimum: Executive Summary	2-31
Threshold Funding Model - 70% Minimum: Summary	2-34
Threshold Funding Model - 70% Minimum: Projection	2-35
Threshold Funding Model - 70% Minimum: Component Summary by Category	2-36

TABLE OF CONTENTS
Arbor Ridge P.U.D. Homeowners Association - Master

Threshold Funding Model - 70% Minimum: Distribution of Accumulated Reserves	2-39
Threshold Funding Model - 85% Minimum: Executive Summary	2-41
Threshold Funding Model - 85% Minimum: Summary	2-44
Threshold Funding Model - 85% Minimum: Projection	2-45
Threshold Funding Model - 85% Minimum: Component Summary by Category	2-46
Threshold Funding Model - 85% Minimum: Distribution of Accumulated Reserves	2-49
Component Funding Model: Executive Summary	2-51
Component Funding Model: Summary	2-54
Component Funding Model: Projection	2-55
Component Funding Model: Assessment & Category Summary	2-56
Component Funding Model: Component Summary by Category	2-58
Component Funding Model: Distribution of Accumulated Reserves	2-61
Baseline Funding Model: Executive Summary	2-63
Baseline Funding Model: Summary	2-66
Baseline Funding Model: Projection	2-67
Baseline Funding Model: Component Summary by Category	2-68
Baseline Funding Model: Distribution of Accumulated Reserves	2-71
Detail Report by Category (Dollar Defined Threshold Funding Model)	2-73
Category Detail Index	2-164
Spread Sheet	2-166
Asset Current Cost by Category	2-174
Appendix - Contribution Scenario without Inflation: Executive Summary	2-175
Appendix - Contribution Scenario without Inflation: Projection	2-176

PART III • MAINTENANCE PLAN

Maintenance Plan Detail	3-1
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**Arbor Ridge P.U.D. Homeowners Association - Master
Part One**

Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

ReserveStudyUpdate.com, LLC would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. Conditions reported by the reserve study are applicable to the immediate time frame of the report and these conditions, over time, may change. Is impossible to envisage thirty years into the future to establish the cost of repair or replacement of any of the components, let alone the value of money, fluctuation in the cost of fuel, delivery/installation costs, changing building code requirements and other potential unknowns. The probability that it may project in its reserve study, or that the Board could project in its disclosures, future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning a national sweepstake; while it may happen in atypical instances by chance, one may not reasonably expect it to happen. The reserve study shall not be used as health and safety concerns, evidence of construction defects, damage, potential damage, water intrusion inspection, or as a construction-quality inspection. This reserve study specifically exclude issues having to do with unpredictable natural events and environmental hazards; including but not limited to lead paint, asbestos, mold, mildew, radon, etc.

**Arbor Ridge P.U.D. Homeowners Association - Master
Part One**

Part I

Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

**Arbor Ridge P.U.D. Homeowners Association - Master
Part One**

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

Utilities:	Bank Service Charges	Accounting
Electricity	Dues & Publications	Reserve Study
Gas	Licenses, Permits & Fees	Repair Expenses:
Water	Insurance(s)	Tile Roof Repairs
Telephone	Services:	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
Administrative:	Pool Maintenance	Operating Contingency
Supplies	Street Sweeping	

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Park/Play Equipment
Painting	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating	Tennis Court Resurfacing
Asphalt Repairs	Lighting Replacement
Asphalt Overlays	Landscape Renovation
Equipment Replacement	Property Signage
Interior Furnishings	

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The ReserveStudyUpdate.com, LLC Threshold and the ReserveStudyUpdate.com, LLC Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The ReserveStudyUpdate.com, LLC Component Funding model is based upon the component methodology.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age divided by Useful Life the results multiplied by Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The ReserveStudyUpdate.com, LLC **Baseline Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This method describes the objective to have sufficient reserves on hand to never completely run out of money. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. This is sometimes described as a "cash-positive" plan. With less cash in reserves on-deposit, associations with a baseline funding objective have higher instances of special assessments and/or deferred maintenance. This funding approach is the most riskiest out of all of the funding models and is never recommended.

The ReserveStudyUpdate.com, LLC **Threshold Funding Model**. This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0). Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). This may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen in between full funding (Component Funding Model) and the Baseline Funding Model.

The ReserveStudyUpdate.com, LLC **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time. The "Current Funding Model" is often used as a user defined model. This model allows the Board of Directors to experiment and contemplate alternative funding approaches and scrutinize and consider the ramifications of these funding approaches.

The ReserveStudyUpdate.com, LLC **Percentage Distribution Funding Model**. This funding method is based loosely upon the PRA System™ software objectives of reserve funding. Some property management firms which have legacy accounting software systems continue to utilize this funding approach. One of the key reasons why this funding approach has been since superseded by more modern funding approaches is due to the GAAP and ECHO reporting requirements in most states.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

The ReserveStudyUpdate.com, LLC **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name “Component Funding Model”. This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves


The “Distribution of Accumulated Reserves Report” is a “Component Funding Model” calculation. This distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can “fix” the accumulated reserve balance within the program on the individual asset’s detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component’s age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

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

The  Reserve Analyst® software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report. If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to “replenish” the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the “Monthly Reserve Assessment Required”, the “Average Net Monthly Interest Earned” contribution and the “Total Monthly Allocation to Reserves.” The association should allocate the “Monthly Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the “Total Monthly Allocation” to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association’s operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users’ Guide to your Reserve Analysis Study

Part II of your ReserveStudyUpdate.com, LLC Report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the “Component Funding Model” calculation.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The ReserveStudyUpdate.com, LLC Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment

The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation

The sum of the monthly assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Arbor Ridge P.U.D. Homeowners Association - Master Part One

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

**Arbor Ridge P.U.D. Homeowners Association - Master
Part One**

A Multi-Purpose Tool

- Your ReserveStudyUpdate.com, LLC Report is an important part of your association’s budgetary process. Following its recommendations should ensure the association’s smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for “special assessments”.
- In addition, your ReserveStudyUpdate.com, LLC reserve study serves a variety of useful purposes:
- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association’s annual audit.
- The ReserveStudyUpdate.com, LLC reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your ReserveStudyUpdate.com, LLC Report is also a detailed inventory of the association’s major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your ReserveStudyUpdate.com, LLC Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- The ReserveStudyUpdate.com, LLC reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a “consumers’ guide” by prospective purchasers.
- The ReserveStudyUpdate.com, LLC Owners’ Summary meets the disclosure requirements of the California Civil Code and also the recently adopted ECHO standards.
- Your ReserveStudyUpdate.com, LLC Report provides a record of the time, cost, and quantities of past reserve replacements. At times the association’s management company and board of directors are transitory which may result in the loss of these important records.

Sincerely,

Brian A. Owens

Brian A. Owens, RSS, PRA, RS
Reserve Analyst
ReserveStudyUpdate.com, LLC
PO Box 66778
Portland, Oregon 97290-6778
www.ReserveStudyUpdate.com
Phone: 503-862-9349



*RSS (Reserve Study Specialist - State of Nevada - Licensed Reserve Analyst #RSS.0000160)
PRA (Professional Reserve Analyst #2299 - Association of Professional Reserve Analysts)
RS (Reserve Specialist #279 - Community Associations Institute)*

**Arbor Ridge P.U.D. Homeowners Association - Master
Level III Update Off-Site: Six Minute Full Report Summary**

LEVEL THREE UPDATE OFF-SITE: 6 MINUTE FULL REPORT SUMMARY

- **A reserve component list: Please see refer to "Detail Report by Category" section of the reserve study.**
- **Date of reserve study: Prepared on May 28, 2021 for fiscal year starting January 1, 2022.**
- **This is a Level III: Off-Site Reserve Study Update.**
- **Reserve account balance as of January 1, 2022: \$385,897**
- **Estimated percent funded as of January 1, 2022: 81.63%**
- **Estimated "Fully Funded Reserves" as of the beginning of fiscal year 2022: \$472,742***
**Please note, this figure represents the estimated "Fully Funded Reserves" in order to be considered 100% funded as of January, 1 2022 and does not represent the amount of money on-hand.*
- **Projected percent funded as of the end of 2022: (contingent on which funding model is implemented)**
Component Funding Model: 81.57% (does not include contingency of 3.00%)
"Current" Funding Model: 85.66%
Threshold Funding Model - Dollar Defined (\$242,173) Minimum: 81.55%
Threshold Funding Model - 70% Minimum (70% Floor): 80.98%
Threshold Funding Model - 85% Minimum (85% Floor): 85.00%
Baseline Funding Model: 79.92%
- **Special assessments implemented or planned: Please refer to the following sections in the report:**

See Appendix section of this report.
- **Interest rate: 0.20%, Inflation rate: 1.73%.**
- **2022 reserve account contribution rate:**
Component Funding Model: \$52,790
"Current" Funding Model: \$60,358
Threshold Funding Model - Dollar Defined (\$242,173) Minimum: \$40,563
Threshold Funding Model - 70% Minimum: \$38,043
Threshold Funding Model - 85% Minimum: \$57,380
Baseline Funding Model: \$32,745
- **2022 Component Funding Model (Fully Funded Plan) contribution: \$52,790**
2022 "Current" Funding Model reserve contribution: \$60,358
2022 Threshold Funding Model - (Dollar Defined Funding Floor) contribution: \$40,563 (recommended model)
2022 Threshold Funding Model - (70% Minimum Funding Floor) contribution: \$38,043
2022 Threshold Funding Model - (85% Minimum Funding Floor) contribution: \$57,380
2022 Baseline Funding Model contribution: \$32,745
- **Projected account balance for thirty years: Please see refer to the following sections in the report as these fluctuate according to which funding model is implemented:**

**Arbor Ridge P.U.D. Homeowners Association - Master
Level III Update Off-Site: Six Minute Full Report Summary**

"Component Funding Model Projection"
"Current Funding Model Projection"
"Threshold Funding Model - Dollar Defined Minimum Projection"
"Threshold Funding Model - 70% Defined Minimum Projection"
"Threshold Funding Model - 85% Defined Minimum Projection"
"Baseline Funding Model Projection"

- **This reserve study was prepared by a reserve study professional.**

- **This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.**

Report Version 1.01 (1 of 2).

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

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Expenditures
Replacement Year 2022	
Asphalt: Repairs - Moon Valley Terrace	584
Asphalt: Repairs - Pedestrian Pathway	925
Asphalt: Repairs - Silver Creek Place	906
Asphalt: Repairs - Tatum Ranch Place	228
Asphalt: Sealcoat - Moon Valley Terrace	981
Asphalt: Sealcoat - Pedestrian Pathway	931
Asphalt: Sealcoat - Silver Creek Place	1,113
Asphalt: Sealcoat - Tatum Ranch Place	287
Concrete: Curbs & Gutters: Silver Creek Place	441
Concrete: Curbs & Gutters: Tatum Ranch Place	307
Concrete: Flatwork - Sidewalks - Common Area	6,108
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414
Fence: Vinyl - Wash - 3 Rail Horse Fence	5,762
Mailboxes: Clean / Paint / Maintain	1,773
Signs: Common Area	547
Signs: Monument - Clean & Maintain	6,953
Total for 2022	\$34,024
Replacement Year 2023	
Bark Dust: Replenish - Common Area	5,457
Concrete: Curbs & Gutters: Moon Valley Terrace	363
Walls: Retaining - Inspection	2,783
Total for 2023	\$8,604
Replacement Year 2024	
Lighting: Fixtures - Monuments - Renovation	1,257
Total for 2024	\$1,257
Replacement Year 2025	
Bark Dust: Replenish - Common Area	5,648
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,066

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

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
Landscaping: Irrigation	10,033
Walls: Retaining - Inspection	2,880
Total for 2025	\$24,627
Replacement Year 2026	
Arborist / Tree Work	19,019
Bridge: Wood - Replacement	27,239
Landscaping: Plants & Arborvitae - Phased Replacements	7,032
Lighting: Fixture - Silver Creek Place - Street Light	1,048
Total for 2026	\$54,338
Replacement Year 2027	
Asphalt: Repairs - Moon Valley Terrace	637
Asphalt: Repairs - Pedestrian Pathway	1,008
Asphalt: Repairs - Silver Creek Place	988
Asphalt: Repairs - Tatum Ranch Place	249
Asphalt: Sealcoat - Moon Valley Terrace	1,069
Asphalt: Sealcoat - Pedestrian Pathway	1,015
Asphalt: Sealcoat - Silver Creek Place	1,213
Asphalt: Sealcoat - Tatum Ranch Place	313
Bark Dust: Replenish - Common Area	5,845
Mailboxes: Clean / Paint / Maintain	1,932
Walls: Retaining - Inspection	2,981
Total for 2027	\$17,247
Replacement Year 2028	
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,386
Total for 2028	\$6,386
Replacement Year 2029	
Bark Dust: Replenish - Common Area	6,049
Walls: Retaining	12,340
Walls: Retaining - Inspection	3,085
Total for 2029	\$21,473

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

Description	Expenditures
Replacement Year 2030	
Asphalt: Overlay - Pedestrian Pathway	11,931
Backflow Device: Common Area - Replacement	2,385
Landscaping: Irrigation	10,931
Total for 2030	\$25,247
Replacement Year 2031	
Bark Dust: Replenish - Common Area	6,260
Fence: Vinyl - 3 Rail Horse Fence - Replace	297,647
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,724
Landscaping: Power Box - Monument - Replace	575
Lighting: Power Box - Silver Creek Place - Replace	575
Storm Drains / Underground Inspection: Moon Valley Terrace	3,193
Storm Drains / Underground Inspection: Silver Creek Place	3,193
Storm Drains / Underground Inspection: Tatum Ranch Place	3,193
Walls: Retaining - Inspection	3,193
Total for 2031	\$324,550
Replacement Year 2032	
Asphalt: Repairs - Moon Valley Terrace	694
Asphalt: Repairs - Pedestrian Pathway	1,098
Asphalt: Repairs - Silver Creek Place	1,076
Asphalt: Repairs - Tatum Ranch Place	271
Asphalt: Sealcoat - Moon Valley Terrace	1,164
Asphalt: Sealcoat - Pedestrian Pathway	1,106
Asphalt: Sealcoat - Silver Creek Place	1,321
Asphalt: Sealcoat - Tatum Ranch Place	341
Concrete: Flatwork - Sidewalks - Common Area	7,251
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	3,279
Concrete: Flatwork - Sidewalks - Silver Creek Place	4,052
Lighting: Fixtures - Monuments - Renovation	1,442
Mailboxes: Clean / Paint / Maintain	2,105
Signs: Common Area	650
Signs: Monument - Clean & Maintain	8,254
Total for 2032	\$34,104
Replacement Year 2033	
Bark Dust: Replenish - Common Area	6,479

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

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Walls: Retaining - Inspection	3,304
Total for 2033	<u>\$9,783</u>
Replacement Year 2034	
Asphalt: Overlay - Moon Valley Terrace	13,457
Concrete: Curbs & Gutters: Silver Creek Place	542
Concrete: Curbs & Gutters: Tatum Ranch Place	377
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,079
Total for 2034	<u>\$21,455</u>
Replacement Year 2035	
Asphalt: Overlay - Silver Creek Place	14,772
Asphalt: Overlay - Tatum Ranch Place	4,009
Bark Dust: Replenish - Common Area	6,705
Concrete: Curbs & Gutters: Moon Valley Terrace	446
Landscaping: Irrigation	11,910
Walls: Retaining - Inspection	3,419
Total for 2035	<u>\$41,261</u>
Replacement Year 2036	
Arborist / Tree Work	22,578
Bollards - Replace	2,934
Brick: Masonry / Repointing & Repairs	10,435
Landscaping: Plants & Arborvitae - Phased Replacements	8,348
Total for 2036	<u>\$44,296</u>
Replacement Year 2037	
Asphalt: Repairs - Moon Valley Terrace	756
Asphalt: Repairs - Pedestrian Pathway	1,196
Asphalt: Repairs - Silver Creek Place	1,172
Asphalt: Repairs - Tatum Ranch Place	295
Asphalt: Sealcoat - Moon Valley Terrace	1,269
Asphalt: Sealcoat - Pedestrian Pathway	1,205
Asphalt: Sealcoat - Silver Creek Place	1,440
Asphalt: Sealcoat - Tatum Ranch Place	372

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

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Bark Dust: Replenish - Common Area	6,939
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,453
Mailboxes: Clean / Paint / Maintain	2,293
Walls: Retaining - Inspection	3,539
Total for 2037	\$27,927
 <i>No Replacement in 2038</i>	
Replacement Year 2039	
Bark Dust: Replenish - Common Area	7,181
Walls: Retaining	14,648
Walls: Retaining - Inspection	3,662
Total for 2039	\$25,491
 Replacement Year 2040	
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,846
Landscaping: Irrigation	12,977
Lighting: Fixtures - Monuments - Renovation	1,654
Total for 2040	\$22,477
 Replacement Year 2041	
Bark Dust: Replenish - Common Area	7,431
Fence: Chain Link - Power Coat - Replace	384,548
Mailboxes: 12 Letter / 1 Package - Replace	12,279
Mailboxes: 16 Letter / 2 Package - Replace	71,038
Walls: Retaining - Inspection	3,790
Total for 2041	\$479,087
 Replacement Year 2042	
Asphalt: Repairs - Moon Valley Terrace	824
Asphalt: Repairs - Pedestrian Pathway	1,303
Asphalt: Repairs - Silver Creek Place	1,277
Asphalt: Repairs - Tatum Ranch Place	322
Asphalt: Sealcoat - Moon Valley Terrace	1,382
Asphalt: Sealcoat - Pedestrian Pathway	1,312

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

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Asphalt: Sealcoat - Silver Creek Place	1,569
Asphalt: Sealcoat - Tatum Ranch Place	405
Concrete: Flatwork - Sidewalks - Common Area	8,608
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	3,893
Concrete: Flatwork - Sidewalks - Silver Creek Place	4,811
Mailboxes: Clean / Paint / Maintain	2,498
Signs: Common Area	771
Signs: Monument - Clean & Maintain	9,799
Total for 2042	\$38,774
Replacement Year 2043	
Bark Dust: Replenish - Common Area	7,691
Fence: Vinyl - Wash - 3 Rail Horse Fence	8,260
Walls: Retaining - Inspection	3,922
Total for 2043	\$19,873
<i>No Replacement in 2044</i>	
Replacement Year 2045	
Bark Dust: Replenish - Common Area	7,959
Landscaping: Irrigation	14,139
Walls: Retaining - Inspection	4,059
Total for 2045	\$26,157
Replacement Year 2046	
Arborist / Tree Work	26,802
Concrete: Curbs & Gutters: Silver Creek Place	666
Concrete: Curbs & Gutters: Tatum Ranch Place	463
Fence: Vinyl - Wash - 3 Rail Horse Fence	8,696
Landscaping: Plants & Arborvitae - Phased Replacements	9,910
Total for 2046	\$46,539
Replacement Year 2047	
Asphalt: Repairs - Moon Valley Terrace	897
Asphalt: Repairs - Pedestrian Pathway	1,420

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

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Asphalt: Repairs - Silver Creek Place	1,392
Asphalt: Repairs - Tatum Ranch Place	350
Asphalt: Sealcoat - Moon Valley Terrace	1,506
Asphalt: Sealcoat - Pedestrian Pathway	1,430
Asphalt: Sealcoat - Silver Creek Place	1,709
Asphalt: Sealcoat - Tatum Ranch Place	441
Bark Dust: Replenish - Common Area	8,237
Concrete: Curbs & Gutters: Moon Valley Terrace	548
Mailboxes: Clean / Paint / Maintain	2,722
Walls: Retaining - Inspection	4,201
Total for 2047	\$24,854
Replacement Year 2048	
Lighting: Fixtures - Monuments - Renovation	1,897
Total for 2048	\$1,897
Replacement Year 2049	
Bark Dust: Replenish - Common Area	8,524
Fence: Vinyl - Wash - 3 Rail Horse Fence	9,156
Walls: Retaining	17,389
Walls: Retaining - Inspection	4,347
Total for 2049	\$39,417
Replacement Year 2050	
Landscaping: Irrigation	15,405
Total for 2050	\$15,405
Replacement Year 2051	
Bark Dust: Replenish - Common Area	8,822
Brick: Masonry / Repointing & Repairs	13,497
Bridge: Wood - Replacement	41,823
Lighting: Fixture - Silver Creek Place - Street Light	1,609
Walls: Retaining - Inspection	4,499
Total for 2051	\$70,250

EXECUTIVE SUMMARY - CURRENT FUNDING MODEL

CURRENT FUNDING MODEL OVERVIEW

The "Current Funding Model" is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2022 and ending December 31, 2022. Unless otherwise indicated, we have used January 25, 2000 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 570 units located in Bethany, Oregon.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on August 18, 2018.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$385,897 as of January 1, 2022. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: The reserve study funding model has an annual contribution increase of 0.00% per year.

INFLATION RATE: An inflation rate of 1.73% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 85.66% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Assessment Funding Model: Executive Summary**

DISCLOSURES

GENERAL: Arbor Ridge P.U.D. Homeowners Association - Master and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

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 in accordance with Oregon State Law(s). This reserve study will 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.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 44 assets were included in this reserve study report; of these considered, 43 were funded and 1 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements (if a Level 1 reserve study was contracted by client), previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) Fiscal Year 2017 On-Site Reserve Study by Reserve Studies by Reserve Funding published June 29, 2016, information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2022 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result,

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Assessment Funding Model: Executive Summary**

ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 1.01 (1 of 2).

Arbor Ridge P.U.D. Homeowners Association - Master
 Bethany, Oregon
Current Assessment Funding Model: Summary

Report Date	May 28, 2021
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	570

<i>Report Parameters</i>	
Inflation	1.73%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	0.20%
2022 Beginning Balance	\$385,897

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$60,358.00
<i>\$105.89 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$824.46</u>
Total Annual Allocation to Reserves	\$61,182.46
<i>\$107.34 per unit annually</i>	

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

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Beginning Balance: \$385,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	765,890	60,358	824	34,024	413,055	482,200	86%
2023	779,140	60,358	930	8,604	465,739	518,317	90%
2024	792,619	60,358	1,050	1,257	525,889	563,164	93%
2025	806,331	60,358	1,123	24,627	562,743	585,656	96%
2026	820,281	60,358	1,138	54,338	569,901	578,966	98%
2027	834,472	60,358	1,226	17,247	614,237	610,558	101%
2028	848,908	60,358	1,336	6,386	669,545	654,422	102%
2029	863,594	60,358	1,417	21,473	709,847	684,385	104%
2030	878,534	60,358	1,490	25,247	746,447	711,715	105%
2031	893,733	60,358	965	324,550	483,220	435,749	111%
2032	909,195	60,358	1,019	34,104	510,492	451,203	113%
2033	924,924	60,358	1,122	9,783	562,190	492,404	114%
2034	940,925	60,358	1,202	21,455	602,296	523,236	115%
2035	957,203	60,358	1,243	41,261	622,635	535,290	116%
2036	973,763	60,358	1,277	44,296	639,974	545,244	117%
2037	990,609	60,358	1,345	27,927	673,750	572,814	118%
2038	1,007,746	60,358	1,468		735,577	630,076	117%
2039	1,025,180	60,358	1,541	25,491	771,984	663,215	116%
2040	1,042,916	60,358	1,620	22,477	811,485	700,828	116%
2041	1,060,958	60,358	786	479,087	393,541	275,429	143%
2042	1,079,313	60,358	830	38,774	415,956	291,465	143%
2043	1,097,985	60,358	913	19,873	457,353	327,883	139%
2044	1,116,980	60,358	1,035		518,747	386,040	134%
2045	1,136,304	60,358	1,106	26,157	554,054	419,502	132%
2046	1,155,962	60,358	1,136	46,539	569,009	433,733	131%
2047	1,175,960	60,358	1,209	24,854	605,722	471,209	129%
2048	1,196,304	60,358	1,328	1,897	665,511	533,643	125%
2049	1,217,000	60,358	1,373	39,417	687,825	559,961	123%
2050	1,238,054	60,358	1,466	15,405	734,244	612,151	120%
2051	1,259,473	60,358	1,449	70,250	725,802	610,457	119%

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Funding Model: Component Summary by Category**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Contingency							
Insurance Deductible Contingency (Unfunded)							
	<i>unfunded</i>						
Master Association							
Arborist / Tree Work	19,019	10	4		10,655	2,335.14	10,655
Asphalt: Overlay - Pedestrian Pathway	11,931	30	8	-1	7,532	600.86	7,532
Asphalt: Repairs - Pedestrian Pathway	925	5	0	-2	925	227.17	925
Asphalt: Sealcoat - Pedestrian Pathway							
	931	5	0		931	228.74	931
Backflow Device: Common Area - Replacement							
	2,385	30	8		1,525	117.39	1,525
Bark Dust: Replenish - Common Area	5,457	2	1		2,682	3,134.32	2,682
Bollards - Replace	2,934	35	14		1,385	120.50	1,385
Brick: Masonry / Repointing & Repairs							
	10,435	15	14		547	787.69	547
Bridge: Wood - Replacement	27,239	25	4		21,363	1,608.85	21,363
Concrete: Flatwork - Sidewalks - Common Area							
	6,108	10	0	10	6,108	813.19	6,108
Fence: Chain Link - Power Coat - Replace							
	384,548	40	19		58,895	18,915.68	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace							
	297,647	30	9		178,549	14,451.44	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence							
	5,762	3	0		5,762	2,283.65	5,762
Landscaping: Irrigation	10,033	5	3		3,812	2,333.31	3,812
Landscaping: Plants & Arborvitae - Phased Replacements							
	7,032	10	4		3,940	863.43	3,940
Landscaping: Power Box - Monument - Replace							
	575	30	9		345	27.90	345
Lighting: Fixtures - Monuments - Renovation							
	1,257	8	2		911	193.56	911
Mailboxes: 12 Letter / 1 Package - Replace							
	12,279	40	19		4,654	435.52	4,654
Mailboxes: 16 Letter / 2 Package - Replace							
	71,038	40	19		26,923	2,519.58	26,923
Mailboxes: Clean / Paint / Maintain							
	1,773	5	0		1,773	435.43	1,773

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Funding Model: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Master Association continued...</i>							
Signs: Common Area	547	10	0	10	547	72.85	547
Signs: Monument - Clean & Maintain	6,953	10	0	10	6,953	925.72	6,953
Walls: Retaining	12,340	10	7		3,283	1,447.91	3,283
Walls: Retaining - Inspection	<u>2,783</u>	2	1		<u>1,368</u>	<u>1,598.47</u>	<u>1,368</u>
Master Association - Total	\$901,933				\$351,368	\$56,478	\$438,213
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	13,457	30	12	3	6,970	589.21	6,970
Asphalt: Repairs - Moon Valley Terrace	584	5	0		584	143.56	584
Asphalt: Sealcoat - Moon Valley Terrace	981	5	0		981	240.91	981
Concrete: Curbs & Gutters: Moon Valley Terrace	363	12	1	10	341	24.59	341
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763	10	0	10	2,763	367.79	2,763
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,193</u>	30	9		<u>1,915</u>	<u>155.01</u>	<u>1,915</u>
Moon Valley Terrace - Total	\$21,341				\$13,554	\$1,521	\$13,554
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	14,772	30	13	4	7,300	626.09	7,300
Asphalt: Repairs - Silver Creek Place	906	5	0		906	222.63	906
Asphalt: Sealcoat - Silver Creek Place	1,113	5	0		1,113	273.37	1,113
Concrete: Curbs & Gutters: Silver Creek Place	441	12	0	10	441	50.57	441
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414	10	0	10	3,414	454.46	3,414
Lighting: Fixture - Silver Creek Place - Street Light	1,048	25	4		822	61.89	822
Lighting: Power Box - Silver Creek Place - Replace	575	30	9		345	27.90	345
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,193</u>	30	9		<u>1,915</u>	<u>155.01</u>	<u>1,915</u>
Silver Creek Place - Total	\$25,461				\$16,256	\$1,872	\$16,256
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,009	30	13	4	1,981	169.93	1,981
Asphalt: Repairs - Tatum Ranch Place	228	5	0		228	56.05	228
Asphalt: Sealcoat - Tatum Ranch Place	287	5	0		287	70.55	287

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Funding Model: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Tatum Ranch Place continued...</i>							
Concrete: Curbs & Gutters: Tatum Ranch Place	307	12	0	10	307	35.17	307
Storm Drains / Underground Inspection: Tatum Ranch Place	3,193	30	9		1,915	155.01	1,915
Tatum Ranch Place - Total	<u>\$8,024</u>				<u>\$4,719</u>	<u>\$487</u>	<u>\$4,719</u>
Grand Total:	<u>\$956,759</u>				<u>\$385,897</u>	<u>\$60,358</u>	<u>\$472,742</u>

Percent Fully Funded	82%
Current Average Liability per Unit (Total Units: 570)	-\$152

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Funding Model: Capital vs Non-Capital Summary**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Capital							
Asphalt: Overlay - Moon Valley Terrace	13,457	30	12	3	6,970	589.21	6,970
Asphalt: Overlay - Pedestrian Pathway	11,931	30	8	-1	7,532	600.86	7,532
Asphalt: Overlay - Silver Creek Place	14,772	30	13	4	7,300	626.09	7,300
Asphalt: Overlay - Tatum Ranch Place	4,009	30	13	4	1,981	169.93	1,981
Asphalt: Repairs - Moon Valley Terrace	584	5	0		584	143.56	584
Asphalt: Repairs - Pedestrian Pathway	925	5	0	-2	925	227.17	925
Asphalt: Repairs - Silver Creek Place	906	5	0		906	222.63	906
Asphalt: Repairs - Tatum Ranch Place	228	5	0		228	56.05	228
Backflow Device: Common Area - Replacement	2,385	30	8		1,525	117.39	1,525
Bollards - Replace	2,934	35	14		1,385	120.50	1,385
Bridge: Wood - Replacement	27,239	25	4		21,363	1,608.85	21,363
Concrete: Curbs & Gutters: Moon Valley Terrace	363	12	1	10	341	24.59	341
Concrete: Curbs & Gutters: Tatum Ranch Place	307	12	0	10	307	35.17	307
Concrete: Flatwork - Sidewalks - Common Area	6,108	10	0	10	6,108	813.19	6,108
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763	10	0	10	2,763	367.79	2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414	10	0	10	3,414	454.46	3,414
Fence: Chain Link - Power Coat - Replace	384,548	40	19		58,895	18,915.68	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace	297,647	30	9		178,549	14,451.44	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence	5,762	3	0		5,762	2,283.65	5,762
Landscaping: Power Box - Monument - Replace	575	30	9		345	27.90	345
Lighting: Fixture - Silver Creek Place - Street Light	1,048	25	4		822	61.89	822
Lighting: Fixtures - Monuments - Renovation	1,257	8	2		911	193.56	911

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Funding Model: Capital vs Non-Capital Summary**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Capital continued...</i>							
Lighting: Power Box - Silver Creek Place - Replace	575	30	9		345	27.90	345
Mailboxes: 12 Letter / 1 Package - Replace	12,279	40	19		4,654	435.52	4,654
Mailboxes: 16 Letter / 2 Package - Replace	71,038	40	19		26,923	2,519.58	26,923
Mailboxes: Clean / Paint / Maintain	1,773	5	0		1,773	435.43	1,773
Signs: Common Area	547	10	0	10	547	72.85	547
Signs: Monument - Clean & Maintain	6,953	10	0	10	6,953	925.72	6,953
Storm Drains / Underground Inspection: Moon Valley Terrace	3,193	30	9		1,915	155.01	1,915
Storm Drains / Underground Inspection: Silver Creek Place	3,193	30	9		1,915	155.01	1,915
Storm Drains / Underground Inspection: Tatum Ranch Place	3,193	30	9		1,915	155.01	1,915
Walls: Retaining	12,340	10	7		3,283	1,447.91	3,283
Capital - Total	<u>\$898,245</u>				<u>\$359,139</u>	<u>\$48,441</u>	<u>\$445,984</u>
Non-Capital							
Arborist / Tree Work	19,019	10	4		10,655	2,335.14	10,655
Asphalt: Sealcoat - Moon Valley Terrace	981	5	0		981	240.91	981
Asphalt: Sealcoat - Pedestrian Pathway	931	5	0		931	228.74	931
Asphalt: Sealcoat - Silver Creek Place	1,113	5	0		1,113	273.37	1,113
Asphalt: Sealcoat - Tatum Ranch Place	287	5	0		287	70.55	287
Bark Dust: Replenish - Common Area	5,457	2	1		2,682	3,134.32	2,682
Brick: Masonry / Repointing & Repairs	10,435	15	14		547	787.69	547
Concrete: Curbs & Gutters: Silver Creek Place	441	12	0	10	441	50.57	441
Insurance Deductible Contingency (Unfunded)	<i>unfunded</i>						
Landscaping: Irrigation	10,033	5	3		3,812	2,333.31	3,812
Landscaping: Plants & Arborvitae - Phased Replacements	7,032	10	4		3,940	863.43	3,940
Walls: Retaining - Inspection	2,783	2	1		1,368	1,598.47	1,368
Non-Capital - Total	<u>\$58,514</u>				<u>\$26,758</u>	<u>\$11,917</u>	<u>\$26,758</u>

**Arbor Ridge P.U.D. Homeowners Association - Master
Current Funding Model: Capital vs Non-Capital Summary**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Grand Total:	<u>\$956,759</u>				<u>\$385,897</u>	<u>\$60,358</u>	<u>\$472,742</u>
	Percent Fully Funded				82%		
	Current Average Liability per Unit (Total Units: 570)				-\$152		

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Executive Summary**

EXECUTIVE SUMMARY - DOLLAR DEFINED THRESHOLD FUNDING MODEL

THRESHOLD FUNDING MODEL OVERVIEW

The "Threshold Funding Model" method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0). Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). This may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen in between full funding and baseline funding.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2022 and ending December 31, 2022. Unless otherwise indicated, we have used January 25, 2000 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 570 units located in Bethany, Oregon.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done was completed on August 18, 2018.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$385,897 as of January, 1 2022. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum balance threshold of \$242,173 has been used over the thirty years of this funding model reserve study. The reserve study funding model has an annual contribution increase of 3.00% per year.

INFLATION RATE: An inflation rate of 1.73% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 81.55% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Executive Summary**

DISCLOSURES

GENERAL: Arbor Ridge P.U.D. Homeowners Association - Master and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

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 in accordance with Oregon State Law(s). This reserve study will 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.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 44 assets were included in this reserve study report; of these considered, 43 were funded and 1 component were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, Association Representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) Fiscal Year 2017 On-Site Reserve Study by Reserve Studies by Reserve Funding published June 29, 2016, information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work will be done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2022 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Executive Summary**

extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 1.01 (1 of 2).

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Summary**

Report Date	May 28, 2021
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	570

<i>Report Parameters</i>	
Inflation	1.73%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.20%
2022 Beginning Balance	\$385,897

<i>Threshold Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$40,563.44
<i>\$71.16 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$784.87</u>
Total Annual Allocation to Reserves	\$41,348.31
<i>\$72.54 per unit annually</i>	

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Projection**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Beginning Balance: \$385,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	765,890	40,563	785	34,024	393,221	482,200	82%
2023	779,140	41,780	853	8,604	427,250	518,317	82%
2024	792,619	43,034	938	1,257	469,965	563,164	83%
2025	806,331	44,325	979	24,627	490,642	585,656	84%
2026	820,281	45,655	964	54,338	482,922	578,966	83%
2027	834,472	47,024	1,025	17,247	513,724	610,558	84%
2028	848,908	48,435	1,112	6,386	556,884	654,422	85%
2029	863,594	49,888	1,171	21,473	586,469	684,385	86%
2030	878,534	51,385	1,225	25,247	613,832	711,715	86%
2031	893,733	52,926	684	324,550	342,892	435,749	79%
2032	909,195	54,514	727	34,104	364,028	451,203	81%
2033	924,924	56,149	821	9,783	411,216	492,404	84%
2034	940,925	57,834	895	21,455	448,490	523,236	86%
2035	957,203	59,569	934	41,261	467,731	535,290	87%
2036	973,763	61,356	970	44,296	485,761	545,244	89%
2037	990,609	63,197	1,042	27,927	522,072	572,814	91%
2038	1,007,746	65,092	1,174		588,339	630,076	93%
2039	1,025,180	67,045	1,260	25,491	631,153	663,215	95%
2040	1,042,916	69,057	1,355	22,477	679,088	700,828	97%
2041	1,060,958	41,689	483	479,087	242,173	275,429	88%
2042	1,079,313	42,940	493	38,774	246,832	291,465	85%
2043	1,097,985	44,228	542	19,873	271,730	327,883	83%
2044	1,116,980	45,555	635		317,919	386,040	82%
2045	1,136,304	46,922	677	26,157	339,362	419,502	81%
2046	1,155,962	48,329	682	46,539	341,835	433,733	79%
2047	1,175,960	49,779	734	24,854	367,494	471,209	78%
2048	1,196,304	51,273	834	1,897	417,703	533,643	78%
2049	1,217,000	52,811	862	39,417	431,959	559,961	77%
2050	1,238,054	54,395	942	15,405	471,892	612,151	77%
2051	1,259,473	56,027	915	70,250	458,584	610,457	75%

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Contingency							
Insurance Deductible Contingency (Unfunded)							
	<i>unfunded</i>						
Master Association							
Arborist / Tree Work	19,019	10	4		10,655	1,569.33	10,655
Asphalt: Overlay - Pedestrian Pathway	11,931	30	8	-1	7,532	403.81	7,532
Asphalt: Repairs - Pedestrian Pathway	925	5	0	-2	925	152.67	925
Asphalt: Sealcoat - Pedestrian Pathway							
	931	5	0		931	153.72	931
Backflow Device: Common Area - Replacement							
	2,385	30	8		1,525	78.89	1,525
Bark Dust: Replenish - Common Area	5,457	2	1		2,682	2,106.41	2,682
Bollards - Replace	2,934	35	14		1,385	80.98	1,385
Brick: Masonry / Repointing & Repairs							
	10,435	15	14		547	529.37	547
Bridge: Wood - Replacement	27,239	25	4		21,363	1,081.22	21,363
Concrete: Flatwork - Sidewalks - Common Area							
	6,108	10	0	10	6,108	546.51	6,108
Fence: Chain Link - Power Coat - Replace							
	384,548	40	19		58,895	12,712.24	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace							
	297,647	30	9		178,549	9,712.05	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence							
	5,762	3	0		5,762	1,534.72	5,762
Landscaping: Irrigation	10,033	5	3		3,812	1,568.10	3,812
Landscaping: Plants & Arborvitae - Phased Replacements							
	7,032	10	4		3,940	580.26	3,940
Landscaping: Power Box - Monument - Replace							
	575	30	9		345	18.75	345
Lighting: Fixtures - Monuments - Renovation							
	1,257	8	2		911	130.08	911
Mailboxes: 12 Letter / 1 Package - Replace							
	12,279	40	19		4,654	292.69	4,654
Mailboxes: 16 Letter / 2 Package - Replace							
	71,038	40	19		26,923	1,693.28	26,923
Mailboxes: Clean / Paint / Maintain	1,773	5	0		1,773	292.63	1,773
Signs: Common Area	547	10	0	10	547	48.96	547
Signs: Monument - Clean & Maintain	6,953	10	0	10	6,953	622.13	6,953
Walls: Retaining	12,340	10	7		3,283	973.06	3,283
Walls: Retaining - Inspection	2,783	2	1		1,368	1,074.25	1,368
Master Association - Total	\$901,933				\$351,368	\$37,956	\$438,213

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	13,457	30	12	3	6,970	395.98	6,970
Asphalt: Repairs - Moon Valley Terrace	584	5	0		584	96.48	584
Asphalt: Sealcoat - Moon Valley Terrace	981	5	0		981	161.90	981
Concrete: Curbs & Gutters: Moon Valley Terrace	363	12	1	10	341	16.53	341
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763	10	0	10	2,763	247.17	2,763
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,193</u>	30	9		<u>1,915</u>	<u>104.17</u>	<u>1,915</u>
Moon Valley Terrace - Total	\$21,341				\$13,554	\$1,022	\$13,554
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	14,772	30	13	4	7,300	420.76	7,300
Asphalt: Repairs - Silver Creek Place	906	5	0		906	149.62	906
Asphalt: Sealcoat - Silver Creek Place	1,113	5	0		1,113	183.72	1,113
Concrete: Curbs & Gutters: Silver Creek Place	441	12	0	10	441	33.99	441
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414	10	0	10	3,414	305.42	3,414
Lighting: Fixture - Silver Creek Place - Street Light	1,048	25	4		822	41.59	822
Lighting: Power Box - Silver Creek Place - Replace	575	30	9		345	18.75	345
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,193</u>	30	9		<u>1,915</u>	<u>104.17</u>	<u>1,915</u>
Silver Creek Place - Total	\$25,461				\$16,256	\$1,258	\$16,256
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,009	30	13	4	1,981	114.20	1,981
Asphalt: Repairs - Tatum Ranch Place	228	5	0		228	37.67	228
Asphalt: Sealcoat - Tatum Ranch Place	287	5	0		287	47.41	287
Concrete: Curbs & Gutters: Tatum Ranch Place	307	12	0	10	307	23.63	307
Storm Drains / Underground Inspection: Tatum Ranch Place	<u>3,193</u>	30	9		<u>1,915</u>	<u>104.17</u>	<u>1,915</u>
Tatum Ranch Place - Total	\$8,024				\$4,719	\$327	\$4,719

**Arbor Ridge P.U.D. Homeowners Association - Master
 Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Grand Total:	<u>\$956,759</u>				<u>\$385,897</u>	<u>\$40,563</u>	<u>\$472,742</u>
	Percent Fully Funded				82%		
	Current Average Liability per Unit (Total Units: 570)				-\$152		

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Distribution of Accumulated Reserves**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2022	228	228
Asphalt: Sealcoat - Tatum Ranch Place	0	2022	287	287
Concrete: Curbs & Gutters: Tatum Ranch Place				
	0	2022	307	307
Concrete: Curbs & Gutters: Silver Creek Place				
	0	2022	441	441
Signs: Common Area	0	2022	547	547
Asphalt: Repairs - Moon Valley Terrace	0	2022	584	584
Asphalt: Repairs - Silver Creek Place	0	2022	906	906
Asphalt: Repairs - Pedestrian Pathway	0	2022	925	925
Asphalt: Sealcoat - Pedestrian Pathway	0	2022	931	931
Asphalt: Sealcoat - Moon Valley Terrace	0	2022	981	981
Asphalt: Sealcoat - Silver Creek Place	0	2022	1,113	1,113
Mailboxes: Clean / Paint / Maintain	0	2022	1,773	1,773
Concrete: Flatwork - Sidewalks - Moon Valley Terrace				
	0	2022	2,763	2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place				
	0	2022	3,414	3,414
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2022	5,762	5,762
Concrete: Flatwork - Sidewalks - Common Area				
	0	2022	6,108	6,108
Signs: Monument - Clean & Maintain	0	2022	6,953	6,953
Concrete: Curbs & Gutters: Moon Valley Terrace				
	1	2023	341	341
Walls: Retaining - Inspection	1	2023	1,368	1,368
Bark Dust: Replenish - Common Area	1	2023	2,682	2,682
Lighting: Fixtures - Monuments - Renovation	2	2024	911	911
Landscaping: Irrigation	3	2025	3,812	3,812
Lighting: Fixture - Silver Creek Place - Street Light				
	4	2026	822	822
Landscaping: Plants & Arborvitae - Phased Replacements				
	4	2026	3,940	3,940
Arborist / Tree Work	4	2026	10,655	10,655
Bridge: Wood - Replacement	4	2026	21,363	21,363

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - Dollar Defined Minimum: Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Walls: Retaining	7	2029	3,283	3,283
Backflow Device: Common Area - Replacement				
	8	2030	1,525	1,525
Asphalt: Overlay - Pedestrian Pathway	8	2030	7,532	7,532
Landscaping: Power Box - Monument - Replace				
	9	2031	345	345
Lighting: Power Box - Silver Creek Place - Replace				
	9	2031	345	345
Storm Drains / Underground Inspection: Moon Valley Terrace				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Silver Creek Place				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Tatum Ranch Place				
	9	2031	1,915	1,915
Fence: Vinyl - 3 Rail Horse Fence - Replace	9	2031	178,549	178,549
Asphalt: Overlay - Moon Valley Terrace	12	2034	6,970	6,970
Asphalt: Overlay - Tatum Ranch Place	13	2035	1,981	1,981
Asphalt: Overlay - Silver Creek Place	13	2035	7,300	7,300
Brick: Masonry / Repointing & Repairs	14	2036	547	547
Bollards - Replace	14	2036	1,385	1,385
Mailboxes: 12 Letter / 1 Package - Replace	19	2041	4,654	4,654
Mailboxes: 16 Letter / 2 Package - Replace	19	2041	26,923	26,923
Fence: Chain Link - Power Coat - Replace	19	2041	* 58,895	145,740
Insurance Deductible Contingency (Unfunded)		Unfunded		
Total Asset Summary			<u><u>\$385,897</u></u>	<u><u>\$472,742</u></u>

Percent Fully Funded	82%
Current Average Liability per Unit (Total Units: 570)	-\$152

*** Indicates Partially Funded*

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Executive Summary**

EXECUTIVE SUMMARY - 70% THRESHOLD FUNDING MODEL

THRESHOLD FUNDING MODEL OVERVIEW

The "Threshold Funding Model" method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined funding percentage. Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). We have calculated this funding model to remain at or above 70% funded over the 30-year horizon of is reserve study report. Threshold funding is often a value chosen in between full funding and baseline funding. While we recommend that all community associations strive for a funding threshold percentage of 70% or above, this 70% funding approach is absolutely no guarantee (expressed or implied) that the community will not require a special assessment at some time in the future.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2022 and ending December 31, 2022. Unless otherwise indicated, we have used January 25, 2000 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 570 units located in Bethany, Oregon.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done was completed on August 18, 2018.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$385,897 as of January, 1 2022. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum threshold funding percentage of 70% has been used over the thirty years of this reserve study funding model. The reserve study funding model has an annual contribution increase of 3.00% per year.

INFLATION RATE: An inflation rate of 1.78% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 80.98% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Executive Summary**

DISCLOSURES

GENERAL: Arbor Ridge P.U.D. Homeowners Association - Master and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

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 in accordance with Oregon State Law(s). This reserve study will 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.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 44 assets were included in this reserve study report; of these considered, 43 were funded and 1 component were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, Association Representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) Fiscal Year 2017 On-Site Reserve Study by Reserve Studies by Reserve Funding published June 29, 2016, information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work will be done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2022 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result,

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Executive Summary**

ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 1.01 (1 of 2).

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Summary**

Report Date	May 28, 2021
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	570

<i>Report Parameters</i>	
Inflation	1.78%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.20%
2022 Beginning Balance	\$385,897

Threshold 70% Funding Model Summary of Calculations

Required Annual Contribution	\$38,042.59
<i>\$66.74 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$779.83</u>
Total Annual Allocation to Reserves	\$38,822.42
<i>\$68.11 per unit annually</i>	

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Projection**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Beginning Balance: \$385,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	765,890	38,043	780	34,024	390,695	482,437	81%
2023	779,523	39,184	843	8,608	422,113	518,826	81%
2024	793,398	40,359	922	1,258	462,137	563,995	82%
2025	807,521	41,570	958	24,664	480,001	586,808	82%
2026	821,895	42,817	937	54,445	469,310	580,390	81%
2027	836,525	44,102	992	17,290	497,115	612,361	81%
2028	851,415	45,425	1,072	6,405	537,206	656,677	82%
2029	866,570	46,788	1,125	21,547	563,571	687,081	82%
2030	881,995	48,191	1,173	25,346	587,589	714,869	82%
2031	897,694	49,637	622	325,988	311,860	437,895	71%
2032	913,673	51,126	657	34,272	329,371	453,648	73%
2033	929,937	52,660	744	9,836	372,940	495,316	75%
2034	946,489	54,240	811	21,582	406,409	526,589	77%
2035	963,337	55,867	841	41,526	421,591	538,985	78%
2036	980,484	57,543	869	44,602	435,402	549,278	79%
2037	997,937	59,269	933	28,134	467,470	577,335	81%
2038	1,015,700	61,047	1,057		529,574	635,361	83%
2039	1,033,780	62,879	1,133	25,705	567,881	669,107	85%
2040	1,052,181	64,765	1,220	22,676	611,190	707,402	86%
2041	1,070,910	66,708	389	483,581	194,705	278,150	70%
2042	1,089,972	50,182	411	39,157	206,142	294,488	70%
2043	1,109,374	50,248	473	20,079	236,783	331,446	71%
2044	1,129,120	51,755	577		289,115	390,428	74%
2045	1,149,219	53,308	632	26,454	316,600	424,479	75%
2046	1,169,675	54,907	649	47,091	325,066	439,094	74%
2047	1,190,495	56,554	713	25,161	357,172	477,268	75%
2048	1,211,686	58,251	827	1,922	414,328	540,770	77%
2049	1,233,254	59,998	869	39,943	435,252	567,719	77%
2050	1,255,206	61,798	963	15,618	482,395	620,937	78%
2051	1,277,548	63,652	950	71,258	475,739	619,523	77%

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Contingency							
Insurance Deductible Contingency (Unfunded)							
	<i>unfunded</i>						
Master Association							
Arborist / Tree Work	19,057	10	4		10,655	1,465.59	10,655
Asphalt: Overlay - Pedestrian Pathway	11,978	30	8	-1	7,532	379.54	7,532
Asphalt: Repairs - Pedestrian Pathway	925	5	0	-2	925	142.29	925
Asphalt: Sealcoat - Pedestrian Pathway	931	5	0		931	143.27	931
Backflow Device: Common Area - Replacement	2,394	30	8		1,525	74.17	1,525
Bark Dust: Replenish - Common Area	5,460	2	1		2,682	1,960.21	2,682
Bollards - Replace	2,955	35	14		1,385	76.30	1,385
Brick: Masonry / Repointing & Repairs	10,507	15	14		547	495.74	547
Bridge: Wood - Replacement	27,292	25	4		21,363	1,014.65	21,363
Concrete: Flatwork - Sidewalks - Common Area	6,108	10	0	10	6,108	510.59	6,108
Fence: Chain Link - Power Coat - Replace	388,155	40	19		58,895	11,950.31	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace	298,966	30	9		178,549	9,132.04	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence	5,762	3	0		5,762	1,428.93	5,762
Landscaping: Irrigation	10,048	5	3		3,812	1,461.33	3,812
Landscaping: Plants & Arborvitae - Phased Replacements	7,046	10	4		3,940	541.91	3,940
Landscaping: Power Box - Monument - Replace	577	30	9		345	17.63	345
Lighting: Fixtures - Monuments - Renovation	1,258	8	2		911	121.37	911
Mailboxes: 12 Letter / 1 Package - Replace	12,395	40	19		4,654	276.32	4,654
Mailboxes: 16 Letter / 2 Package - Replace	71,705	40	19		26,923	1,598.58	26,923
Mailboxes: Clean / Paint / Maintain	1,773	5	0		1,773	272.72	1,773
Signs: Common Area	547	10	0	10	547	45.74	547
Signs: Monument - Clean & Maintain	6,953	10	0	10	6,953	581.24	6,953
Walls: Retaining	12,382	10	7		3,283	908.92	3,283
Walls: Retaining - Inspection	2,785	2	1		1,368	999.69	1,368
Master Association - Total	\$907,960				\$351,368	\$35,599	\$438,213

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	13,536	30	12	3	6,970	372.77	6,970
Asphalt: Repairs - Moon Valley Terrace	584	5	0		584	89.91	584
Asphalt: Sealcoat - Moon Valley Terrace	981	5	0		981	150.89	981
Concrete: Curbs & Gutters: Moon Valley Terrace	364	12	1	10	341	15.49	341
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763	10	0	10	2,763	230.93	2,763
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,207</u>	30	9		<u>1,915</u>	<u>97.95</u>	<u>1,915</u>
Moon Valley Terrace - Total	\$21,435				\$13,554	\$958	\$13,554
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	14,866	30	13	4	7,300	396.27	7,300
Asphalt: Repairs - Silver Creek Place	906	5	0		906	139.44	906
Asphalt: Sealcoat - Silver Creek Place	1,113	5	0		1,113	171.22	1,113
Concrete: Curbs & Gutters: Silver Creek Place	441	12	0	10	441	31.78	441
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414	10	0	10	3,414	285.34	3,414
Lighting: Fixture - Silver Creek Place - Street Light	1,050	25	4		822	39.03	822
Lighting: Power Box - Silver Creek Place - Replace	577	30	9		345	17.63	345
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,207</u>	30	9		<u>1,915</u>	<u>97.95</u>	<u>1,915</u>
Silver Creek Place - Total	\$25,575				\$16,256	\$1,179	\$16,256
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,035	30	13	4	1,981	107.55	1,981
Asphalt: Repairs - Tatum Ranch Place	228	5	0		228	35.11	228
Asphalt: Sealcoat - Tatum Ranch Place	287	5	0		287	44.19	287
Concrete: Curbs & Gutters: Tatum Ranch Place	307	12	0	10	307	22.10	307
Storm Drains / Underground Inspection: Tatum Ranch Place	<u>3,207</u>	30	9		<u>1,915</u>	<u>97.95</u>	<u>1,915</u>
Tatum Ranch Place - Total	\$8,064				\$4,719	\$307	\$4,719

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Grand Total:	<u>\$963,033</u>				<u>\$385,897</u>	<u>\$38,043</u>	<u>\$472,742</u>
	Percent Fully Funded				82%		
	Current Average Liability per Unit (Total Units: 570)				-\$152		

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Distribution of Accumulated Reserves**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2022	228	228
Asphalt: Sealcoat - Tatum Ranch Place	0	2022	287	287
Concrete: Curbs & Gutters: Tatum Ranch Place	0	2022	307	307
Concrete: Curbs & Gutters: Silver Creek Place	0	2022	441	441
Signs: Common Area	0	2022	547	547
Asphalt: Repairs - Moon Valley Terrace	0	2022	584	584
Asphalt: Repairs - Silver Creek Place	0	2022	906	906
Asphalt: Repairs - Pedestrian Pathway	0	2022	925	925
Asphalt: Sealcoat - Pedestrian Pathway	0	2022	931	931
Asphalt: Sealcoat - Moon Valley Terrace	0	2022	981	981
Asphalt: Sealcoat - Silver Creek Place	0	2022	1,113	1,113
Mailboxes: Clean / Paint / Maintain	0	2022	1,773	1,773
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	0	2022	2,763	2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place	0	2022	3,414	3,414
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2022	5,762	5,762
Concrete: Flatwork - Sidewalks - Common Area	0	2022	6,108	6,108
Signs: Monument - Clean & Maintain	0	2022	6,953	6,953
Concrete: Curbs & Gutters: Moon Valley Terrace	1	2023	341	341
Walls: Retaining - Inspection	1	2023	1,368	1,368
Bark Dust: Replenish - Common Area	1	2023	2,682	2,682
Lighting: Fixtures - Monuments - Renovation	2	2024	911	911
Landscaping: Irrigation	3	2025	3,812	3,812
Lighting: Fixture - Silver Creek Place - Street Light	4	2026	822	822
Landscaping: Plants & Arborvitae - Phased Replacements	4	2026	3,940	3,940
Arborist / Tree Work	4	2026	10,655	10,655
Bridge: Wood - Replacement	4	2026	21,363	21,363

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 70% Minimum: Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Walls: Retaining	7	2029	3,283	3,283
Backflow Device: Common Area - Replacement				
	8	2030	1,525	1,525
Asphalt: Overlay - Pedestrian Pathway	8	2030	7,532	7,532
Landscaping: Power Box - Monument - Replace				
	9	2031	345	345
Lighting: Power Box - Silver Creek Place - Replace				
	9	2031	345	345
Storm Drains / Underground Inspection: Moon Valley Terrace				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Silver Creek Place				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Tatum Ranch Place				
	9	2031	1,915	1,915
Fence: Vinyl - 3 Rail Horse Fence - Replace	9	2031	178,549	178,549
Asphalt: Overlay - Moon Valley Terrace	12	2034	6,970	6,970
Asphalt: Overlay - Tatum Ranch Place	13	2035	1,981	1,981
Asphalt: Overlay - Silver Creek Place	13	2035	7,300	7,300
Brick: Masonry / Repointing & Repairs	14	2036	547	547
Bollards - Replace	14	2036	1,385	1,385
Mailboxes: 12 Letter / 1 Package - Replace	19	2041	4,654	4,654
Mailboxes: 16 Letter / 2 Package - Replace	19	2041	26,923	26,923
Fence: Chain Link - Power Coat - Replace	19	2041	* 58,895	145,740
Insurance Deductible Contingency (Unfunded)		Unfunded		
Total Asset Summary			<u>\$385,897</u>	<u>\$472,742</u>

Percent Fully Funded	82%
Current Average Liability per Unit (Total Units: 570)	-\$152

*** Indicates Partially Funded*

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Executive Summary**

EXECUTIVE SUMMARY - 85% THRESHOLD FUNDING MODEL

THRESHOLD FUNDING MODEL OVERVIEW

The "Threshold Funding Model" method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined funding percentage. Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). We have calculated this funding model with the aim of remaining at or above 85% funded over the 30-year horizon of is reserve study report. Threshold funding is often a value chosen in between full funding and baseline funding. While we recommend that all community associations strive for a funding threshold percentage of 70% or above, this 85% funding approach is absolutely no guarantee (expressed or implied) that the community will not require a special assessment at some time in the future.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2022 and ending December 31, 2022. Unless otherwise indicated, we have used January 25, 2000 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 570 units located in Bethany, Oregon.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done was completed on August 18, 2018.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$385,897 as of January, 1 2022. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum threshold percentage of 85% has been used over the thirty years of this reserve study funding model. The reserve study funding model has an annual contribution increase of 3.00% per year.

INFLATION RATE: An inflation rate of 1.78% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 85.00% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Executive Summary**

DISCLOSURES

GENERAL: Arbor Ridge P.U.D. Homeowners Association - Master and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

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 in accordance with Oregon State Law(s). This reserve study will 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.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 44 assets were included in this reserve study report; of these considered, 43 were funded and 1 component were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, Association Representative, and/or Declarant.

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SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2022 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result,

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Executive Summary**

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Report Version 1.01 (1 of 2).

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Summary**

Report Date	May 28, 2021
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	570

<i>Report Parameters</i>	
Inflation	1.78%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.20%
2022 Beginning Balance	\$385,897

Threshold 85% Funding Model Summary of Calculations

Required Annual Contribution	\$57,380.44
<i>\$100.67 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$818.51</u>
Total Annual Allocation to Reserves	\$58,198.94
<i>\$102.10 per unit annually</i>	

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Projection**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Beginning Balance: \$385,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	765,890	57,380	819	34,024	410,071	482,437	85%
2023	779,523	43,144	889	8,608	445,497	518,826	86%
2024	793,398	44,439	977	1,258	489,654	563,995	87%
2025	807,521	45,772	1,022	24,664	511,784	586,808	87%
2026	821,895	47,145	1,009	54,445	505,493	580,390	87%
2027	836,525	48,559	1,074	17,290	537,836	612,361	88%
2028	851,415	50,016	1,163	6,405	582,610	656,677	89%
2029	866,570	51,517	1,225	21,547	613,804	687,081	89%
2030	881,995	53,062	1,283	25,346	642,802	714,869	90%
2031	897,694	54,654	743	325,988	372,211	437,895	85%
2032	913,673	49,413	775	34,272	388,126	453,648	86%
2033	929,937	50,895	858	9,836	430,044	495,316	87%
2034	946,489	52,422	922	21,582	461,806	526,589	88%
2035	963,337	53,995	949	41,526	475,224	538,985	88%
2036	980,484	55,615	972	44,602	487,210	549,278	89%
2037	997,937	57,283	1,033	28,134	517,392	577,335	90%
2038	1,015,700	59,002	1,153		577,546	635,361	91%
2039	1,033,780	60,772	1,225	25,705	613,838	669,107	92%
2040	1,052,181	62,595	1,308	22,676	655,064	707,402	93%
2041	1,070,910	64,473	472	483,581	236,427	278,150	85%
2042	1,089,972	52,545	500	39,157	250,315	294,488	85%
2043	1,109,374	51,856	564	20,079	282,656	331,446	85%
2044	1,129,120	53,412	672		336,740	390,428	86%
2045	1,149,219	55,015	731	26,454	366,031	424,479	86%
2046	1,169,675	56,665	751	47,091	376,357	439,094	86%
2047	1,190,495	58,365	819	25,161	410,380	477,268	86%
2048	1,211,686	60,116	937	1,922	469,511	540,770	87%
2049	1,233,254	61,919	983	39,943	492,470	567,719	87%
2050	1,255,206	63,777	1,081	15,618	541,711	620,937	87%
2051	1,277,548	65,690	1,072	71,258	537,215	619,523	87%

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Contingency							
Insurance Deductible Contingency (Unfunded)							
	<i>unfunded</i>						
Master Association							
Arborist / Tree Work	19,057	10	4		10,655	2,210.58	10,655
Asphalt: Overlay - Pedestrian Pathway	11,978	30	8	-1	7,532	572.47	7,532
Asphalt: Repairs - Pedestrian Pathway	925	5	0	-2	925	214.61	925
Asphalt: Sealcoat - Pedestrian Pathway	931	5	0		931	216.09	931
Backflow Device: Common Area - Replacement	2,394	30	8		1,525	111.87	1,525
Bark Dust: Replenish - Common Area	5,460	2	1		2,682	2,956.63	2,682
Bollards - Replace	2,955	35	14		1,385	115.08	1,385
Brick: Masonry / Repointing & Repairs	10,507	15	14		547	747.73	547
Bridge: Wood - Replacement	27,292	25	4		21,363	1,530.42	21,363
Concrete: Flatwork - Sidewalks - Common Area	6,108	10	0	10	6,108	770.13	6,108
Fence: Chain Link - Power Coat - Replace	388,155	40	19		58,895	18,024.90	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace	298,966	30	9		178,549	13,774.05	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence	5,762	3	0		5,762	2,155.28	5,762
Landscaping: Irrigation	10,048	5	3		3,812	2,204.15	3,812
Landscaping: Plants & Arborvitae - Phased Replacements	7,046	10	4		3,940	817.37	3,940
Landscaping: Power Box - Monument - Replace	577	30	9		345	26.59	345
Lighting: Fixtures - Monuments - Renovation	1,258	8	2		911	183.07	911
Mailboxes: 12 Letter / 1 Package - Replace	12,395	40	19		4,654	416.78	4,654
Mailboxes: 16 Letter / 2 Package - Replace	71,705	40	19		26,923	2,411.18	26,923
Mailboxes: Clean / Paint / Maintain	1,773	5	0		1,773	411.35	1,773
Signs: Common Area	547	10	0	10	547	68.99	547
Signs: Monument - Clean & Maintain	6,953	10	0	10	6,953	876.69	6,953
Walls: Retaining	12,382	10	7		3,283	1,370.94	3,283
Walls: Retaining - Inspection	2,785	2	1		1,368	1,507.85	1,368
Master Association - Total	\$907,960				\$351,368	\$53,695	\$438,213

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	13,536	30	12	3	6,970	562.26	6,970
Asphalt: Repairs - Moon Valley Terrace	584	5	0		584	135.62	584
Asphalt: Sealcoat - Moon Valley Terrace	981	5	0		981	227.59	981
Concrete: Curbs & Gutters: Moon Valley Terrace	364	12	1	10	341	23.37	341
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763	10	0	10	2,763	348.31	2,763
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,207</u>	30	9		<u>1,915</u>	<u>147.74</u>	<u>1,915</u>
Moon Valley Terrace - Total	\$21,435				\$13,554	\$1,445	\$13,554
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	14,866	30	13	4	7,300	597.70	7,300
Asphalt: Repairs - Silver Creek Place	906	5	0		906	210.32	906
Asphalt: Sealcoat - Silver Creek Place	1,113	5	0		1,113	258.26	1,113
Concrete: Curbs & Gutters: Silver Creek Place	441	12	0	10	441	47.94	441
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414	10	0	10	3,414	430.39	3,414
Lighting: Fixture - Silver Creek Place - Street Light	1,050	25	4		822	58.87	822
Lighting: Power Box - Silver Creek Place - Replace	577	30	9		345	26.59	345
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,207</u>	30	9		<u>1,915</u>	<u>147.74</u>	<u>1,915</u>
Silver Creek Place - Total	\$25,575				\$16,256	\$1,778	\$16,256
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,035	30	13	4	1,981	162.22	1,981
Asphalt: Repairs - Tatum Ranch Place	228	5	0		228	52.95	228
Asphalt: Sealcoat - Tatum Ranch Place	287	5	0		287	66.65	287
Concrete: Curbs & Gutters: Tatum Ranch Place	307	12	0	10	307	33.34	307
Storm Drains / Underground Inspection: Tatum Ranch Place	<u>3,207</u>	30	9		<u>1,915</u>	<u>147.74</u>	<u>1,915</u>
Tatum Ranch Place - Total	\$8,064				\$4,719	\$463	\$4,719

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Grand Total:	<u>\$963,033</u>				<u>\$385,897</u>	<u>\$57,380</u>	<u>\$472,742</u>
	Percent Fully Funded				82%		
	Current Average Liability per Unit (Total Units: 570)				-\$152		

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Distribution of Accumulated Reserves**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2022	228	228
Asphalt: Sealcoat - Tatum Ranch Place	0	2022	287	287
Concrete: Curbs & Gutters: Tatum Ranch Place	0	2022	307	307
Concrete: Curbs & Gutters: Silver Creek Place	0	2022	441	441
Signs: Common Area	0	2022	547	547
Asphalt: Repairs - Moon Valley Terrace	0	2022	584	584
Asphalt: Repairs - Silver Creek Place	0	2022	906	906
Asphalt: Repairs - Pedestrian Pathway	0	2022	925	925
Asphalt: Sealcoat - Pedestrian Pathway	0	2022	931	931
Asphalt: Sealcoat - Moon Valley Terrace	0	2022	981	981
Asphalt: Sealcoat - Silver Creek Place	0	2022	1,113	1,113
Mailboxes: Clean / Paint / Maintain	0	2022	1,773	1,773
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	0	2022	2,763	2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place	0	2022	3,414	3,414
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2022	5,762	5,762
Concrete: Flatwork - Sidewalks - Common Area	0	2022	6,108	6,108
Signs: Monument - Clean & Maintain	0	2022	6,953	6,953
Concrete: Curbs & Gutters: Moon Valley Terrace	1	2023	341	341
Walls: Retaining - Inspection	1	2023	1,368	1,368
Bark Dust: Replenish - Common Area	1	2023	2,682	2,682
Lighting: Fixtures - Monuments - Renovation	2	2024	911	911
Landscaping: Irrigation	3	2025	3,812	3,812
Lighting: Fixture - Silver Creek Place - Street Light	4	2026	822	822
Landscaping: Plants & Arborvitae - Phased Replacements	4	2026	3,940	3,940
Arborist / Tree Work	4	2026	10,655	10,655
Bridge: Wood - Replacement	4	2026	21,363	21,363

**Arbor Ridge P.U.D. Homeowners Association - Master
Threshold Funding Model - 85% Minimum: Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Walls: Retaining	7	2029	3,283	3,283
Backflow Device: Common Area - Replacement				
	8	2030	1,525	1,525
Asphalt: Overlay - Pedestrian Pathway	8	2030	7,532	7,532
Landscaping: Power Box - Monument - Replace				
	9	2031	345	345
Lighting: Power Box - Silver Creek Place - Replace				
	9	2031	345	345
Storm Drains / Underground Inspection: Moon Valley Terrace				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Silver Creek Place				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Tatum Ranch Place				
	9	2031	1,915	1,915
Fence: Vinyl - 3 Rail Horse Fence - Replace	9	2031	178,549	178,549
Asphalt: Overlay - Moon Valley Terrace	12	2034	6,970	6,970
Asphalt: Overlay - Tatum Ranch Place	13	2035	1,981	1,981
Asphalt: Overlay - Silver Creek Place	13	2035	7,300	7,300
Brick: Masonry / Repointing & Repairs	14	2036	547	547
Bollards - Replace	14	2036	1,385	1,385
Mailboxes: 12 Letter / 1 Package - Replace	19	2041	4,654	4,654
Mailboxes: 16 Letter / 2 Package - Replace	19	2041	26,923	26,923
Fence: Chain Link - Power Coat - Replace	19	2041	* 58,895	145,740
Insurance Deductible Contingency (Unfunded)		Unfunded		
Total Asset Summary			<u>\$385,897</u>	<u>\$472,742</u>

Percent Fully Funded	82%
Current Average Liability per Unit (Total Units: 570)	-\$152

*** Indicates Partially Funded*

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Executive Summary**

EXECUTIVE SUMMARY- COMPONENT FUNDING MODEL

COMPONENT FUNDING MODEL OVERVIEW

The "Component Funding Model" is a straight-line funding model, also known by the "Full Funding Model". The objective of the model is to have on hand an amount of cash in the reserve account equal to the amount of depreciation that has occurred for each of the assets. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position.

"Full funding" describes the objective to have reserves on hand equivalent to the value of the deterioration of the each component in the reserve study. For example, for a \$10,000 (current cost) pool resurface project with a useful life of ten years, after three years, when the pool's surface has deteriorated 3/10 of \$10,000, to be fully funded the association should have \$3000 set aside for this component (and on and on again for each component). "Full funding" describes an objective where ongoing deterioration is offset by the proportional accumulation of cash.

One of the selling points that may be beneficial to Arbor Ridge P.U.D. Homeowners Association - Master is that the "Component Funding Model" compared to the other funding models is that the objective is to have an equal amount of cash on hand compared to the amount of depreciation that has occurred for each funded asset in the report. Funding models lacking a "Full Funding" criterion often result in funding strategies that shifts the burden of funding assets to future homeowners. Although the Association may be able to fund reserves perpetually employing such strategies, the Board of Directors should carefully consider the degree of risk that is acceptable to everyone. Multiple components which experience premature failure rates will likely result in special assessments which will ultimately burden current owners who have the misfortune of having a current ownership interest; while previous owners have avoided their financial responsibility. The "Component Funding Model" is recommended for Board of Directors who wish to mitigate this type of risk.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2022 and ending December 31, 2022. Unless otherwise indicated, we have used January 25, 2000 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 570 units located in Bethany, Oregon.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on August 18, 2018.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Executive Summary**

a projected beginning reserve balance of \$385,897 as of January 1, 2022. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: The reserve study funding model has an annual contribution increase of 3.00% per year.

INFLATION RATE: An inflation rate of 1.73% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 81.57% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

GENERAL: Arbor Ridge P.U.D. Homeowners Association - Master and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

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 in accordance with Oregon State Law(s). This reserve study will 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.

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MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements (if a Level 1 reserve study was contracted by client), previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) Fiscal Year 2017 On-Site Reserve Study by Reserve Studies by Reserve Funding published June 29, 2016, information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Executive Summary**

management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

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The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 1.01 (1 of 2).

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Summary**

Report Date	May 28, 2021
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	570

<i>Report Parameters</i>	
Inflation	1.73%
Interest Rate on Reserve Deposit	0.20%
Contingency	3.00%
2022 Beginning Balance	\$385,897

Component Funding Model Summary of Calculations

Required Annual Contribution	\$52,789.75
<i>\$92.61 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$809.32</u>
Total Annual Allocation to Reserves	\$53,599.08
<i>\$94.03 per unit annually</i>	

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Projection**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Beginning Balance: \$385,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	765,890	52,790	809	34,024	405,472	497,113	82%
2023	779,140	52,676	899	8,604	450,443	534,347	84%
2024	792,619	53,630	1,006	1,257	503,822	580,582	87%
2025	806,331	53,754	1,066	24,627	534,014	603,769	88%
2026	820,281	54,480	1,068	54,338	535,224	596,872	90%
2027	834,472	54,797	1,146	17,247	573,920	629,441	91%
2028	848,908	55,545	1,246	6,386	624,324	674,662	93%
2029	863,594	55,929	1,318	21,473	660,097	705,552	94%
2030	878,534	56,682	1,383	25,247	692,915	733,727	94%
2031	893,733	56,954	851	324,550	426,170	449,225	95%
2032	909,195	56,703	898	34,104	449,666	465,158	97%
2033	924,924	57,369	995	9,783	498,247	507,633	98%
2034	940,925	52,820	1,059	21,455	530,672	539,418	98%
2035	957,203	53,684	1,086	41,261	544,181	551,846	99%
2036	973,763	51,735	1,103	44,296	552,723	562,107	98%
2037	990,609	58,130	1,166	27,927	584,091	590,529	99%
2038	1,007,746	53,765	1,276		639,132	649,562	98%
2039	1,025,180	56,267	1,340	25,491	671,247	683,727	98%
2040	1,042,916	56,603	1,411	22,477	706,784	722,503	98%
2041	1,060,958	61,518	578	479,087	289,794	283,948	102%
2042	1,079,313	57,977	618	38,774	309,615	300,479	103%
2043	1,097,985	62,262	704	19,873	352,708	338,023	104%
2044	1,116,980	54,736	815		408,259	397,979	103%
2045	1,136,304	60,226	885	26,157	443,214	432,477	102%
2046	1,155,962	60,167	914	46,539	457,756	447,147	102%
2047	1,175,960	64,648	995	24,854	498,545	485,782	103%
2048	1,196,304	58,457	1,110	1,897	556,215	550,147	101%
2049	1,217,000	65,905	1,165	39,417	583,870	577,280	101%
2050	1,238,054	61,596	1,260	15,405	631,321	631,084	100%
2051	1,259,473	67,618	1,257	70,250	629,946	629,338	100%

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Contingency							
Insurance Deductible Contingency (Unfunded)							
<i>Unfunded</i>							
Master Association							
Arborist / Tree Work	2026	10	0	4	17,758	10,655	10,655
Asphalt: Overlay - Pedestrian Pathway	2030	30	-1	8	10,401	7,532	7,532
Asphalt: Repairs - Pedestrian Pathway	2022	5	-2	0	925	925	925
Asphalt: Sealcoat - Pedestrian Pathway	2022	5	0	0	931	931	931
Backflow Device: Common Area - Replacement	2030	30	0	8	2,079	1,525	1,525
Bark Dust: Replenish - Common Area	2023	2	0	1	5,365	2,682	2,682
Bollards - Replace	2036	35	0	14	2,308	1,385	1,385
Brick: Masonry / Repointing & Repairs	2036	15	0	14	8,208	547	547
Bridge: Wood - Replacement	2026	25	0	4	25,432	21,363	21,363
Concrete: Flatwork - Sidewalks - Common Area	2022	10	10	0	6,108	6,108	6,108
Fence: Chain Link - Power Coat - Replace	2041	40	0	19	277,600	47,318	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace	2031	30	0	9	255,070	178,549	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence	2022	3	0	0	5,762	5,762	5,762
Landscaping: Irrigation	2025	5	0	3	9,530	3,812	3,812
Landscaping: Plants & Arborvitae - Phased Replacements	2026	10	0	4	6,566	3,940	3,940
Landscaping: Power Box - Monument - Replace	2031	30	0	9	492	345	345
Lighting: Fixtures - Monuments - Renovation	2024	8	0	2	1,215	911	911
Mailboxes: 12 Letter / 1 Package - Replace	2041	40	0	19	8,864	4,654	4,654
Mailboxes: 16 Letter / 2 Package - Replace	2041	40	0	19	51,281	26,923	26,923
Mailboxes: Clean / Paint / Maintain	2022	5	0	0	1,773	1,773	1,773
Signs: Common Area	2022	10	10	0	547	547	547
Signs: Monument - Clean & Maintain	2022	10	10	0	6,953	6,953	6,953
Walls: Retaining	2029	10	0	7	10,944	3,283	3,283
Walls: Retaining - Inspection	2023	2	0	1	2,736	1,368	1,368
Master Association - Total					\$718,849	\$339,791	\$438,213
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	2034	30	3	12	10,953	6,970	6,970
Asphalt: Repairs - Moon Valley Terrace	2022	5	0	0	584	584	584
Asphalt: Sealcoat - Moon Valley Terrace	2022	5	0	0	981	981	981
Concrete: Curbs & Gutters: Moon Valley Terrace	2023	12	10	1	357	341	341
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2022	10	10	0	2,763	2,763	2,763

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Moon Valley Terrace continued...</i>							
Storm Drains / Underground Inspection: Moon Valley Terrace	2031	30	0	9	<u>2,736</u>	<u>1,915</u>	<u>1,915</u>
Moon Valley Terrace - Total					\$18,375	\$13,554	\$13,554
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	2035	30	4	13	11,819	7,300	7,300
Asphalt: Repairs - Silver Creek Place	2022	5	0	0	906	906	906
Asphalt: Sealcoat - Silver Creek Place	2022	5	0	0	1,113	1,113	1,113
Concrete: Curbs & Gutters: Silver Creek Place	2022	12	10	0	441	441	441
Concrete: Flatwork - Sidewalks - Silver Creek Place	2022	10	10	0	3,414	3,414	3,414
Lighting: Fixture - Silver Creek Place - Street Light	2026	25	0	4	978	822	822
Lighting: Power Box - Silver Creek Place - Replace	2031	30	0	9	492	345	345
Storm Drains / Underground Inspection: Silver Creek Place	2031	30	0	9	<u>2,736</u>	<u>1,915</u>	<u>1,915</u>
Silver Creek Place - Total					\$21,900	\$16,256	\$16,256
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	2035	30	4	13	3,208	1,981	1,981
Asphalt: Repairs - Tatum Ranch Place	2022	5	0	0	228	228	228
Asphalt: Sealcoat - Tatum Ranch Place	2022	5	0	0	287	287	287
Concrete: Curbs & Gutters: Tatum Ranch Place	2022	12	10	0	307	307	307
Storm Drains / Underground Inspection: Tatum Ranch Place	2031	30	0	9	<u>2,736</u>	<u>1,915</u>	<u>1,915</u>
Tatum Ranch Place - Total					\$6,766	\$4,719	\$4,719
Total Asset Summary					<u>\$765,890</u>	<u>\$374,320</u>	<u>\$472,742</u>
Contingency at 3.00%						<u>\$11,577</u>	<u>\$14,621</u>
Summary Total						\$385,897	\$487,363

Percent Fully Funded	79%
Current Average Liability per Unit (Total Units: 570)	-\$178

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Component Summary by Category**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Contingency							
Insurance Deductible Contingency (Unfunded)							
	<i>unfunded</i>						
Master Association							
Arborist / Tree Work	19,019	10	4		10,655	1,977.02	10,655
Asphalt: Overlay - Pedestrian Pathway	11,931	30	8	-1	7,532	515.29	7,532
Asphalt: Repairs - Pedestrian Pathway	925	5	0	-2	925	180.31	925
Asphalt: Sealcoat - Pedestrian Pathway							
	931	5	0		931	181.56	931
Backflow Device: Common Area - Replacement							
	2,385	30	8		1,525	100.77	1,525
Bark Dust: Replenish - Common Area	5,457	2	1		2,682	2,626.00	2,682
Bollards - Replace	2,934	35	14		1,385	102.02	1,385
Brick: Masonry / Repointing & Repairs							
	10,435	15	14		547	629.84	547
Bridge: Wood - Replacement	27,239	25	4		21,363	1,396.17	21,363
Concrete: Flatwork - Sidewalks - Common Area							
	6,108	10	0	10	6,108	645.45	6,108
Fence: Chain Link - Power Coat - Replace							
	384,548	40	19		47,318	16,480.52	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace							
	297,647	30	9		178,549	12,362.61	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence							
	5,762	3	0		5,762	1,812.59	5,762
Landscaping: Irrigation	10,033	5	3		3,812	1,934.32	3,812
Landscaping: Plants & Arborvitae - Phased Replacements							
	7,032	10	4		3,940	731.01	3,940
Landscaping: Power Box - Monument - Replace							
	575	30	9		345	23.87	345
Lighting: Fixtures - Monuments - Renovation							
	1,257	8	2		911	166.43	911
Mailboxes: 12 Letter / 1 Package - Replace							
	12,279	40	19		4,654	365.85	4,654
Mailboxes: 16 Letter / 2 Package - Replace							
	71,038	40	19		26,923	2,116.52	26,923
Mailboxes: Clean / Paint / Maintain	1,773	5	0		1,773	345.61	1,773

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Master Association continued...</i>							
Signs: Common Area	547	10	0	10	547	57.82	547
Signs: Monument - Clean & Maintain	6,953	10	0	10	6,953	734.77	6,953
Walls: Retaining	12,340	10	7		3,283	1,187.55	3,283
Walls: Retaining - Inspection	<u>2,783</u>	2	1		<u>1,368</u>	<u>1,339.23</u>	<u>1,368</u>
Master Association - Total	\$901,933				\$339,791	\$48,013	\$438,213
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	13,457	30	12	3	6,970	500.74	6,970
Asphalt: Repairs - Moon Valley Terrace	584	5	0		584	113.94	584
Asphalt: Sealcoat - Moon Valley Terrace	981	5	0		981	191.22	981
Concrete: Curbs & Gutters: Moon Valley Terrace	363	12	1	10	341	21.59	341
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763	10	0	10	2,763	291.92	2,763
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,193</u>	30	9		<u>1,915</u>	<u>132.60</u>	<u>1,915</u>
Moon Valley Terrace - Total	\$21,341				\$13,554	\$1,252	\$13,554
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	14,772	30	13	4	7,300	531.05	7,300
Asphalt: Repairs - Silver Creek Place	906	5	0		906	176.71	906
Asphalt: Sealcoat - Silver Creek Place	1,113	5	0		1,113	216.98	1,113
Concrete: Curbs & Gutters: Silver Creek Place	441	12	0	10	441	40.14	441
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414	10	0	10	3,414	360.72	3,414
Lighting: Fixture - Silver Creek Place - Street Light	1,048	25	4		822	53.71	822
Lighting: Power Box - Silver Creek Place - Replace	575	30	9		345	23.87	345
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,193</u>	30	9		<u>1,915</u>	<u>132.60</u>	<u>1,915</u>
Silver Creek Place - Total	\$25,461				\$16,256	\$1,536	\$16,256
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,009	30	13	4	1,981	144.13	1,981
Asphalt: Repairs - Tatum Ranch Place	228	5	0		228	44.49	228
Asphalt: Sealcoat - Tatum Ranch Place	287	5	0		287	56.00	287

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Tatum Ranch Place continued...</i>							
Concrete: Curbs & Gutters: Tatum Ranch Place	307	12	0	10	307	27.91	307
Storm Drains / Underground Inspection: Tatum Ranch Place	3,193	30	9		1,915	132.60	1,915
Tatum Ranch Place - Total	<u>\$8,024</u>				<u>\$4,719</u>	<u>\$405</u>	<u>\$4,719</u>
Asset Summary Total:	<u>\$956,759</u>				<u>\$374,320</u>	<u>\$51,206</u>	<u>\$472,742</u>
Contingency at 3.00%					<u>\$11,577</u>	<u>\$1,584</u>	<u>\$14,621</u>
Grand Total:					<u>\$385,897</u>	<u>\$52,790</u>	<u>\$487,363</u>

Percent Fully Funded	79%
Current Average Liability per Unit (Total Units: 570)	-\$178

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Distribution of Accumulated Reserves**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2022	228	228
Asphalt: Sealcoat - Tatum Ranch Place	0	2022	287	287
Signs: Common Area	0	2022	547	547
Asphalt: Repairs - Moon Valley Terrace	0	2022	584	584
Asphalt: Repairs - Silver Creek Place	0	2022	906	906
Asphalt: Repairs - Pedestrian Pathway	0	2022	925	925
Asphalt: Sealcoat - Pedestrian Pathway	0	2022	931	931
Asphalt: Sealcoat - Moon Valley Terrace	0	2022	981	981
Asphalt: Sealcoat - Silver Creek Place	0	2022	1,113	1,113
Mailboxes: Clean / Paint / Maintain	0	2022	1,773	1,773
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	0	2022	2,763	2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place	0	2022	3,414	3,414
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2022	5,762	5,762
Concrete: Flatwork - Sidewalks - Common Area	0	2022	6,108	6,108
Signs: Monument - Clean & Maintain	0	2022	6,953	6,953
Walls: Retaining - Inspection	1	2023	1,368	1,368
Bark Dust: Replenish - Common Area	1	2023	2,682	2,682
Landscaping: Irrigation	3	2025	3,812	3,812
Lighting: Fixtures - Monuments - Renovation	2	2024	911	911
Landscaping: Plants & Arborvitae - Phased Replacements	4	2026	3,940	3,940
Arborist / Tree Work	4	2026	10,655	10,655
Concrete: Curbs & Gutters: Tatum Ranch Place	0	2022	307	307
Concrete: Curbs & Gutters: Silver Creek Place	0	2022	441	441
Concrete: Curbs & Gutters: Moon Valley Terrace	1	2023	341	341
Walls: Retaining	7	2029	3,283	3,283
Backflow Device: Common Area - Replacement	8	2030	1,525	1,525

**Arbor Ridge P.U.D. Homeowners Association - Master
Component Funding Model: Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Overlay - Pedestrian Pathway	8	2030	7,532	7,532
Lighting: Power Box - Silver Creek Place - Replace	9	2031	345	345
Landscaping: Power Box - Monument - Replace	9	2031	345	345
Storm Drains / Underground Inspection: Silver Creek Place	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Tatum Ranch Place	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Moon Valley Terrace	9	2031	1,915	1,915
Fence: Vinyl - 3 Rail Horse Fence - Replace	9	2031	178,549	178,549
Asphalt: Overlay - Moon Valley Terrace	12	2034	6,970	6,970
Asphalt: Overlay - Tatum Ranch Place	13	2035	1,981	1,981
Asphalt: Overlay - Silver Creek Place	13	2035	7,300	7,300
Brick: Masonry / Repointing & Repairs	14	2036	547	547
Bollards - Replace	14	2036	1,385	1,385
Lighting: Fixture - Silver Creek Place - Street Light	4	2026	822	822
Bridge: Wood - Replacement	4	2026	21,363	21,363
Mailboxes: 12 Letter / 1 Package - Replace	19	2041	4,654	4,654
Mailboxes: 16 Letter / 2 Package - Replace	19	2041	26,923	26,923
Fence: Chain Link - Power Coat - Replace	19	2041	* 47,318	145,740
Insurance Deductible Contingency (Unfunded)		Unfunded		
Total Asset Summary			<u>\$374,320</u>	<u>\$472,742</u>
Contingency at 3.00%			<u>\$11,577</u>	<u>\$14,621</u>
Summary Total			<u>\$385,897</u>	<u>\$487,363</u>

Percent Fully Funded	79%
Current Average Liability per Unit (Total Units: 570)	-\$178

'' Indicates Partially Funded*

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Executive Summary**

EXECUTIVE SUMMARY - BASELINE FUNDING MODEL

BASELINE FUNDING MODEL OVERVIEW

The goal of the "Baseline Funding Model" is to keep the reserve cash balance above zero at all times without special assessments. This method describes the objective to have sufficient reserves on hand to never completely run out of money. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period.

An association using this funding method must understand that even a minor reduction in a component's remaining useful life, or component cost overrun can result in a serious deficit in the reserve cash balance. This is sometimes described as a "cash-positive" plan. With less cash in reserves on-deposit, associations with a baseline funding objective have higher instances of special assessments and/or deferred maintenance as compared with other more conservative funding models.

It is our position that the Association should only utilize the "Baseline Funding Model" for the express purpose of evaluating and comparing other proposed funding methods. Previous clients have reported utilizing the "Baseline Funding Model" as a functional equivalent of a financial stress test of the possible outcome of a series of reserve contributions over the course of time.

We have therefore included the "Baseline Funding Model" in this reserve study for "informational purpose only" and we do not consider the model as a bonafide funding strategy with the exception of state statutory disclosure requirements to disclose this specific model.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2022 and ending December 31, 2022. Unless otherwise indicated, we have used January 25, 2000 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 570 units located in Bethany, Oregon.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on August 18, 2018.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$385,897 as of January 1, 2022. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum balance threshold of \$0 has been used over the thirty years of this reserve study funding model. The reserve study funding model has an annual contribution increase of 3.00% per year.

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Executive Summary**

INFLATION RATE: An inflation rate of 1.73% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 79.92% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

GENERAL: Arbor Ridge P.U.D. Homeowners Association - Master and ReserveStudyUpdate.com, LLC have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.

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 in accordance with Oregon State Law(s). This reserve study will 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.

PHYSICAL ANALYSIS: If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study.

A grand total of 44 assets were included in this reserve study report; of these considered, 43 were funded and 1 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements (if a Level 1 reserve study was contracted by client), previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) Fiscal Year 2017 On-Site Reserve Study by Reserve Studies by Reserve Funding published June 29, 2016, information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Executive Summary**

ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2022 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 1.01 (1 of 2).

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Summary**

Report Date	May 28, 2021
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	570

<i>Report Parameters</i>	
Inflation	1.73%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.20%
2022 Beginning Balance	\$385,897

Baseline Funding Model Summary of Calculations

Required Annual Contribution	\$32,744.86
<i>\$57.45 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$769.23</u>
Total Annual Allocation to Reserves	\$33,514.10
<i>\$58.80 per unit annually</i>	

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Projection**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Beginning Balance: \$385,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	765,890	32,745	769	34,024	385,387	482,200	80%
2023	779,140	33,727	821	8,604	411,331	518,317	79%
2024	792,619	34,739	890	1,257	445,702	563,164	79%
2025	806,331	35,781	914	24,627	457,770	585,656	78%
2026	820,281	36,855	881	54,338	441,167	578,966	76%
2027	834,472	37,960	924	17,247	462,804	610,558	76%
2028	848,908	39,099	991	6,386	496,507	654,422	76%
2029	863,594	40,272	1,031	21,473	516,337	684,385	75%
2030	878,534	41,480	1,065	25,247	533,635	711,715	75%
2031	893,733	42,725	504	324,550	252,313	435,749	58%
2032	909,195	44,006	524	34,104	262,740	451,203	58%
2033	924,924	45,327	597	9,783	298,880	492,404	61%
2034	940,925	46,686	648	21,455	324,760	523,236	62%
2035	957,203	48,087	663	41,261	332,249	535,290	62%
2036	973,763	49,530	675	44,296	338,157	545,244	62%
2037	990,609	51,015	722	27,927	361,968	572,814	63%
2038	1,007,746	52,546	829		415,343	630,076	66%
2039	1,025,180	54,122	888	25,491	444,862	663,215	67%
2040	1,042,916	55,746	956	22,477	479,087	700,828	68%
2041	1,060,958	40,636	81	479,087	40,718	275,429	15%
2042	1,079,313	41,856	88	38,774	43,887	291,465	15%
2043	1,097,985	43,111	134	19,873	67,259	327,883	21%
2044	1,116,980	44,405	223		111,887	386,040	29%
2045	1,136,304	45,737	263	26,157	131,730	419,502	31%
2046	1,155,962	47,109	265	46,539	132,565	433,733	31%
2047	1,175,960	48,522	312	24,854	156,545	471,209	33%
2048	1,196,304	49,978	409	1,897	205,035	533,643	38%
2049	1,217,000	51,477	434	39,417	217,529	559,961	39%
2050	1,238,054	53,021	510	15,405	255,656	612,151	42%
2051	1,259,473	54,612	480	70,250	240,499	610,457	39%

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Component Summary by Category**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Contingency							
Insurance Deductible Contingency (Unfunded)							
	<i>unfunded</i>						
Master Association							
Arborist / Tree Work	19,019	10	4		10,655	1,266.84	10,655
Asphalt: Overlay - Pedestrian Pathway	11,931	30	8	-1	7,532	325.97	7,532
Asphalt: Repairs - Pedestrian Pathway	925	5	0	-2	925	123.24	925
Asphalt: Sealcoat - Pedestrian Pathway							
	931	5	0		931	124.09	931
Backflow Device: Common Area - Replacement							
	2,385	30	8		1,525	63.69	1,525
Bark Dust: Replenish - Common Area	5,457	2	1		2,682	1,700.40	2,682
Bollards - Replace	2,934	35	14		1,385	65.37	1,385
Brick: Masonry / Repointing & Repairs							
	10,435	15	14		547	427.33	547
Bridge: Wood - Replacement	27,239	25	4		21,363	872.82	21,363
Concrete: Flatwork - Sidewalks - Common Area							
	6,108	10	0	10	6,108	441.17	6,108
Fence: Chain Link - Power Coat - Replace							
	384,548	40	19		58,895	10,261.96	145,740
Fence: Vinyl - 3 Rail Horse Fence - Replace							
	297,647	30	9		178,549	7,840.06	178,549
Fence: Vinyl - Wash - 3 Rail Horse Fence							
	5,762	3	0		5,762	1,238.90	5,762
Landscaping: Irrigation	10,033	5	3		3,812	1,265.85	3,812
Landscaping: Plants & Arborvitae - Phased Replacements							
	7,032	10	4		3,940	468.42	3,940
Landscaping: Power Box - Monument - Replace							
	575	30	9		345	15.14	345
Lighting: Fixtures - Monuments - Renovation							
	1,257	8	2		911	105.01	911
Mailboxes: 12 Letter / 1 Package - Replace							
	12,279	40	19		4,654	236.28	4,654
Mailboxes: 16 Letter / 2 Package - Replace							
	71,038	40	19		26,923	1,366.90	26,923
Mailboxes: Clean / Paint / Maintain	1,773	5	0		1,773	236.22	1,773

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Master Association continued...</i>							
Signs: Common Area	547	10	0	10	547	39.52	547
Signs: Monument - Clean & Maintain	6,953	10	0	10	6,953	502.21	6,953
Walls: Retaining	12,340	10	7		3,283	785.50	3,283
Walls: Retaining - Inspection	<u>2,783</u>	2	1		<u>1,368</u>	<u>867.19</u>	<u>1,368</u>
Master Association - Total	\$901,933				\$351,368	\$30,640	\$438,213
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	13,457	30	12	3	6,970	319.65	6,970
Asphalt: Repairs - Moon Valley Terrace	584	5	0		584	77.88	584
Asphalt: Sealcoat - Moon Valley Terrace	981	5	0		981	130.70	981
Concrete: Curbs & Gutters: Moon Valley Terrace	363	12	1	10	341	13.34	341
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2,763	10	0	10	2,763	199.53	2,763
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,193</u>	30	9		<u>1,915</u>	<u>84.09</u>	<u>1,915</u>
Moon Valley Terrace - Total	\$21,341				\$13,554	\$825	\$13,554
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	14,772	30	13	4	7,300	339.66	7,300
Asphalt: Repairs - Silver Creek Place	906	5	0		906	120.78	906
Asphalt: Sealcoat - Silver Creek Place	1,113	5	0		1,113	148.31	1,113
Concrete: Curbs & Gutters: Silver Creek Place	441	12	0	10	441	27.44	441
Concrete: Flatwork - Sidewalks - Silver Creek Place	3,414	10	0	10	3,414	246.55	3,414
Lighting: Fixture - Silver Creek Place - Street Light	1,048	25	4		822	33.58	822
Lighting: Power Box - Silver Creek Place - Replace	575	30	9		345	15.14	345
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,193</u>	30	9		<u>1,915</u>	<u>84.09</u>	<u>1,915</u>
Silver Creek Place - Total	\$25,461				\$16,256	\$1,016	\$16,256
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,009	30	13	4	1,981	92.19	1,981
Asphalt: Repairs - Tatum Ranch Place	228	5	0		228	30.41	228
Asphalt: Sealcoat - Tatum Ranch Place	287	5	0		287	38.27	287

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Component Summary by Category**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Tatum Ranch Place continued...</i>							
Concrete: Curbs & Gutters: Tatum Ranch Place	307	12	0	10	307	19.08	307
Storm Drains / Underground Inspection: Tatum Ranch Place	3,193	30	9		1,915	84.09	1,915
Tatum Ranch Place - Total	<u>\$8,024</u>				<u>\$4,719</u>	<u>\$264</u>	<u>\$4,719</u>
Grand Total:	<u><u>\$956,759</u></u>				<u><u>\$385,897</u></u>	<u><u>\$32,745</u></u>	<u><u>\$472,742</u></u>

Percent Fully Funded	82%
Current Average Liability per Unit (Total Units: 570)	-\$152

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Distribution of Accumulated Reserves**

Report Date May 28, 2021
Beginning Fiscal Year January 01, 2022
Account Number 1215a

Version Number 1.01 (1 of

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2022	228	228
Asphalt: Sealcoat - Tatum Ranch Place	0	2022	287	287
Concrete: Curbs & Gutters: Tatum Ranch Place	0	2022	307	307
Concrete: Curbs & Gutters: Silver Creek Place	0	2022	441	441
Signs: Common Area	0	2022	547	547
Asphalt: Repairs - Moon Valley Terrace	0	2022	584	584
Asphalt: Repairs - Silver Creek Place	0	2022	906	906
Asphalt: Repairs - Pedestrian Pathway	0	2022	925	925
Asphalt: Sealcoat - Pedestrian Pathway	0	2022	931	931
Asphalt: Sealcoat - Moon Valley Terrace	0	2022	981	981
Asphalt: Sealcoat - Silver Creek Place	0	2022	1,113	1,113
Mailboxes: Clean / Paint / Maintain	0	2022	1,773	1,773
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	0	2022	2,763	2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place	0	2022	3,414	3,414
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2022	5,762	5,762
Concrete: Flatwork - Sidewalks - Common Area	0	2022	6,108	6,108
Signs: Monument - Clean & Maintain	0	2022	6,953	6,953
Concrete: Curbs & Gutters: Moon Valley Terrace	1	2023	341	341
Walls: Retaining - Inspection	1	2023	1,368	1,368
Bark Dust: Replenish - Common Area	1	2023	2,682	2,682
Lighting: Fixtures - Monuments - Renovation	2	2024	911	911
Landscaping: Irrigation	3	2025	3,812	3,812
Lighting: Fixture - Silver Creek Place - Street Light	4	2026	822	822
Landscaping: Plants & Arborvitae - Phased Replacements	4	2026	3,940	3,940
Arborist / Tree Work	4	2026	10,655	10,655
Bridge: Wood - Replacement	4	2026	21,363	21,363

**Arbor Ridge P.U.D. Homeowners Association - Master
Baseline Funding Model: Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Walls: Retaining	7	2029	3,283	3,283
Backflow Device: Common Area - Replacement				
	8	2030	1,525	1,525
Asphalt: Overlay - Pedestrian Pathway	8	2030	7,532	7,532
Landscaping: Power Box - Monument - Replace				
	9	2031	345	345
Lighting: Power Box - Silver Creek Place - Replace				
	9	2031	345	345
Storm Drains / Underground Inspection: Moon Valley Terrace				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Silver Creek Place				
	9	2031	1,915	1,915
Storm Drains / Underground Inspection: Tatum Ranch Place				
	9	2031	1,915	1,915
Fence: Vinyl - 3 Rail Horse Fence - Replace	9	2031	178,549	178,549
Asphalt: Overlay - Moon Valley Terrace	12	2034	6,970	6,970
Asphalt: Overlay - Tatum Ranch Place	13	2035	1,981	1,981
Asphalt: Overlay - Silver Creek Place	13	2035	7,300	7,300
Brick: Masonry / Repointing & Repairs	14	2036	547	547
Bollards - Replace	14	2036	1,385	1,385
Mailboxes: 12 Letter / 1 Package - Replace	19	2041	4,654	4,654
Mailboxes: 16 Letter / 2 Package - Replace	19	2041	26,923	26,923
Fence: Chain Link - Power Coat - Replace	19	2041	* 58,895	145,740
Insurance Deductible Contingency (Unfunded)		Unfunded		
Total Asset Summary			<u>\$385,897</u>	<u>\$472,742</u>

Percent Fully Funded 82%

Current Average Liability per Unit (Total Units: 570) -\$152

*** Indicates Partially Funded*

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Insurance Deductible Contingency (Unfunded)

Asset ID	1043	Asset Cost	\$5,086.50
	Non-Capital	Percent Replacement	100%
	Contingency	Future Cost	\$5,086.50
Placed in Service		Assigned Reserves	<i>none</i>
Useful Life	7		
Replacement Year	2022	<i>No Future Assessments</i>	
Remaining Life	0	Interest Contribution	\$0.00
		Reserve Allocation	

Several community Associations elect to obtain insurance against a possible significant loss such as; flood, wind, earthquake, or other major disaster. Due to the nature of this type of insurance, the deductible is often quite large. However, National Reserve Study Standards dictate that any potential expense in the Reserve Study meet the following four-part test to be funded through reserves:

- 1) Common area maintenance responsibility
- 2) Useful Life limit/cycle
- 3) Predictable Remaining Useful Life
- 4) Above a minimum threshold cost of significance.

This simply means major, Association-responsibility, predictable, cyclical projects should appear in the Reserve Study. However, since catastrophic events do not have repeatable life cycle intervals and since the next occurrence of such an expense is not predictable, catastrophic event insurance deductibles fail test #2 and #3, making them inappropriate for Reserve component designation according to the National Reserve Study Standards. **Therefore, this line item has been “unfunded” in this Reserve Study report.**

Failure to continue to fund this line item in some fashion may result in a lack of funds-on-hand to fund the deductible if needed. Some community associations opt to have this line item funded as a contingency (or other method) within the structure of the operating account.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Contingency - Total Current Cost	\$0
Assigned Reserves	\$0
Fully Funded Reserves	\$0

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Arborist / Tree Work

Asset ID	1036	1 Total	@ \$17,758.12
	Non-Capital	Asset Cost	\$17,758.12
	Master Association	Percent Replacement	100%
Placed in Service	September 2016	Future Cost	\$19,019.24
Useful Life	10	Assigned Reserves	\$10,654.87
Replacement Year	2026	Annual Assessment	\$1,569.33
Remaining Life	4	Interest Contribution	<u>\$24.45</u>
		Reserve Allocation	\$1,593.78



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. A Tree Inventory Management Plan by Davey Resource Group has indicated that there are 333 trees under the jurisdiction of the HOA.

This line item is for any major tree work that is beyond the scope of the landscaping contract. Labor associated with the removal and replacement of diseased and/or falling trees which may require the services of a certified arborist and necessary permits & approval by the City of Beaverton. Cost include but not limited to; tree replacements, stump grinding, tree replacements, and major pruning. Scope of work will likely increase along

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Arborist / Tree Work continued...

with the cost as trees mature. Tree work appears in good to fair condition. Care should be exercised in order to maintain a safe perimeter with the trees, plants, and shrubs from the buildings. For an accurate condition assessment, the Association may wish to consult with the arborist.

Recent expenditure history: The 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016 reported that \$3,727 was spent in 2015 for tree work.

The Association should obtain a bid from a local certified, licensed, and bonded arborist in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees.

It has been reported to us that the costs to obtain permits and elaborate tree studies often involve costs which may approach (if not exceed) the cost for the removal labor itself. The Board is hereby encouraged to review this cost carefully to determine if this amount is sufficient for the community. Reported in this line item are the median costs that have been reported to us based on the approximate number of trees under jurisdiction of the association. This cost may vary greatly according to vendor, time of year, previous maintenance, and the scope of work involved.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Pedestrian Pathway

Asset ID	1003	4,510 Square Feet	@ \$2.31
	Capital	Asset Cost	\$10,400.96
	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$11,930.70
Useful Life	30	Assigned Reserves	\$7,531.73
Adjustment	-1	Annual Assessment	\$403.81
Replacement Year	2030	Interest Contribution	\$15.87
Remaining Life	8	Reserve Allocation	\$419.68



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have extended the overlay to the year 2030 in order to align with the 2030 seal coat. This is a constantly moving target and should be reevaluated in the scope of future reserve studies.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age. The component has been moved to align with the seal coat cycle in FY 2029.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Pedestrian Pathway continued...

This line item is for the renewal of the asphalt walking area. This includes the application of a bituminous overlay which normally is applied in one and a half inches to two inches thickness. This renewal of the overlay is designed to renew the life cycle of the pavement. The asphalt is in fair to inferior condition in several areas and should be seal coated on a regular 4-5 year cycle to archive the maximum life expectancy. The Board should obtain a bid to confirm this estimate as the cost varies due to accessibility and other related factors as the material may be required to be transported vis-à-vis wheelbarrow.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Fair to inferior. The previous reserve study indicated that there was numerous cracks on the pathway. It appears that some repair work has been performed. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Pedestrian Pathway

Asset ID	1005	4,510 Square Feet	@ \$4.10
	Capital	Asset Cost	\$924.93
	Master Association	Percent Replacement	5%
Placed in Service	September 2016	Future Cost	\$924.93
Useful Life	5	Assigned Reserves	\$924.93
Adjustment	-2	Annual Assessment	\$152.67
Replacement Year	2022	Interest Contribution	<u>\$0.31</u>
Remaining Life	0	Reserve Allocation	\$152.97



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is for the maintenance of the asphalt overlay in the walking areas of the community during each

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Pedestrian Pathway continued...

seal coat cycle. Overlay surface appeared in fair condition and should be seal coated every 3-5 years in order to maximize life expectancy. The existing seal coat appears to have been completely diminished and should be reapplied. The Board should obtain a bid to confirm this estimate as the cost varies due to accessibility and other related factors as the material may be required to be transported vis-à-vis wheelbarrow.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, however there appears to have been various repairs performed in the past. (see leftmost photo)

Asset condition: Fair. The previous reserve study indicated that there was numerous cracks on the pathway. It appears that some repair work has been performed. This constantly requires monitoring for safety reasons.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Pedestrian Pathway

Asset ID	1010	4,510 Square Feet	@ \$0.21
	Non-Capital	Asset Cost	\$931.31
	Master Association	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$931.31
Useful Life	5	Assigned Reserves	\$931.31
Replacement Year	2022	Annual Assessment	\$153.72
Remaining Life	0	Interest Contribution	<u>\$0.31</u>
		Reserve Allocation	\$154.03



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is a provision to replace the asphalt seal coat on a 4-5 year cycle on the private roadway. Life

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Pedestrian Pathway continued...

expectancy of overlay will vary depending how the Board of Directors strategize the maintenance for this line item including but not limited to seal coating at regular intervals.

The Board should obtain a bid to confirm this estimate as the cost varies due to accessibility and other related factors as the material may be required to be transported vis-à-vis wheelbarrow. This line item should coincide with overlay repair cycle as this has been separated in a different line item in this reserve study report.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Backflow Device: Common Area - Replacement

		2 Each	@ \$1,039.64
Asset ID	1041	Asset Cost	\$2,079.27
	Capital	Percent Replacement	100%
	Master Association	Future Cost	\$2,385.09
Placed in Service	January 2000	Assigned Reserves	\$1,524.80
Useful Life	30		
Replacement Year	2030	Annual Assessment	\$78.89
Remaining Life	8	Interest Contribution	<u>\$3.21</u>
		Reserve Allocation	\$82.10

Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

This line item is for the replacement of the backflow device in the common area. Base price is per recent information (not site specific) from BWE Backflow. State statutes require an annual test of the backflow device. Therefore, the asset is assumed to be in good condition.

Note: ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Bark Dust: Replenish - Common Area

		16 Units	@ \$335.29
Asset ID	1013	Asset Cost	\$5,364.59
	Non-Capital	Percent Replacement	100%
	Master Association	Future Cost	\$5,457.40
Placed in Service	May 2021	Assigned Reserves	\$2,682.29
Useful Life	2		
Replacement Year	2023	Annual Assessment	\$2,106.41
Remaining Life	1	Interest Contribution	<u>\$9.58</u>
		Reserve Allocation	\$2,115.99



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

Re-barked by Showplace at a total cost of \$5270.00.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Analyst notes that the condition of this asset may or may not be in an acceptable enough condition not to require a replacement, rebuild, and/or repair at this time. The Board is also encouraged to reach out and seek an properly qualified vendor proficient in this specific service and/or craft for a more detailed analysis.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Our analyst estimates approximately 14 to 20 units of bark dust in the common areas of the community.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Bark Dust: Replenish - Common Area continued...

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Fair to Inferior, should be re-applied in the next 12 months.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Bollards - Replace

		4 Each	@ \$577.00
Asset ID	1042	Asset Cost	\$2,308.01
	Capital	Percent Replacement	100%
	Master Association	Future Cost	\$2,934.44
Placed in Service	January 2001	Assigned Reserves	\$1,384.81
Useful Life	35		
Replacement Year	2036	Annual Assessment	\$80.98
Remaining Life	14	Interest Contribution	<u>\$2.93</u>
		Reserve Allocation	\$83.92



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

This line item is for the replacement of the walkway bollards protecting the pedestrian pathway on the property. Bollards are in fair condition and should be painted with bright paint within the paint cycle. Analyst notes that it appears that one bollard is missing and should be replaced.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association.. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Bollards - Replace continued...

significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Brick: Masonry / Repointing & Repairs

		1 Total	@ \$8,207.67
Asset ID	1014	Asset Cost	\$8,207.67
	Non-Capital	Percent Replacement	100%
	Master Association	Future Cost	\$10,435.34
Placed in Service	May 2021	Assigned Reserves	\$547.18
Useful Life	15		
Replacement Year	2036	Annual Assessment	\$529.37
Remaining Life	14	Interest Contribution	<u>\$2.15</u>
		Reserve Allocation	\$531.52



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

Monument has been resealed and cleaned by Showplace Landscaping. We have reset this line item. Total cost of \$964.00.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Brick: Masonry / Repointing & Repairs continued...

This line item is for the tuck-pointing needed for the brick and other similar surfaces in the community. Scope of work assumes that 30% of the surface area will require work every 15 years. The Board is encouraged to explore and investigate these assumptions. Excising tuckpoint appears to be in fair condition.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. We have extended the life of this component to occur in the 2021 fiscal year due to the present condition.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Bridge: Wood - Replacement

Asset ID	1015	1 Total	@ \$25,432.50
	Capital	Asset Cost	\$25,432.50
Master Association		Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$27,238.63
Useful Life	25	Assigned Reserves	\$21,363.30
Replacement Year	2026	Annual Assessment	\$1,081.22
Remaining Life	4	Interest Contribution	\$44.89
		Reserve Allocation	\$1,126.11



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

The cost of lumber products has outpaced inflation. We have updated this line item accordingly.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age. The structure consists of primarily glulam beams with Douglas Fur uprights and wooden railings.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Bridge: Wood - Replacement continued...

Recent expenditure history: The 2017 reserve study by Reserve Studies by Reserve Funding indicated that some work was performed on the bridge at a cost of \$2,500.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Flatwork - Sidewalks - Common Area

		2,326 Square Feet	@ \$13.13
Asset ID	1016	Asset Cost	\$6,108.17
	Capital	Percent Replacement	20%
	Master Association	Future Cost	\$6,108.17
Placed in Service	January 2001	Assigned Reserves	\$6,108.17
Useful Life	10		
Adjustment	10	Annual Assessment	\$546.51
Replacement Year	2022	Interest Contribution	<u>\$1.09</u>
Remaining Life	0	Reserve Allocation	\$547.60



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications. We have extended the life of these components based on the present visual condition.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Flatwork - Sidewalks - Common Area continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy.

Note: It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Fence: Chain Link - Power Coat - Replace

Asset ID	1022	11,225 Linear Feet	@ \$24.73
	Capital	Asset Cost	\$277,599.86
	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$384,548.47
Useful Life	40	Assigned Reserves	\$58,894.88
Replacement Year	2041	Annual Assessment	\$12,712.24
Remaining Life	19	Interest Contribution	\$143.21
		Reserve Allocation	\$12,855.45



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 15% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age. We were not able to observe all the fences due to vegetation and foliage.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Fence: Chain Link - Power Coat - Replace continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Fence: Vinyl - 3 Rail Horse Fence - Replace

Asset ID	1023	9,600 Linear Feet	@ \$26.57
	Capital	Asset Cost	\$255,070.08
	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$297,646.59
Useful Life	30	Assigned Reserves	\$178,549.06
Replacement Year	2031	Annual Assessment	\$9,712.05
Remaining Life	9	Interest Contribution	\$376.52
		Reserve Allocation	\$10,088.57



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Fence: Vinyl - 3 Rail Horse Fence - Replace continued...

extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Fence: Vinyl - Wash - 3 Rail Horse Fence

Asset ID	1024	9,600 Linear Feet	@ \$0.60
	Capital	Asset Cost	\$5,761.92
	Master Association	Percent Replacement	100%
Placed in Service	May 2019	Future Cost	\$5,761.92
Useful Life	3	Assigned Reserves	\$5,761.92
Replacement Year	2022	Annual Assessment	\$1,534.72
Remaining Life	0	Interest Contribution	<u>\$3.07</u>
		Reserve Allocation	\$1,537.79



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

According to management, this event occurred in May 2019 at a total cost of \$3,370. We have responded by adjusting the placed in service date. The Board is encouraged to compare the original scope of work verses the actual work performed in 2019 as there is a significant difference between the forecasted cost and actual 2019 cost.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Fence: Vinyl - Wash - 3 Rail Horse Fence continued...

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, analyst has increased the frequency of this event to occur every 3 years instead of every 6 years (per the previous reserve study) as the 6-year cycle does not appear to be sufficient to keep the surfaces of the fence clean.

Asset condition: Fair to inferior. There is evidence of buildup on some fences. See upper photo.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Landscaping: Irrigation

Asset ID	1044	1 Provision	@ \$9,529.67
		Asset Cost	\$9,529.67
	Non-Capital	Percent Replacement	100%
	Master Association	Future Cost	\$10,032.87
Placed in Service	June 2020	Assigned Reserves	\$3,811.87
Useful Life	5		
Replacement Year	2025	Annual Assessment	\$1,568.10
Remaining Life	3	Interest Contribution	<u>\$10.76</u>
		Reserve Allocation	\$1,578.86



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

Cost reported by management per April & June 2020 expense. Vendor: Unknown

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Landscaping: Plants & Arborvitae - Phased Replacements

Asset ID	1025	1 Total	@ \$6,566.14
	Non-Capital	Asset Cost	\$6,566.14
	Master Association	Percent Replacement	100%
Placed in Service	July 2016	Future Cost	\$7,032.44
Useful Life	10	Assigned Reserves	\$3,939.68
Replacement Year	2026	Annual Assessment	\$580.26
Remaining Life	4	Interest Contribution	\$9.04
		Reserve Allocation	\$589.30



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Landscaping: Plants & Arborvitae - Phased Replacements continued...

extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Landscaping: Power Box - Monument - Replace

Asset ID	1040	1 Total	@ \$492.46
	Capital	Asset Cost	\$492.46
	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$574.66
Useful Life	30	Assigned Reserves	\$344.72
Replacement Year	2031	Annual Assessment	\$18.75
Remaining Life	9	Interest Contribution	\$0.73
		Reserve Allocation	\$19.48



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Landscaping: Power Box - Monument - Replace continued...

extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

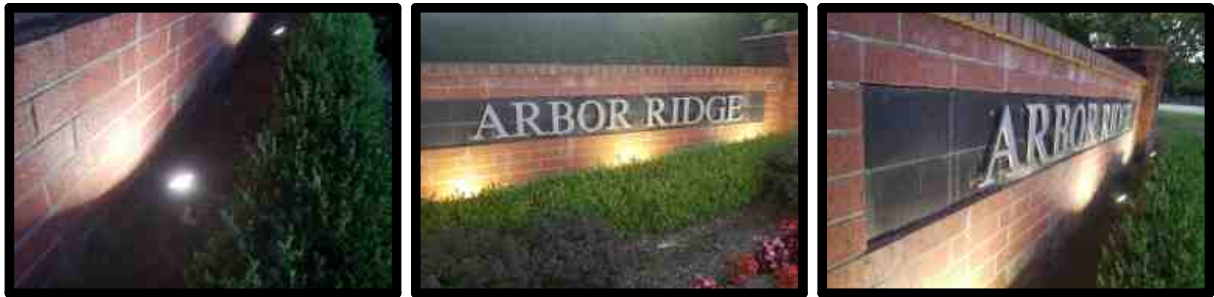
Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Lighting: Fixtures - Monuments - Renovation

Asset ID	1026	6 Each	@ \$202.45
	Capital	Asset Cost	\$1,214.72
	Master Association	Percent Replacement	100%
Placed in Service	September 2016	Future Cost	\$1,257.12
Useful Life	8	Assigned Reserves	\$911.04
Replacement Year	2024	Annual Assessment	\$130.08
Remaining Life	2	Interest Contribution	\$2.08
		Reserve Allocation	\$132.16



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Lighting: Fixtures - Monuments - Renovation continued...

extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Mailboxes: 12 Letter / 1 Package - Replace

Asset ID	1039	6 Each	@ \$1,477.38
	Capital	Asset Cost	\$8,864.27
	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$12,279.34
Useful Life	40	Assigned Reserves	\$4,653.74
Replacement Year	2041	Annual Assessment	\$292.69
Remaining Life	19	Interest Contribution	\$9.89
		Reserve Allocation	\$302.58



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is for the gang-cluster 12-letter slot / 2 parcel mailboxes in the common areas. Assets appear to

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Mailboxes: 12 Letter / 1 Package - Replace continued...

be in good to fair condition. Asset is similar to SKU: WL-3313SAN-UBM found at several websites for between \$1300 and \$1500 on the internet. Analyst assumes that an additional \$200 will be required for installation, disposal, pedestal, shipping and handling. Mailboxes should be cleaned every 4-5 years. Existing boxes appear to be in fair condition.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Mailboxes: 16 Letter / 2 Package - Replace

Asset ID	1030	30 Each	@ \$1,709.38
	Capital	Asset Cost	\$51,281.47
	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$71,038.26
Useful Life	40	Assigned Reserves	\$26,922.77
Replacement Year	2041	Annual Assessment	\$1,693.28
Remaining Life	19	Interest Contribution	\$57.23
		Reserve Allocation	\$1,750.51



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is for the gang-cluster 16-letter slot / 2 parcel mailboxes in the common areas. Assets appear to

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Mailboxes: 16 Letter / 2 Package - Replace continued...

be in good to fair condition. Asset is similar to Model #afecbu16-sd found at several websites on the internet for between \$1300 and \$1500 on the internet. Analyst assumes that an additional \$200 will be required for installation, disposal, pedestal, shipping and handling. Mailboxes should be cleaned every 4-5 years. Existing boxes appear to be in fair condition.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Mailboxes: Clean / Paint / Maintain

		36 Each	@ \$1,641.53
Asset ID	1029	Asset Cost	\$1,772.86
	Capital	Percent Replacement	3%
	Master Association	Future Cost	\$1,772.86
Placed in Service	January 2015	Assigned Reserves	\$1,772.86
Useful Life	5		
Replacement Year	2022	Annual Assessment	\$292.63
Remaining Life	0	Interest Contribution	<u>\$0.59</u>
		Reserve Allocation	\$293.21



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Analyst notes that the condition of this asset may or may not be in an acceptable enough condition not to require a replacement, rebuild, and/or repair at this time. The Board is also encouraged to reach out and seek a properly qualified vendor proficient in this specific service and/or craft for a more detailed analysis.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Component appears to be wearing as expected based on the assets chronological age.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Mailboxes: Clean / Paint / Maintain continued...

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, some work reported to have been completed in 2015.

Asset condition: Good to fair.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Signs: Common Area

Asset ID	1031	1 Allowance	@ \$547.18
	Capital	Asset Cost	\$547.18
	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$547.18
Useful Life	10	Assigned Reserves	\$547.18
Adjustment	10	Annual Assessment	\$48.96
Replacement Year	2022	Interest Contribution	<u>\$0.10</u>
Remaining Life	0	Reserve Allocation	\$49.05



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. This line item funds the various signs around the property excluding the entry monument signage.

Component appears to be wearing as expected based on the assets chronological age. We have extended the life of these components based on the present visual condition.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Signs: Common Area continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Signs: Monument - Clean & Maintain

		2 Each	@ \$3,476.69
Asset ID	1032	Asset Cost	\$6,953.39
	Capital	Percent Replacement	100%
	Master Association	Future Cost	\$6,953.39
Placed in Service	January 2001	Assigned Reserves	\$6,953.39
Useful Life	10		
Adjustment	10	Annual Assessment	\$622.13
Replacement Year	2022	Interest Contribution	<u>\$1.24</u>
Remaining Life	0	Reserve Allocation	\$623.37



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component cost per industry reporting for these assets to us. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Signs: Monument - Clean & Maintain continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

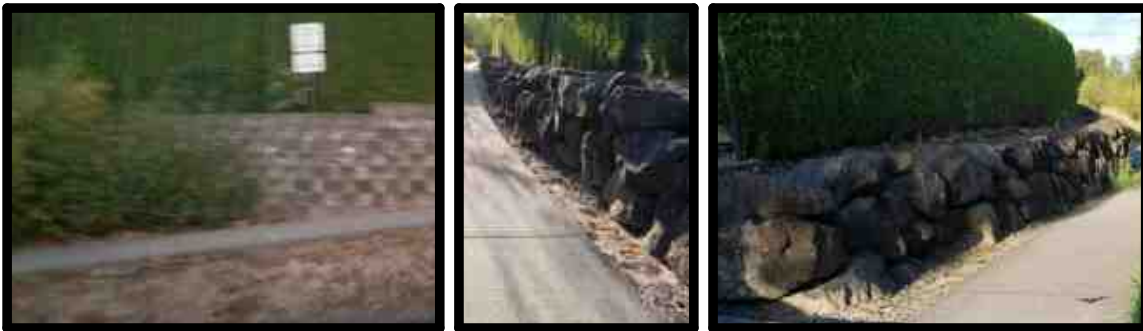
ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Walls: Retaining

		1 Total	@ \$54,717.83
Asset ID	1037	Asset Cost	\$10,943.57
	Capital	Percent Replacement	20%
	Master Association	Future Cost	\$12,339.63
Placed in Service	September 2019	Assigned Reserves	\$3,283.07
Useful Life	10		
Replacement Year	2029	Annual Assessment	\$973.06
Remaining Life	7	Interest Contribution	<u>\$8.51</u>
		Reserve Allocation	\$981.57



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. Management expects that the walls under jurisdiction of the HOA to maintain will be inspected at a total cost of \$2557 in September 2019. We have reset this line item per this expense.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. The previous reserve study indicated that there are concerns regarding the retaining walls on the property, mainly the back yard foundation on Oak Street at NW Union Hills Terrace. It was recommended in 2007 that a licensed and bonded contractor review the walls and make a recommendation to the Board and management. Columbia Geotechnical prepared a Field Summary Report in 2015, however ReserveStudyUpdate.com, LLC has not seen the report.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Walls: Retaining continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Walls: Retaining - Inspection

		1 Total	@ \$2,735.89
Asset ID	1038	Asset Cost	\$2,735.89
	Non-Capital	Percent Replacement	100%
	Master Association	Future Cost	\$2,783.22
Placed in Service	May 2021	Assigned Reserves	\$1,367.94
Useful Life	2		
Replacement Year	2023	Annual Assessment	\$1,074.25
Remaining Life	1	Interest Contribution	<u>\$4.88</u>
		Reserve Allocation	\$1,079.13

Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

Retaining wall was inspected by Columbia Geotech at a total cost of \$1700. We have updated this cost accordingly. Analyst notes that prior inspections have cost more (see below). We have left the previous cost intact and made an inflationary adjustment.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. Management expects that the walls under jurisdiction of the HOA to maintain will be inspected at a total cost of \$2557 in September 2019. We have reset this line item per this expense.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. The previous reserve study indicated that there are concerns regarding the retaining walls on the property, mainly the back yard foundation on Oak Street at NW Union Hills Terrace. It was recommended in 2007 that a licensed and bonded contractor review the walls and make a recommendation to the Board and management. Columbia Geotechnical prepared a Field Summary Report in 2015, however ReserveStudyUpdate.com, LLC has not received or reviewed the report.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Walls: Retaining - Inspection continued...

this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Master Association - Total Current Cost	\$718,849
Assigned Reserves	\$351,368
Fully Funded Reserves	\$438,213

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Moon Valley Terrace

Asset ID	1001	4,750 Square Feet	@ \$2.31
	Capital	Asset Cost	\$10,953.50
	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$13,456.79
Useful Life	30	Assigned Reserves	\$6,970.41
Adjustment	3	Annual Assessment	\$395.98
Replacement Year	2034	Interest Contribution	\$14.73
Remaining Life	12	Reserve Allocation	\$410.71



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have extended the overlay to the year 2035 in order to align with the 2035 seal coat. This is a constantly moving target and should be reevaluated in the scope of future reserve studies.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Moon Valley Terrace continued...

This line item is for the renewal of the asphalt parking areas and streets. This includes the application of a bituminous overlay which normally is applied in one and a half inches to two inches thickness. This renewal of the overlay is designed to renew the life cycle of the pavement. The asphalt is in good condition in several areas and should be seal coated on a regular 4-5 year cycle to archive the maximum life expectancy.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Moon Valley Terrace

Asset ID	1006	4,750 Square Feet	@ \$4.10
	Capital	Asset Cost	\$584.49
	Moon Valley Terrace	Percent Replacement	3%
Placed in Service	July 2014	Future Cost	\$584.49
Useful Life	5	Assigned Reserves	\$584.49
Replacement Year	2022	Annual Assessment	\$96.48
Remaining Life	0	Interest Contribution	<u>\$0.19</u>
		Reserve Allocation	\$96.67



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is for the maintenance of the asphalt overlay in the driving areas of the community during each

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Moon Valley Terrace continued...

seal coat cycle. Overlay surface appeared in fair condition and should be seal coated every 3-5 years in order to maximize life expectancy. The existing seal coat appears to have been completely diminished and should be reapplied.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Moon Valley Terrace

Asset ID	1009	4,750 Square Feet	@ \$0.21
	Non-Capital	Asset Cost	\$980.87
	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$980.87
Useful Life	5	Assigned Reserves	\$980.87
Replacement Year	2022	Annual Assessment	\$161.90
Remaining Life	0	Interest Contribution	\$0.32
		Reserve Allocation	\$162.23



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is a provision to replace the asphalt seal coat on a 4-5 year cycle on the private roadway. Life

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Moon Valley Terrace continued...

expectancy of overlay will vary depending how the Board of Directors strategize the maintenance for this line item including but not limited to seal coating at regular intervals.

The Board should obtain a bid to confirm this estimate as the cost varies due to accessibility and other related factors. This line item should coincide with overlay repair cycle as this has been separated in a different line item in this reserve study report.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Curbs & Gutters: Moon Valley Terrace

Asset ID	1019	263 Linear Feet	@ \$13.58
	Capital	Asset Cost	\$357.15
	Moon Valley Terrace	Percent Replacement	10%
Placed in Service	January 2001	Future Cost	\$363.33
Useful Life	12	Assigned Reserves	\$340.92
Adjustment	10	Annual Assessment	\$16.53
Replacement Year	2023	Interest Contribution	<u>\$0.71</u>
Remaining Life	1	Reserve Allocation	\$17.24



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications. We have extended the life of these components based on the present visual condition.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Curbs & Gutters: Moon Valley Terrace continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Flatwork - Sidewalks - Moon Valley Terrace

		1,052 Square Feet	@ \$13.13
Asset ID	1017	Asset Cost	\$2,762.59
	Capital	Percent Replacement	20%
	Moon Valley Terrace	Future Cost	\$2,762.59
Placed in Service	January 2001	Assigned Reserves	\$2,762.59
Useful Life	10		
Adjustment	10	Annual Assessment	\$247.17
Replacement Year	2022	Interest Contribution	<u>\$0.49</u>
Remaining Life	0	Reserve Allocation	\$247.67



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 5% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications. We have extended the life of these components based on the present visual condition.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Flatwork - Sidewalks - Moon Valley Terrace continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Storm Drains / Underground Inspection: Moon Valley Terrace

Asset ID	1033	1 Total	@ \$2,735.89
	Capital	Asset Cost	\$2,735.89
	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$3,192.57
Useful Life	30	Assigned Reserves	\$1,915.12
Replacement Year	2031	Annual Assessment	\$104.17
Remaining Life	9	Interest Contribution	\$4.04
		Reserve Allocation	\$108.21



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Storm Drains / Underground Inspection: Moon Valley Terrace continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Unknown.

This line item is for any inspections of utility work in the common areas or other areas of association responsibility including but not limited to; storm drains, underground telephone, utility lines, storm water services, water conduits and components.

Several community Associations elect include a provision for underground utility and storm drain replacement due possible significant loss such as a collapsing storm drain, collapsed water pipe, conduit other major catastrophe. Due to the nature of this type of work, the cost is often quite large. However, National Reserve Study Standards clearly dictate that any potential expense in the Reserve Study meet the following four-part test to be funded through reserves:

- 1) Common area maintenance responsibility
- 2) Useful Life limit/cycle
- 3) Predictable Remaining Useful Life
- 4) Above a minimum threshold cost of significance.

This simply means major, Association-responsibility, predictable, cyclical projects should appear in the Reserve Study. However, since catastrophic events do not have repeatable life cycle intervals and since the next occurrence of such an expense is not predictable, catastrophic event underground utilities failure test #2 and #3, creating a firm case to exclude them for Reserve component designation according to the National Reserve Study Standards.

However, this line item concentrates on approaching these assets with the aid of a technician hired by the Association from an inspection standpoint every 8-10 years (funded in the reserve study) and addressing areas of concern when they are discovered and identified. Analyst submits that it is not within the reserve analyst's scope of work (or ability) to locate and identify any deficiencies for utilities. Additionally, inclusion of this component appears to violate the terms set forth in the National Reserve Study Standards based on the definition above.

The law requires that the reserve study be updated each and every year. This paradigm creates a situation where the report is a living / breathing document and as any utility deficiencies are found by a certified inspector (through these cyclical inspections) to be on the 30-year horizon, they can be chronicled and properly addressed, and new line items can be added to these reserve studies to properly address areas of concerns.

As mentioned before, underground utility failures are often sporadic in nature and fail tests #2 and #3 of the reserve study standards. However, scheduling an inspection every 25-30 years to examine underground utilities would be considered a cyclical occurrence/expense and therefore is a candidate for funding in the reserve study report. Additionally, if any deficiencies of these components are discovered, the repairs can be properly prioritized and added to subsequent reserve study reports on an as-needed basis.

The Association is hereby encouraged to obtain estimates for underground utility inspections in order to determine if this level of funding is sufficient to address the needs of the community.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Moon Valley Terrace - Total Current Cost	\$18,375
Assigned Reserves	\$13,554
Fully Funded Reserves	\$13,554

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Silver Creek Place

Asset ID	1004	5,125 Square Feet	@ \$2.31
	Capital	Asset Cost	\$11,819.27
	Silver Creek Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$14,771.63
Useful Life	30	Assigned Reserves	\$7,300.14
Adjustment	4	Annual Assessment	\$420.76
Replacement Year	2035	Interest Contribution	\$15.44
Remaining Life	13	Reserve Allocation	\$436.21



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have extended the overlay to the year 2035 in order to align with the 2035 seal coat. This is a constantly moving target and should be reevaluated in the scope of future reserve studies.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age. The component has been moved to align with the seal coat cycle in FY 2034.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Silver Creek Place continued...

This line item is for the renewal of the asphalt parking areas and streets. This includes the application of a bituminous overlay which normally is applied in one and a half inches to two inches thickness. This renewal of the overlay is designed to renew the life cycle of the pavement. The asphalt is in good condition in several areas and should be seal coated on a regular 4-5 year cycle to archive the maximum life expectancy.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Silver Creek Place

Asset ID	1007	5,390 Square Feet	@ \$4.10
	Capital	Asset Cost	\$906.43
	Silver Creek Place	Percent Replacement	4.1%
Placed in Service	January 2014	Future Cost	\$906.43
Useful Life	5	Assigned Reserves	\$906.43
Replacement Year	2022	Annual Assessment	\$149.62
Remaining Life	0	Interest Contribution	\$0.30
		Reserve Allocation	\$149.92



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is for the maintenance of the asphalt overlay in the driving areas of the community during each

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Silver Creek Place continued...

seal coat cycle. Overlay surface appeared in fair condition and should be seal coated every 3-5 years in order to maximize life expectancy. The existing seal coat appears to have been completely diminished and should be reapplied.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Silver Creek Place

Asset ID	1011	5,390 Square Feet	@ \$0.21
	Non-Capital	Asset Cost	\$1,113.03
	Silver Creek Place	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$1,113.03
Useful Life	5	Assigned Reserves	\$1,113.03
Replacement Year	2022	Annual Assessment	\$183.72
Remaining Life	0	Interest Contribution	\$0.37
		Reserve Allocation	\$184.09



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is a provision to replace the asphalt seal coat on a 4-5 year cycle on the private roadway. Life

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Silver Creek Place continued...

expectancy of overlay will vary depending how the Board of Directors strategize the maintenance for this line item including but not limited to seal coating at regular intervals.

The Board should obtain a bid to confirm this estimate as the cost varies due to accessibility and other related factors. This line item should coincide with overlay repair cycle as this has been separated in a different line item in this reserve study report.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

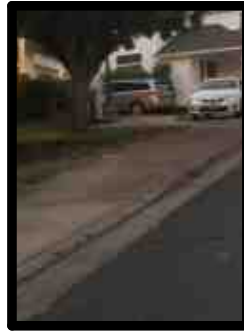
Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Curbs & Gutters: Silver Creek Place

Asset ID	1020	325 Linear Feet	@ \$13.58
	Non-Capital	Asset Cost	\$441.35
	Silver Creek Place	Percent Replacement	10%
Placed in Service	January 2000	Future Cost	\$441.35
Useful Life	12	Assigned Reserves	\$441.35
Adjustment	10	Annual Assessment	\$33.99
Replacement Year	2022	Interest Contribution	<u>\$0.07</u>
Remaining Life	0	Reserve Allocation	\$34.05



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Curbs & Gutters: Silver Creek Place continued...

extend the lifespan of this component in accordance with manufacturer's specifications. We have extended the life of these components based on the present visual condition.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Flatwork - Sidewalks - Silver Creek Place

		1,300 Square Feet	@ \$13.13
Asset ID	1018	Asset Cost	\$3,413.59
	Capital	Percent Replacement	20%
	Silver Creek Place	Future Cost	\$3,413.59
Placed in Service	January 2001	Assigned Reserves	\$3,413.59
Useful Life	10		
Adjustment	10	Annual Assessment	\$305.42
Replacement Year	2022	Interest Contribution	\$0.61
Remaining Life	0	Reserve Allocation	\$306.03



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 5% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Flatwork - Sidewalks - Silver Creek Place continued...

extend the lifespan of this component in accordance with manufacturer's specifications. We have extended the life of these components based on the present visual condition.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Lighting: Fixture - Silver Creek Place - Street Light

Asset ID	1027	1 Total	@ \$978.35
	Capital	Asset Cost	\$978.35
	Silver Creek Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$1,047.83
Useful Life	25	Assigned Reserves	\$821.82
Replacement Year	2026	Annual Assessment	\$41.59
Remaining Life	4	Interest Contribution	<u>\$1.73</u>
		Reserve Allocation	\$43.32



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Lighting: Fixture - Silver Creek Place - Street Light continued...

extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Lighting: Power Box - Silver Creek Place - Replace

Asset ID	1028	1 Total	@ \$492.46
	Capital	Asset Cost	\$492.46
	Silver Creek Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$574.66
Useful Life	30	Assigned Reserves	\$344.72
Replacement Year	2031	Annual Assessment	\$18.75
Remaining Life	9	Interest Contribution	\$0.73
		Reserve Allocation	\$19.48



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Lighting: Power Box - Silver Creek Place - Replace continued...

extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair.

Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Storm Drains / Underground Inspection: Silver Creek Place

		1 Each	@ \$2,735.89
Asset ID	1034	Asset Cost	\$2,735.89
	Capital	Percent Replacement	100%
	Silver Creek Place	Future Cost	\$3,192.57
Placed in Service	January 2001	Assigned Reserves	\$1,915.12
Useful Life	30		
Replacement Year	2031	Annual Assessment	\$104.17
Remaining Life	9	Interest Contribution	\$4.04
		Reserve Allocation	\$108.21



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Component appears to be wearing as expected based on the assets chronological age.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Storm Drains / Underground Inspection: Silver Creek Place continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Unknown.

This line item is for any inspections of utility work in the common areas or other areas of association responsibility including but not limited to; storm drains, underground telephone, utility lines, storm water services, water conduits and components.

Several community Associations elect include a provision for underground utility and storm drain replacement due possible significant loss such as a collapsing storm drain, collapsed water pipe, conduit other major catastrophe. Due to the nature of this type of work, the cost is often quite large. However, National Reserve Study Standards clearly dictate that any potential expense in the Reserve Study meet the following four-part test to be funded through reserves:

- 1) Common area maintenance responsibility
- 2) Useful Life limit/cycle
- 3) Predictable Remaining Useful Life
- 4) Above a minimum threshold cost of significance.

This simply means major, Association-responsibility, predictable, cyclical projects should appear in the Reserve Study. However, since catastrophic events do not have repeatable life cycle intervals and since the next occurrence of such an expense is not predictable, catastrophic event underground utilities failure test #2 and #3, creating a firm case to exclude them for Reserve component designation according to the National Reserve Study Standards.

However, this line item concentrates on approaching these assets with the aid of a technician hired by the Association from an inspection standpoint every 8-10 years (funded in the reserve study) and addressing areas of concern when they are discovered and identified. Analyst submits that it is not within the reserve analyst's scope of work (or ability) to locate and identify any deficiencies for utilities. Additionally, inclusion of this component appears to violate the terms set forth in the National Reserve Study Standards based on the definition above.

The law requires that the reserve study be updated each and every year. This paradigm creates a situation where the report is a living / breathing document and as any utility deficiencies are found by a certified inspector (through these cyclical inspections) to be on the 30-year horizon, they can be chronicled and properly addressed, and new line items can be added to these reserve studies to properly address areas of concerns.

As mentioned before, underground utility failures are often sporadic in nature and fail tests #2 and #3 of the reserve study standards. However, scheduling an inspection every 25-30 years to examine underground utilities would be considered a cyclical occurrence/expense and therefore is a candidate for funding in the reserve study report. Additionally, if any deficiencies of these components are discovered, the repairs can be properly prioritized and added to subsequent reserve study reports on an as-needed basis.

The Association is hereby encouraged to obtain estimates for underground utility inspections in order to determine if this level of funding is sufficient to address the needs of the community.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Silver Creek Place - Total Current Cost	\$21,900
Assigned Reserves	\$16,256
Fully Funded Reserves	\$16,256

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Tatum Ranch Place

Asset ID	1002	1,391 Square Feet	@ \$2.31
	Capital	Asset Cost	\$3,207.92
	Tatum Ranch Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$4,009.24
Useful Life	30	Assigned Reserves	\$1,981.36
Adjustment	4	Annual Assessment	\$114.20
Replacement Year	2035	Interest Contribution	\$4.19
Remaining Life	13	Reserve Allocation	\$118.39



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have extended the overlay to the year 2035 in order to align with the 2035 seal coat. This is a constantly moving target and should be reevaluated in the scope of future reserve studies.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age. The component has been moved to align with the seal coat cycle in FY 2034.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Overlay - Tatum Ranch Place continued...

This line item is for the renewal of the asphalt parking areas and streets. This includes the application of a bituminous overlay which normally is applied in one and a half inches to two inches thickness. This renewal of the overlay is designed to renew the life cycle of the pavement. The asphalt is in good to fair condition in several areas and should be seal coated on a regular 4-5 year cycle to archive the maximum life expectancy.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Tatum Ranch Place

Asset ID	1008	1,391 Square Feet	@ \$4.10
	Capital	Asset Cost	\$228.22
	Tatum Ranch Place	Percent Replacement	4%
Placed in Service	July 2014	Future Cost	\$228.22
Useful Life	5	Assigned Reserves	\$228.22
Replacement Year	2022	Annual Assessment	\$37.67
Remaining Life	0	Interest Contribution	\$0.08
		Reserve Allocation	\$37.74



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is for the maintenance of the asphalt overlay in the driving areas of the community during each

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Repairs - Tatum Ranch Place continued...

seal coat cycle. Overlay surface appeared in fair condition and should be seal coated every 3-5 years in order to maximize life expectancy. The existing seal coat appears to have been completely diminished and should be reapplied.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Tatum Ranch Place

Asset ID	1012	1,391 Square Feet	@ \$0.21
	Non-Capital	Asset Cost	\$287.24
	Tatum Ranch Place	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$287.24
Useful Life	5	Assigned Reserves	\$287.24
Replacement Year	2022	Annual Assessment	\$47.41
Remaining Life	0	Interest Contribution	<u>\$0.09</u>
		Reserve Allocation	\$47.51



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2019 on-site reserve study.

Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age.

This line item is a provision to replace the asphalt seal coat on a 4-5 year cycle on the private roadway. Life

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Asphalt: Sealcoat - Tatum Ranch Place continued...

expectancy of overlay will vary depending how the Board of Directors strategize the maintenance for this line item including but not limited to seal coating at regular intervals.

The Board should obtain a bid to confirm this estimate as the cost varies due to accessibility and other related factors. This line item should coincide with overlay repair cycle as this has been separated in a different line item in this reserve study report.

No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Curbs & Gutters: Tatum Ranch Place

Asset ID	1021	226 Linear Feet	@ \$13.58
	Capital	Asset Cost	\$306.91
	Tatum Ranch Place	Percent Replacement	10%
Placed in Service	January 2000	Future Cost	\$306.91
Useful Life	12	Assigned Reserves	\$306.91
Adjustment	10	Annual Assessment	\$23.63
Replacement Year	2022	Interest Contribution	<u>\$0.05</u>
Remaining Life	0	Reserve Allocation	\$23.68



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented 2020 on-site reserve study.

Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

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No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Concrete: Curbs & Gutters: Tatum Ranch Place continued...

extend the lifespan of this component in accordance with manufacturer's specifications. We have extended the life of these components based on the present visual condition.

Recent expenditure history: Unknown, appears to be original.

Asset condition: Good to fair. This constantly requires monitoring for safety reasons.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Storm Drains / Underground Inspection: Tatum Ranch Place

Asset ID	1035	1 Total	@ \$2,735.89
	Capital	Asset Cost	\$2,735.89
	Tatum Ranch Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$3,192.57
Useful Life	30	Assigned Reserves	\$1,915.12
Replacement Year	2031	Annual Assessment	\$104.17
Remaining Life	9	Interest Contribution	\$4.04
		Reserve Allocation	\$108.21



Fiscal Year 2022 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the previous reserve study.

Fiscal Year 2021 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

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Fiscal Year 2020 Off-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

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Fiscal Year 2019 On-Site Reserve Study Notes by ReserveStudyUpdate.com, LLC:

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No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Storm Drains / Underground Inspection: Tatum Ranch Place continued...

Recent expenditure history: Unknown, appears to be original.

Asset condition: Unknown.

This line item is for any inspections of utility work in the common areas or other areas of association responsibility including but not limited to; storm drains, underground telephone, utility lines, storm water services, water conduits and components.

Several community Associations elect include a provision for underground utility and storm drain replacement due possible significant loss such as a collapsing storm drain, collapsed water pipe, conduit other major catastrophe. Due to the nature of this type of work, the cost is often quite large. However, National Reserve Study Standards clearly dictate that any potential expense in the Reserve Study meet the following four-part test to be funded through reserves:

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However, this line item concentrates on approaching these assets with the aid of a technician hired by the Association from an inspection standpoint every 8-10 years (funded in the reserve study) and addressing areas of concern when they are discovered and identified. Analyst submits that it is not within the reserve analyst's scope of work (or ability) to locate and identify any deficiencies for utilities. Additionally, inclusion of this component appears to violate the terms set forth in the National Reserve Study Standards based on the definition above.

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As mentioned before, underground utility failures are often sporadic in nature and fail tests #2 and #3 of the reserve study standards. However, scheduling an inspection every 25-30 years to examine underground utilities would be considered a cyclical occurrence/expense and therefore is a candidate for funding in the reserve study report. Additionally, if any deficiencies of these components are discovered, the repairs can be properly prioritized and added to subsequent reserve study reports on an as-needed basis.

The Association is hereby encouraged to obtain estimates for underground utility inspections in order to determine if this level of funding is sufficient to address the needs of the community.

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Tatum Ranch Place - Total Current Cost	\$6,766
 Assigned Reserves	\$4,719
 Fully Funded Reserves	\$4,719

**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Detail Report Summary

Grand Total

Assigned Reserves	\$385,897.00
Annual Contribution	\$40,563.44
Annual Interest	\$784.87
Annual Allocation	\$41,348.31

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

Asset ID	Description	Replacement	Page
1036	Arborist / Tree Work	2026	2-75
1001	Asphalt: Overlay - Moon Valley Terrace	2034	2-122
1003	Asphalt: Overlay - Pedestrian Pathway	2030	2-77
1004	Asphalt: Overlay - Silver Creek Place	2035	2-135
1002	Asphalt: Overlay - Tatum Ranch Place	2035	2-152
1006	Asphalt: Repairs - Moon Valley Terrace	2022	2-124
1005	Asphalt: Repairs - Pedestrian Pathway	2022	2-79
1007	Asphalt: Repairs - Silver Creek Place	2022	2-137
1008	Asphalt: Repairs - Tatum Ranch Place	2022	2-154
1009	Asphalt: Sealcoat - Moon Valley Terrace	2022	2-126
1010	Asphalt: Sealcoat - Pedestrian Pathway	2022	2-81
1011	Asphalt: Sealcoat - Silver Creek Place	2022	2-139
1012	Asphalt: Sealcoat - Tatum Ranch Place	2022	2-156
1041	Backflow Device: Common Area - Replacement	2030	2-83
1013	Bark Dust: Replenish - Common Area	2023	2-84
1042	Bollards - Replace	2036	2-86
1014	Brick: Masonry / Repointing & Repairs	2036	2-88
1015	Bridge: Wood - Replacement	2026	2-90
1019	Concrete: Curbs & Gutters: Moon Valley Terrace	2023	2-128
1020	Concrete: Curbs & Gutters: Silver Creek Place	2022	2-141
1021	Concrete: Curbs & Gutters: Tatum Ranch Place	2022	2-158
1016	Concrete: Flatwork - Sidewalks - Common Area	2022	2-92
1017	Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2022	2-130
1018	Concrete: Flatwork - Sidewalks - Silver Creek Place	2022	2-143
1022	Fence: Chain Link - Power Coat - Replace	2041	2-94
1023	Fence: Vinyl - 3 Rail Horse Fence - Replace	2031	2-96
1024	Fence: Vinyl - Wash - 3 Rail Horse Fence	2022	2-98
1043	Insurance Deductible Contingency (Unfunded)	Unfunded	2-73
1044	Landscaping: Irrigation	2025	2-100

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

Asset ID	Description	Replacement	Page
1025	Landscaping: Plants & Arborvitae - Phased Replacements	2026	2-101
1040	Landscaping: Power Box - Monument - Replace	2031	2-103
1027	Lighting: Fixture - Silver Creek Place - Street Light	2026	2-145
1026	Lighting: Fixtures - Monuments - Renovation	2024	2-105
1028	Lighting: Power Box - Silver Creek Place - Replace	2031	2-147
1039	Mailboxes: 12 Letter / 1 Package - Replace	2041	2-107
1030	Mailboxes: 16 Letter / 2 Package - Replace	2041	2-109
1029	Mailboxes: Clean / Paint / Maintain	2022	2-111
1031	Signs: Common Area	2022	2-113
1032	Signs: Monument - Clean & Maintain	2022	2-115
1033	Storm Drains / Underground Inspection: Moon Valley Terrace	2031	2-132
1034	Storm Drains / Underground Inspection: Silver Creek Place	2031	2-149
1035	Storm Drains / Underground Inspection: Tatum Ranch Place	2031	2-160
1037	Walls: Retaining	2029	2-117
1038	Walls: Retaining - Inspection	2023	2-119
	Total Funded Assets	43	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	44	

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030
Arborist / Tree Work					19,019				
Asphalt: Overlay - Moon Valley Terrace									
Asphalt: Overlay - Pedestrian Pathway									11,931
Asphalt: Overlay - Silver Creek Place									
Asphalt: Overlay - Tatum Ranch Place									
Asphalt: Repairs - Moon Valley Terrace	584					637			
Asphalt: Repairs - Pedestrian Pathway	925					1,008			
Asphalt: Repairs - Silver Creek Place	906					988			
Asphalt: Repairs - Tatum Ranch Place	228					249			
Asphalt: Sealcoat - Moon Valley Terrace	981					1,069			
Asphalt: Sealcoat - Pedestrian Pathway	931					1,015			
Asphalt: Sealcoat - Silver Creek Place	1,113					1,213			
Asphalt: Sealcoat - Tatum Ranch Place	287					313			
Backflow Device: Common Area - Replacement									2,385
Bark Dust: Replenish - Common Area		5,457		5,648		5,845		6,049	
Bollards - Replace									
Brick: Masonry / Repointing & Repairs									
Bridge: Wood - Replacement					27,239				
Concrete: Curbs & Gutters: Moon Valley Terrace		363							
Concrete: Curbs & Gutters: Silver Creek Place	441								
Concrete: Curbs & Gutters: Tatum Ranch Place	307								
Concrete: Flatwork - Sidewalks - Common Area	6,108								
Concrete: Flatwork - Sidewalks - Moon Valley Terrace									2,763
Concrete: Flatwork - Sidewalks - Silver Creek Place									3,414
Fence: Chain Link - Power Coat - Replace									
Fence: Vinyl - 3 Rail Horse Fence - Replace									
Fence: Vinyl - Wash - 3 Rail Horse Fence	5,762			6,066			6,386		
Insurance Deductible Contingency (Unfunded)	<i>Unfunded</i>								
Landscaping: Irrigation				10,033					10,931
Landscaping: Plants & Arborvitae - Phased Replacements					7,032				
Landscaping: Power Box - Monument - Replace									

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030
Lighting: Fixtures - Monuments - Renovation			1,257						
Lighting: Power Box - Silver Creek Place - Replace									
Mailboxes: 12 Letter / 1 Package - Replace									
Mailboxes: 16 Letter / 2 Package - Replace									
Mailboxes: Clean / Paint / Maintain	1,773					1,932			
Signs: Common Area	547								
Signs: Monument - Clean & Maintain	6,953								
Storm Drains / Underground Inspection: Moon Valley Terrace									
Storm Drains / Underground Inspection: Silver Creek Place									
Storm Drains / Underground Inspection: Tatum Ranch Place									
Walls: Retaining								12,340	
Walls: Retaining - Inspection		2,783		2,880		2,981		3,085	
Year Total:	34,024	8,604	1,257	24,627	54,338	17,247	6,386	21,473	25,247

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039
Arborist / Tree Work						22,578			
Asphalt: Overlay - Moon Valley Terrace				13,457					
Asphalt: Overlay - Pedestrian Pathway									
Asphalt: Overlay - Silver Creek Place					14,772				
Asphalt: Overlay - Tatum Ranch Place					4,009				
Asphalt: Repairs - Moon Valley Terrace		694					756		
Asphalt: Repairs - Pedestrian Pathway		1,098					1,196		
Asphalt: Repairs - Silver Creek Place		1,076					1,172		
Asphalt: Repairs - Tatum Ranch Place		271					295		
Asphalt: Sealcoat - Moon Valley Terrace		1,164					1,269		
Asphalt: Sealcoat - Pedestrian Pathway		1,106					1,205		
Asphalt: Sealcoat - Silver Creek Place		1,321					1,440		
Asphalt: Sealcoat - Tatum Ranch Place		341					372		
Backflow Device: Common Area - Replacement									
Bark Dust: Replenish - Common Area	6,260		6,479		6,705		6,939		7,181
Bollards - Replace						2,934			
Brick: Masonry / Repointing & Repairs						10,435			
Bridge: Wood - Replacement									
Concrete: Curbs & Gutters: Moon Valley Terrace					446				
Concrete: Curbs & Gutters: Silver Creek Place				542					
Concrete: Curbs & Gutters: Tatum Ranch Place				377					
Concrete: Flatwork - Sidewalks - Common Area		7,251							
Concrete: Flatwork - Sidewalks - Moon Valley Terrace									
		3,279							
Concrete: Flatwork - Sidewalks - Silver Creek Place									
		4,052							
Fence: Chain Link - Power Coat - Replace									
Fence: Vinyl - 3 Rail Horse Fence - Replace	297,647								
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,724			7,079			7,453		
Insurance Deductible Contingency (Unfunded)	<i>Unfunded</i>								
Landscaping: Irrigation					11,910				
Landscaping: Plants & Arborvitae - Phased Replacements									
						8,348			
Landscaping: Power Box - Monument - Replace	575								

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039
Lighting: Fixtures - Monuments - Renovation		1,442							
Lighting: Power Box - Silver Creek Place - Replace									
	575								
Mailboxes: 12 Letter / 1 Package - Replace									
Mailboxes: 16 Letter / 2 Package - Replace									
Mailboxes: Clean / Paint / Maintain		2,105					2,293		
Signs: Common Area		650							
Signs: Monument - Clean & Maintain		8,254							
Storm Drains / Underground Inspection: Moon Valley Terrace									
	3,193								
Storm Drains / Underground Inspection: Silver Creek Place									
	3,193								
Storm Drains / Underground Inspection: Tatum Ranch Place									
	3,193								
Walls: Retaining									14,648
Walls: Retaining - Inspection	3,193		3,304		3,419		3,539		3,662
Year Total:	324,550	34,104	9,783	21,455	41,261	44,296	27,927		25,491

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048
Arborist / Tree Work							26,802		
Asphalt: Overlay - Moon Valley Terrace									
Asphalt: Overlay - Pedestrian Pathway									
Asphalt: Overlay - Silver Creek Place									
Asphalt: Overlay - Tatum Ranch Place									
Asphalt: Repairs - Moon Valley Terrace			824					897	
Asphalt: Repairs - Pedestrian Pathway			1,303					1,420	
Asphalt: Repairs - Silver Creek Place			1,277					1,392	
Asphalt: Repairs - Tatum Ranch Place			322					350	
Asphalt: Sealcoat - Moon Valley Terrace			1,382					1,506	
Asphalt: Sealcoat - Pedestrian Pathway			1,312					1,430	
Asphalt: Sealcoat - Silver Creek Place			1,569					1,709	
Asphalt: Sealcoat - Tatum Ranch Place			405					441	
Backflow Device: Common Area - Replacement									
Bark Dust: Replenish - Common Area		7,431		7,691		7,959		8,237	
Bollards - Replace									
Brick: Masonry / Repointing & Repairs									
Bridge: Wood - Replacement									
Concrete: Curbs & Gutters: Moon Valley Terrace								548	
Concrete: Curbs & Gutters: Silver Creek Place							666		
Concrete: Curbs & Gutters: Tatum Ranch Place							463		
Concrete: Flatwork - Sidewalks - Common Area			8,608						
Concrete: Flatwork - Sidewalks - Moon Valley Terrace				3,893					
Concrete: Flatwork - Sidewalks - Silver Creek Place				4,811					
Fence: Chain Link - Power Coat - Replace		384,548							
Fence: Vinyl - 3 Rail Horse Fence - Replace									
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,846			8,260			8,696		
Insurance Deductible Contingency (Unfunded)	<i>Unfunded</i>								
Landscaping: Irrigation	12,977					14,139			
Landscaping: Plants & Arborvitae - Phased Replacements							9,910		
Landscaping: Power Box - Monument - Replace									

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048
Lighting: Fixtures - Monuments - Renovation	1,654								1,897
Lighting: Power Box - Silver Creek Place - Replace									
Mailboxes: 12 Letter / 1 Package - Replace		12,279							
Mailboxes: 16 Letter / 2 Package - Replace		71,038							
Mailboxes: Clean / Paint / Maintain			2,498				2,722		
Signs: Common Area			771						
Signs: Monument - Clean & Maintain			9,799						
Storm Drains / Underground Inspection: Moon Valley Terrace									
Storm Drains / Underground Inspection: Silver Creek Place									
Storm Drains / Underground Inspection: Tatum Ranch Place									
Walls: Retaining									
Walls: Retaining - Inspection		3,790		3,922		4,059		4,201	
Year Total:	22,477	479,087	38,774	19,873		26,157	46,539	24,854	1,897

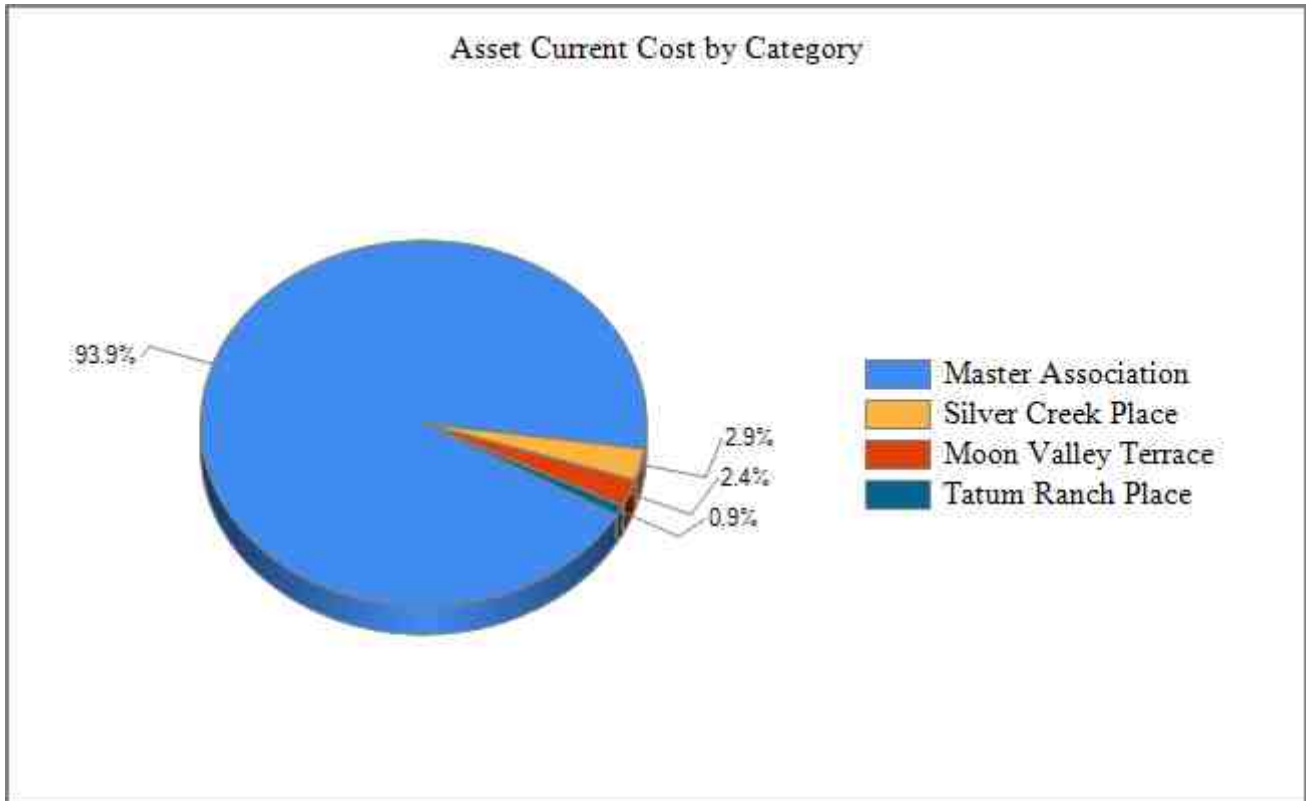
Arbor Ridge P.U.D. Homeowners Association - Master Spread Sheet

Description	2049	2050	2051
Arborist / Tree Work			
Asphalt: Overlay - Moon Valley Terrace			
Asphalt: Overlay - Pedestrian Pathway			
Asphalt: Overlay - Silver Creek Place			
Asphalt: Overlay - Tatum Ranch Place			
Asphalt: Repairs - Moon Valley Terrace			
Asphalt: Repairs - Pedestrian Pathway			
Asphalt: Repairs - Silver Creek Place			
Asphalt: Repairs - Tatum Ranch Place			
Asphalt: Sealcoat - Moon Valley Terrace			
Asphalt: Sealcoat - Pedestrian Pathway			
Asphalt: Sealcoat - Silver Creek Place			
Asphalt: Sealcoat - Tatum Ranch Place			
Backflow Device: Common Area - Replacement			
Bark Dust: Replenish - Common Area	8,524		8,822
Bollards - Replace			
Brick: Masonry / Repointing & Repairs			13,497
Bridge: Wood - Replacement			41,823
Concrete: Curbs & Gutters: Moon Valley Terrace			
Concrete: Curbs & Gutters: Silver Creek Place			
Concrete: Curbs & Gutters: Tatum Ranch Place			
Concrete: Flatwork - Sidewalks - Common Area			
Concrete: Flatwork - Sidewalks - Moon Valley Terrace			
Concrete: Flatwork - Sidewalks - Silver Creek Place			
Fence: Chain Link - Power Coat - Replace			
Fence: Vinyl - 3 Rail Horse Fence - Replace			
Fence: Vinyl - Wash - 3 Rail Horse Fence		9,156	
Insurance Deductible Contingency (Unfunded)		<i>Unfunded</i>	
Landscaping: Irrigation			15,405
Landscaping: Plants & Arborvitae - Phased Replacements			
Landscaping: Power Box - Monument - Replace			

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2049	2050	2051
Lighting: Fixtures - Monuments - Renovation			
Lighting: Power Box - Silver Creek Place - Replace			
Mailboxes: 12 Letter / 1 Package - Replace			
Mailboxes: 16 Letter / 2 Package - Replace			
Mailboxes: Clean / Paint / Maintain			
Signs: Common Area			
Signs: Monument - Clean & Maintain			
Storm Drains / Underground Inspection: Moon Valley Terrace			
Storm Drains / Underground Inspection: Silver Creek Place			
Storm Drains / Underground Inspection: Tatum Ranch Place			
Walls: Retaining	17,389		
Walls: Retaining - Inspection	4,347		4,499
Year Total:	39,417	15,405	70,250

**Arbor Ridge P.U.D. Homeowners Association - Master
Asset Current Cost by Category**



This is the distribution of reserves by category

APPENDIX - PRESENT DAY CONTRIBUTION SCENARIO WITHOUT ANNUAL INFLATION ADJUSTMENT: EXECUTIVE SUMMARY

SCENARIO OVERVIEW

The following page presents an exploratory scenario where the reported present-day annual contribution is simply applied without inflation over the course of thirty (30) years and no other variables are explored. This approach utilizes the same expenditure timetable as presented in the earlier sections of the body of this reserve study.

This scenario is not considered to be a bonafide funding model and is simply presented here for comparison purposes with the actual funding models (e.g. Threshold Funding Model, Component Funding Model) in order to aid in developing an alternate and effective funding strategy.

The scenario presented here may or may not result in a negative ending balance which trigger a special assessment and/or deferring of preventive or required replacements and repairs. It is assumed that all interest accrued from reserve savings account is assumed remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered in this funding scenario due to variables effecting net taxable income and the election of tax form to be filed.

This report is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2022 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this report has absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. However, it should be noted that any scenario where the association theoretically operates with a negative bank balance, the situation would have to be cured by implementing a special assessment, or other strategy. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 1.01 (1 of 2).

**Arbor Ridge P.U.D. Homeowners Association - Master
Appendix - Contribution Scenario without Inflation: Projection**

Report Date May 28, 2021
 Beginning Fiscal Year January 01, 2022
 Account Number 1215a

Version Number 1.01 (1 of

Beginning Balance: \$385,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	765,890	60,358	824	34,024	413,055	482,200	86%
2023	779,140	60,358	930	8,604	465,739	518,317	90%
2024	792,619	60,358	1,050	1,257	525,889	563,164	93%
2025	806,331	60,358	1,123	24,627	562,743	585,656	96%
2026	820,281	60,358	1,138	54,338	569,901	578,966	98%
2027	834,472	60,358	1,226	17,247	614,237	610,558	101%
2028	848,908	60,358	1,336	6,386	669,545	654,422	102%
2029	863,594	60,358	1,417	21,473	709,847	684,385	104%
2030	878,534	60,358	1,490	25,247	746,447	711,715	105%
2031	893,733	60,358	965	324,550	483,220	435,749	111%
2032	909,195	60,358	1,019	34,104	510,492	451,203	113%
2033	924,924	60,358	1,122	9,783	562,190	492,404	114%
2034	940,925	60,358	1,202	21,455	602,296	523,236	115%
2035	957,203	60,358	1,243	41,261	622,635	535,290	116%
2036	973,763	60,358	1,277	44,296	639,974	545,244	117%
2037	990,609	60,358	1,345	27,927	673,750	572,814	118%
2038	1,007,746	60,358	1,468		735,577	630,076	117%
2039	1,025,180	60,358	1,541	25,491	771,984	663,215	116%
2040	1,042,916	60,358	1,620	22,477	811,485	700,828	116%
2041	1,060,958	60,358	786	479,087	393,541	275,429	143%
2042	1,079,313	60,358	830	38,774	415,956	291,465	143%
2043	1,097,985	60,358	913	19,873	457,353	327,883	139%
2044	1,116,980	60,358	1,035		518,747	386,040	134%
2045	1,136,304	60,358	1,106	26,157	554,054	419,502	132%
2046	1,155,962	60,358	1,136	46,539	569,009	433,733	131%
2047	1,175,960	60,358	1,209	24,854	605,722	471,209	129%
2048	1,196,304	60,358	1,328	1,897	665,511	533,643	125%
2049	1,217,000	60,358	1,373	39,417	687,825	559,961	123%
2050	1,238,054	60,358	1,466	15,405	734,244	612,151	120%
2051	1,259,473	60,358	1,449	70,250	725,802	610,457	119%

Part III - Maintenance Plan Item Inventory - Arbor Ridge P.U.D. Homeowners Association

#1 - Asphalt - Overlay

Frequency: 30-40 Months

Upon replacing the asphalt surface, the surface preparation, materials, and thickness of the overlay should be designed for the climate and traffic anticipated. The surface preparation should be dictated by the distresses that are prevalent in the existing pavement, the degree of roughness, or considerations for curb reveal or surface drainage. A tack coat should always be applied in preparation of a thin overlay on an un-milled surface, although it may not be essential on a milled surface. It may be either modified or unmodified, and the rate of application will be dictated by existing surface requirements. Materials for the overlay should be selected carefully the mixture should be dictated by the planned thickness. Planned seal coat per the manufactures specification may result in an overlay which is viable for thirty years or longer.



#2 - Asphalt Repairs - Walkways

Frequency: 3-5 Years

Upon repairing the asphalt surface, the surface preparation, materials, and thickness of the overlay should be designed for the climate and traffic anticipated. The surface preparation should be dictated by the distresses that are prevalent in the existing pavement, the degree of roughness, or considerations for curb reveal or surface drainage. A tack coat should always be applied in preparation of a thin overlay on an un-milled surface, although it may not be essential on a milled surface. It may be either modified or unmodified, and the rate of application will be dictated by existing surface requirements. Materials for the overlay should be selected carefully the mixture should be dictated by the planned thickness. Planned seal coat per the manufactures specification may result in an overlay which is viable for thirty years or longer.



#3 - Asphalt Seal Coat & Repairs

Frequency: 4-6 Years

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or seal coat. Seal coating typically maximizes the life expectancy of the underlying overlay. This process is characteristically performed every 4 to 7 years depending on a variety of factors that can affect the useful life of the sealer. Vehicle traffic is one such variable that carries considerable vehicle traffic should consider a maintenance program that calls for seal coating of asphalt driving surfaces as frequently as every 4 years. This maintenance procedure involves thoroughly cleaning all pavements, filling of any surface cracks, and patching of any locally damaged pavement surfaces. The emulsion sealer is then applied. Parking area demarcation lines will need to be renewed each time a seal coat is applied. The component expense includes the cost of this work as well as the seal coating cost. This work should be performed by a licensed and bonded paving contractor.



#4 - Backflow Device - Irrigation

Frequency: 30-45 Months

The backflow preventer is the single most expensive part of your irrigation system. It is also the first item to be damaged if a system is not properly winterized. A certified professional backflow inspector should examine and provide necessary documentation of the test results as required by many municipal jurisdictions. Typically a properly inspected and maintained backflow device has a life expectancy exceeding 30 years.

#5 - Backflow Device - Testing

Frequency: 12 Months

The law requires that the community association notify the local water provider before removing a backflow assembly. A water provider inspector will need to inspect the plumbing to verify the cross connection has been eliminated. A plumbing permit may be required to perform this type of work. All backflow assembly testing should be performed annually and by a certified contractor.

#6 - Bark Dust

Frequency: 2-3 Years

For weed control and aesthetic purposes, it is recommended to refresh the bark dust beds in the common areas every 2 years or so. Immediately adjacent homeowners should be notified in advance because some people may have an adverse reaction to any bark particles which may fly in the air.



#7 - Bollards - Common Area

Frequency: 25-35 Years

Expect replacement of the various bollards in the common areas every 12-18 years or as needed. Illuminated bollards should have light bulbs replaced as needed by a representative from the community. This individual should be empowered to report and/or replace light bulbs as a safety measure. Upon bollard replacement, a style should be selected that does not allow people to use these assets as t-ball stands as this is a common cause of premature failure/damage to these items.



#8 - Brick Masonry – Clean & Tuck Repoint

Frequency: 10 Years

Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Repointing restores the visual and physical integrity of the masonry. Disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, and/or damaged plasterwork may prompt the decision to repoint. Facing these obvious signs of deterioration it is important not to assume that repointing alone will solve. The source cause of the deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure should always be dealt with prior to the commencement work.

It is essential to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of un-weathered sections of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar. This measure is critical as to avoid damage to the building because it is excessively strong or vapor impermeable.

The relationship of repointing to other labors proposed on the building must be recognized. For example, if paint removal or cleaning is anticipated, and if the mortar joints are basically sound and need only selective repointing, it is generally better to postpone repointing until after completion of these projects. However, if the mortar has eroded significantly, allowing moisture to penetrate deeply into the wall, repointing should be accomplished before cleaning. Anticipated work, such as roof repairs or structural, should be scheduled so that they do not interfere with repointing. It is important to optimize projects planning in order take maximum advantage of erected scaffolding.

All brickwork and other repairs and maintenance to the brick surface should be performed by a licensed and certified professional.



#9 - Bridge - Wood - Pressure Treated

Frequency: 25-30 Years

A wood bridge provides a warm connection with the outdoors, adding to natural area beauty and providing a pathway for transit. But wooden bridges take a lot of abuse, from ongoing use, through continued exposure to weather and possible vandalism. After a few years, without proper care, they become weathered and uninviting.

Fortunately, most wooden bridge surface problems are cosmetic in nature; not structural, because decking is built of durable woods; usually cedar, redwood, or pressure-treated pine. Redwood and cedar heartwoods have a natural resistance to decay and termites; pine is pressure-treated with a pesticide to give it a resilient barrier. Ultraviolet radiation from the sun breaks down surface fibers and lignin, causing surface erosion and graying. Moisture encourages surface mildew and causes stains, particularly in damp or humid climates where surfaces never completely dry. And natural extractives in redwood and cedar can discolor the surface.

The initial steps of restoring a bridge involve cleaning the bridge followed by a diagnostic and treating the discoloration, and then you diagnose and treat any discoloration. Examine the bolts and fastening components carefully and tighten and secure as needed for safety. Finally treat the bridge with a durable finish. If the bridge is crossing a creek or other depression in the earth's surface, beginning be sure to protect the area below it with plastic sheeting or drop cloths.



#10 - Concrete Maintenance

Frequency: TBD Years

Concrete is used as a building material in several areas throughout the association including but not limited to; driveway aprons, sidewalks, entry walks, and trash enclosures. Concrete is very durable and is usually very low maintenance as long as it is protected from misuse including but not limited to repeated hosing, radiator overflow, fertilizers or pesticides, and ice-melting agents.

Only use products designed to be used with concrete to melt snow and ice. Avoid using salt or other chemicals not approved for this purpose to melt ice on concrete surfaces. Salt or other chemicals may damage the concrete and shorten its useful life. If the association elects to use such products, the association needs to plan accordingly for possible earlier repairs or replacement.

Schedule and perform concrete surface inspections every season to determine if cracking, fissures, or settlement have occurred. Check for lifting and tripping hazards. Cordon off safety hazards until appropriate repairs have been made. Correct sources of cracking problems such as tree roots and drainage situations. A certified contractor should grind down and replace sections as needed.



#11 - Fence & Gates-Chain Link

Frequency: 40-60 Years

Unlike other types of fencing, chain link fencing requires very little maintenance and upkeep. No staining, painting, or sealing is required to keep a chain link fence looking great. With chain link, a little hosing down or a simple soap and water mix is all you'll need to clean the fence. In addition to requiring little funds and minimal maintenance, chain link fences are very durable. Not only can they withstand blows from flying baseballs and Frisbees, but they are also highly weather-resistant, ensuring that your fencing investment will return many years of increased security and protection.



#12 - Irrigation Controllers & Valves

Frequency: 5-10 Years

When an electrical impulse is transmitted to the solenoid, an electromagnetic field causes a small metal plunger in the solenoid to move upward. When the plunger moves upward, a small hole in the valve is uncovered which allows the water in the chamber above the closing mechanism to flow through the port and out of the valve, relieving water pressure needed to hold the valve closed. The pressure of the incoming flow of water is greater than the pressure in the chamber above the piston, and the force of the water pushing up underneath the piston opens the valve. When the solenoid is de-energized, the plunger moves down, closing the small port. Water flowing through a small hole in the closing mechanism refills the chamber above the piston and builds up pressure. The increased pressure forces the piston downward, thus closing the valve. All valves have a range of pressure and water flow that must be maintained in order to work properly.



#13 - Irrigation System Startup & Testing

Frequency: 12 Months

It is always best to hire a qualified professional contractor when performing tasks like spring start-up. Irrigation contractors are experts in hydraulics, proper sprinkler system layout, plant watering requirements and soil types. Their skills will ensure a water-efficient system and years of trouble-free operation. During spring startup cycle the batteries should be replaced in battery operated controllers.



#14 - Lights-Entry

Frequency: 10-20 Years

Outdoor lighting maintenance involves much more than simply replacing burnt out light bulbs. Lighting maintenance involves optimizing existing equipment configurations so that homeowners can receive the best return on their financial investment possible and maintain the highest value that outdoor lighting brings to their property.

Start by replacing bulbs that have burned out. An easy, fairly low-cost solution is to replace any medium-base incandescent lamps with screw-base CFLs. However, in cold climates CFLs may be less effective as these bulbs require a higher operating temperature.

Consider replacing the fixture with long-lasting HID or LED lamps as their long lifetimes mean they require less frequent replacement, and the ensuing labor savings and lower energy consumption justify the slightly higher initial investment.



#15 - Lights-Street-Acorn Style

Frequency: 25-35 Years

Outdoor lighting maintenance involves much more than simply replacing burnt out light bulbs. Lighting maintenance involves optimizing existing equipment configurations so that homeowners can receive the best return on their financial investment possible and maintain the highest value that outdoor lighting brings to their property.

Start by replacing bulbs that have burned out. An easy, fairly low-cost solution is to replace any medium-base incandescent lamps with screw-base CFLs. However, in cold climates CFLs may be less effective as these bulbs require a higher operating temperature.

Consider replacing the fixture with long-lasting HID or LED lamps as their long lifetimes mean they require less frequent replacement, and the ensuing labor savings and lower energy consumption justify the slightly higher initial investment.



#16 - Mailbox - Maintenance

Frequency: 4-6 Years

Assess overall condition and function of locks, proper lubrication of moving components, cleanliness and appearance of face plates, security of housing, in compliance with current postal regulations, accuracy and visibility of signage/accessibility of lettering, where required, and condition and proper function of slots and depositories for outgoing mail and packages. Evaluate paint on the gang-style cluster mailbox along with the supporting pedestal. Many times the paint is removed on one quadrant of cluster style mailbox pedestals because of dogs urinating on these specific sections.



If replacement is necessary, check with postmaster for proper placement as many times older mailboxes are grandfathered in terms of sidewalk placement but may have stipulations which require movement upon mailbox replacement. All replacements should be coordinated with residents and the postmaster.

#17 - Mailbox - Replace

Frequency: 30-50 Years

Properly maintained mailboxes typically have a life expectancy exceeding thirty years, however if replacement is necessary check with postmaster for proper placement as many times older mailboxes are grandfathered in terms of sidewalk placement but may have stipulations which require movement upon mailbox replacement. All replacements should be coordinated with residents and the postmaster. A clear plan should be in place for key replacement and/or locksmith services in the event that keys are not interchangeable with the new mailbox units. Homeowners should be notified in writing far in advance in order to avoid any confusion.



#18 - Monument Maintenance

Frequency: 8-12 Years

Even though one of the chief advantages of masonry construction is durability; intermittent inspections and maintenance can extend the life of mason work in structures. Generally, if masonry is properly designed, detailed and constructed, it is extremely durable and requires little maintenance. However, many of the other components incorporated in the mason work such as caps, copings, sills, lintels and sealant joints may require periodic examination and repair. Neglecting maintenance of these components may lead to deterioration of other elements in the wall. Maintenance of buildings may be broken into two general categories; general inspection to identify potential problems with the performance of exterior walls; and maintenance to correct problems which may develop.



Timely inspections should be conducted to determine the condition of the various materials used on a structure.. Yearly inspection periods are recommended so that the behavior of building materials in various weather conditions can be noted. Inspection records, including conditions and comments, should be kept to identify changes in materials, potential problems and needed repair. If the structure is painted, the mason work should be examined carefully prior to the paint cycle. It is not all- inclusive; however, it may establish a guideline for use during inspections. Conditions that may necessitate maintenance or repair actions include; efflorescence, spalling, deteriorating mortar joints, interior moisture damage and mold. Once one more of these conditions becomes evident, the origin of the problem should be determined and action taken to correct both the cause and visible effect of the condition. All labor should be performed by licensed and certified contractors. Replace monument lettering and remove graffiti as needed.



#19 - Retaining Wall Maintenance

Frequency: TBD Years

Bricks typically have a life expectancy exceeding thirty years. However bricks tend to "move" over time and require periodic work and cleaning. Bricks may be pushed up by tree roots or just shifted thanks to water runoff and erosion. Bricks should ideally be cleaned carefully with a power washer or a cleaning agent such as 30 Second Cleaner to avoid buildup of moss and algae.



#20 - Signs - Various

Frequency: 10-20 Years

Most of the outdoor street signs will require replacement within 12 – 18 years depending on a variety of factors including but not limited to; theft, graffiti, sun fade, and other considerations. Signs and support poles may become bent by moving vehicles and trash haulers and should be addressed in a timely manner. Replacements should be of a comparable sign and meet DOT specifications and local codes.



#21 - String Trimming - Pathway

Frequency: 6-8 Months

Carefully string trimming in and around the water quality pond should be done as needed to maintain a consistent appearance with the surrounding turf. Debris from such trimming will be removed from pathways and any parking lots and roadways immediately. String trimming shall be completed with adequate care, so as to not damage trees, fencing or other objects.

This line item is for any major work required in maintaining the open spaces in the community.



#22 - Tree-Maintenance

Frequency: 6-10 Years

The first pruning of young trees and shrubs always consists of removing broken, crossing, and weak-structured branches. The recommendation to remove one-third of the top to compensate for root loss of balled and bur lapped material at transplanting has been revised. Prune these plants for structural integrity and cosmetic reasons only. Plenty of water during establishment will take care of the root loss problem. Trees with a central leader, such as cedar, sweet gum, or pin oak, may need little or no pruning except to eliminate branches competing with the central leader; these should be shortened. Some pruning may be necessary to maintain desired shape and shorten extra-vigorous shoots on trees that spread. Depending on the species and the desired impact, the height of the lowest branch can be a few inches above the ground.



#23 - Vinyl Fence

Frequency: 30-40 Years

As an alternative to wood, vinyl fence requires no painting or staining. Vinyl fence will keep its superior look for years longer than wood fence with minimal maintenance required. The prices generally are higher than wood fences, however, the concept that it does not need stained, painted or treated in any way will reduce the maintenance and replacement costs over the long term. Vinyl fence is increasingly becoming the preferred choice for homeowners looking for a maintenance-free fence solution. A long-lasting, easy-care alternative to wood, vinyl fence won't rot, warp, peel or splinter. In addition, time won't be wasted or money on sanding, staining or painting every few years. Vinyl also offers excellent weather-ability and is impervious to termites and wood-boring insects that can wreak havoc on a wood fence. Simply spray it with a hose from time to time to maintain its original beauty.



#24 - Winterize Irrigation System

Frequency: 12 Months

As winter approaches it is important to take care to prepare your irrigation system for the coming of cold weather. Water left in an irrigation system can freeze and damage pipes. Compressed air to remove all water from the irrigation system will eliminate risk of damaged pipes. Leave backflow valve in place for the upcoming year.

