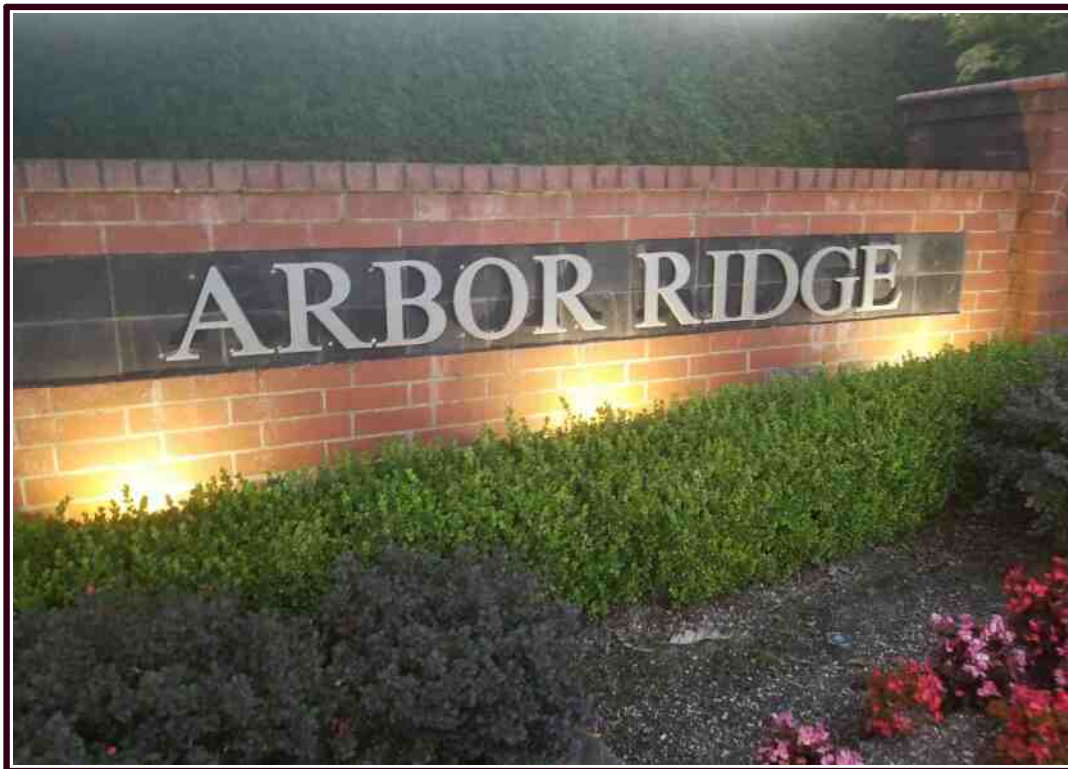




Reserve Study Update.com, LLC

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, 2023 to December 31, 2023



OFF-SITE RESERVE STUDY & MAINTENANCE PLAN

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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).

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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

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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 July 7, 2022 for fiscal year starting January 1, 2023.**
- **This is a Level III: Off-Site Reserve Study Update.**
- **Reserve account balance as of January 1, 2023: \$445,971**
- **Estimated percent funded as of January 1, 2023: 80.77%**
- **Estimated "Fully Funded Reserves" as of the beginning of fiscal year 2023: \$552,152***
**Please note, this figure represents the estimated "Fully Funded Reserves" in order to be considered 100% funded as of January, 1 2023 and does not represent the amount of money on-hand.*
- **Projected percent funded as of the end of 2023: (contingent on which funding model is implemented)**
Component Funding Model: 79.94% (does not include contingency of 5.00%)
Threshold Funding Model - Dollar Defined (\$303,876) Minimum: 82.06%
Baseline Funding Model: 80.02%
- **Special assessments implemented or planned: Please refer to the following sections in the report:**

See Appendix section of this report.
- **Interest rate: 0.02%, Inflation rate: 1.84%.**
- **2023 reserve account contribution rate:**
Component Funding Model: \$65,069
"Current" Funding Model: \$60,358
Threshold Funding Model - Dollar Defined (\$303,876) Minimum: \$54,430
Baseline Funding Model: \$42,775
- **2023 Component Funding Model (Fully Funded Plan) contribution: \$65,069 (recommended model)**
2023 Threshold Funding Model - (Dollar Defined Funding Floor) contribution: \$54,430
2023 Baseline Funding Model contribution: \$42,775
- **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:**
"Component Funding Model Projection"
"Threshold Funding Model - Dollar 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**

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

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 July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Description	Expenditures
Replacement Year 2023	
Asphalt: Repairs - Moon Valley Terrace	712
Asphalt: Repairs - Pedestrian Pathway	1,127
Asphalt: Repairs - Silver Creek Place	1,105
Asphalt: Repairs - Tatum Ranch Place	278
Asphalt: Sealcoat - Moon Valley Terrace	1,092
Asphalt: Sealcoat - Pedestrian Pathway	1,037
Asphalt: Sealcoat - Silver Creek Place	1,240
Asphalt: Sealcoat - Tatum Ranch Place	320
Bark Dust: Replenish - Common Area	6,000
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,432
Mailboxes: Clean / Paint / Maintain	1,986
Signs: Common Area	613
Signs: Monument - Clean & Maintain	7,788
Walls: Retaining - Inspection	3,064
Total for 2023	\$32,795
Replacement Year 2024	
Lighting: Fixtures - Monuments - Renovation	1,386
Total for 2024	\$1,386
Replacement Year 2025	
Bark Dust: Replenish - Common Area	6,223
Landscaping: Irrigation	11,070
Walls: Retaining - Inspection	3,178
Total for 2025	\$20,470
Replacement Year 2026	
Arborist / Tree Work	21,007
Bridge: Wood - Replacement	30,086
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,794
Landscaping: Plants & Arborvitae - Phased Replacements	7,768
Lighting: Fixture - Silver Creek Place - Street Light	1,157
Total for 2026	\$66,812

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

Description	Expenditures
Replacement Year 2027	
Bark Dust: Replenish - Common Area	6,454
Walls: Retaining - Inspection	3,296
Total for 2027	\$9,750
Replacement Year 2028	
Asphalt: Repairs - Moon Valley Terrace	781
Asphalt: Repairs - Pedestrian Pathway	1,235
Asphalt: Repairs - Silver Creek Place	1,210
Asphalt: Repairs - Tatum Ranch Place	305
Asphalt: Sealcoat - Moon Valley Terrace	1,197
Asphalt: Sealcoat - Pedestrian Pathway	1,136
Asphalt: Sealcoat - Silver Creek Place	1,358
Asphalt: Sealcoat - Tatum Ranch Place	350
Mailboxes: Clean / Paint / Maintain	2,175
Total for 2028	\$9,747
Replacement Year 2029	
Bark Dust: Replenish - Common Area	6,694
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,176
Walls: Retaining	13,674
Walls: Retaining - Inspection	3,418
Total for 2029	\$30,961
Replacement Year 2030	
Asphalt: Overlay - Pedestrian Pathway	14,091
Backflow Device: Common Area - Replacement	2,954
Landscaping: Irrigation	12,126
Total for 2030	\$29,171
Replacement Year 2031	
Bark Dust: Replenish - Common Area	6,942
Fence: Vinyl - 3 Rail Horse Fence - Replace	330,561
Landscaping: Power Box - Monument - Replace	638
Lighting: Power Box - Silver Creek Place - Replace	638
Storm Drains / Underground Inspection: Moon Valley Terrace	3,545

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

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Storm Drains / Underground Inspection: Silver Creek Place	3,545
Storm Drains / Underground Inspection: Tatum Ranch Place	3,545
Walls: Retaining - Inspection	3,545
Total for 2031	\$352,961
Replacement Year 2032	
Concrete: Flatwork - Sidewalks - Common Area	11,511
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	5,206
Concrete: Flatwork - Sidewalks - Silver Creek Place	6,434
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,579
Lighting: Fixtures - Monuments - Renovation	1,603
Total for 2032	\$32,333
Replacement Year 2033	
Asphalt: Repairs - Moon Valley Terrace	855
Asphalt: Repairs - Pedestrian Pathway	1,353
Asphalt: Repairs - Silver Creek Place	1,326
Asphalt: Repairs - Tatum Ranch Place	334
Asphalt: Sealcoat - Moon Valley Terrace	1,311
Asphalt: Sealcoat - Pedestrian Pathway	1,245
Asphalt: Sealcoat - Silver Creek Place	1,488
Asphalt: Sealcoat - Tatum Ranch Place	384
Bark Dust: Replenish - Common Area	7,200
Mailboxes: Clean / Paint / Maintain	2,383
Signs: Common Area	735
Signs: Monument - Clean & Maintain	9,345
Walls: Retaining - Inspection	3,677
Total for 2033	\$31,636
Replacement Year 2034	
Asphalt: Overlay - Moon Valley Terrace	15,964
Concrete: Curbs & Gutters: Moon Valley Terrace	546
Concrete: Curbs & Gutters: Silver Creek Place	675
Concrete: Curbs & Gutters: Tatum Ranch Place	470
Total for 2034	\$17,655

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

Description	Expenditures
Replacement Year 2035	
Asphalt: Overlay - Silver Creek Place	17,541
Asphalt: Overlay - Tatum Ranch Place	4,761
Bark Dust: Replenish - Common Area	7,467
Fence: Vinyl - Wash - 3 Rail Horse Fence	8,005
Landscaping: Irrigation	13,284
Walls: Retaining - Inspection	3,814
Total for 2035	\$54,871
Replacement Year 2036	
Arborist / Tree Work	25,209
Bollards - Replace	3,276
Brick: Masonry / Repointing & Repairs	11,651
Landscaping: Plants & Arborvitae - Phased Replacements	9,321
Total for 2036	\$49,458
Replacement Year 2037	
Bark Dust: Replenish - Common Area	7,745
Walls: Retaining - Inspection	3,955
Total for 2037	\$11,700
Replacement Year 2038	
Asphalt: Repairs - Moon Valley Terrace	937
Asphalt: Repairs - Pedestrian Pathway	1,482
Asphalt: Repairs - Silver Creek Place	1,453
Asphalt: Repairs - Tatum Ranch Place	366
Asphalt: Sealcoat - Moon Valley Terrace	1,436
Asphalt: Sealcoat - Pedestrian Pathway	1,364
Asphalt: Sealcoat - Silver Creek Place	1,630
Asphalt: Sealcoat - Tatum Ranch Place	421
Fence: Vinyl - Wash - 3 Rail Horse Fence	8,455
Mailboxes: Clean / Paint / Maintain	2,610
Total for 2038	\$20,152
Replacement Year 2039	
Bark Dust: Replenish - Common Area	8,032

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

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Walls: Retaining	16,409
Walls: Retaining - Inspection	4,102
Total for 2039	\$28,543
Replacement Year 2040	
Landscaping: Irrigation	14,552
Lighting: Fixtures - Monuments - Renovation	1,855
Total for 2040	\$16,406
Replacement Year 2041	
Bark Dust: Replenish - Common Area	8,331
Fence: Chain Link - Power Coat - Replace	431,715
Fence: Vinyl - Wash - 3 Rail Horse Fence	8,931
Mailboxes: 12 Letter / 1 Package - Replace	13,784
Mailboxes: 16 Letter / 2 Package - Replace	79,746
Walls: Retaining - Inspection	4,254
Total for 2041	\$546,761
Replacement Year 2042	
Concrete: Flatwork - Sidewalks - Common Area	13,814
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	6,248
Concrete: Flatwork - Sidewalks - Silver Creek Place	7,720
Total for 2042	\$27,782
Replacement Year 2043	
Asphalt: Repairs - Moon Valley Terrace	1,026
Asphalt: Repairs - Pedestrian Pathway	1,624
Asphalt: Repairs - Silver Creek Place	1,591
Asphalt: Repairs - Tatum Ranch Place	401
Asphalt: Sealcoat - Moon Valley Terrace	1,573
Asphalt: Sealcoat - Pedestrian Pathway	1,494
Asphalt: Sealcoat - Silver Creek Place	1,785
Asphalt: Sealcoat - Tatum Ranch Place	461
Bark Dust: Replenish - Common Area	8,640
Mailboxes: Clean / Paint / Maintain	2,859

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

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
Signs: Common Area	882
Signs: Monument - Clean & Maintain	11,215
Walls: Retaining - Inspection	4,413
Total for 2043	<u>\$37,963</u>
Replacement Year 2044	
Fence: Vinyl - Wash - 3 Rail Horse Fence	9,433
Total for 2044	<u>\$9,433</u>
Replacement Year 2045	
Bark Dust: Replenish - Common Area	8,961
Landscaping: Irrigation	15,940
Walls: Retaining - Inspection	4,576
Total for 2045	<u>\$29,478</u>
Replacement Year 2046	
Arborist / Tree Work	30,251
Concrete: Curbs & Gutters: Moon Valley Terrace	680
Concrete: Curbs & Gutters: Silver Creek Place	840
Concrete: Curbs & Gutters: Tatum Ranch Place	584
Landscaping: Plants & Arborvitae - Phased Replacements	11,185
Total for 2046	<u>\$43,541</u>
Replacement Year 2047	
Bark Dust: Replenish - Common Area	9,294
Fence: Vinyl - Wash - 3 Rail Horse Fence	9,963
Walls: Retaining - Inspection	4,746
Total for 2047	<u>\$24,003</u>
Replacement Year 2048	
Asphalt: Repairs - Moon Valley Terrace	1,124
Asphalt: Repairs - Pedestrian Pathway	1,779
Asphalt: Repairs - Silver Creek Place	1,743
Asphalt: Repairs - Tatum Ranch Place	439
Asphalt: Sealcoat - Moon Valley Terrace	1,723

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

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Asphalt: Sealcoat - Pedestrian Pathway	1,636
Asphalt: Sealcoat - Silver Creek Place	1,956
Asphalt: Sealcoat - Tatum Ranch Place	505
Lighting: Fixtures - Monuments - Renovation	2,146
Mailboxes: Clean / Paint / Maintain	3,132
Total for 2048	\$16,183
Replacement Year 2049	
Bark Dust: Replenish - Common Area	9,639
Walls: Retaining	19,690
Walls: Retaining - Inspection	4,923
Total for 2049	\$34,252
Replacement Year 2050	
Fence: Vinyl - Wash - 3 Rail Horse Fence	10,523
Landscaping: Irrigation	17,462
Total for 2050	\$27,985
Replacement Year 2051	
Bark Dust: Replenish - Common Area	9,997
Brick: Masonry / Repointing & Repairs	15,316
Bridge: Wood - Replacement	47,459
Lighting: Fixture - Silver Creek Place - Street Light	1,826
Walls: Retaining - Inspection	5,105
Total for 2051	\$79,704
Replacement Year 2052	
Concrete: Flatwork - Sidewalks - Common Area	16,576
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	7,497
Concrete: Flatwork - Sidewalks - Silver Creek Place	9,265
Total for 2052	\$33,338

**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, 2023 and ending December 31, 2023. 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 \$445,971 as of January, 1 2023. 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 \$303,876 has been used over the thirty years of this funding model reserve study. The reserve study funding model has an annual contribution increase of 2.00% per year.

INFLATION RATE: An inflation rate of 1.84% 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 82.06% 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 43 assets were included in this reserve study report; of these considered, 43 were funded and 0 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, 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, 2023 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	July 7, 2022
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	570

<i>Report Parameters</i>	
Inflation	1.84%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	0.02%
2023 Beginning Balance	\$445,971

Threshold Funding Model Summary of Calculations

Required Annual Contribution	\$54,429.90
<i>\$95.49 per unit annually</i>	
Average Net Annual Interest Earned	\$93.52
Total Annual Allocation to Reserves	\$54,523.42
<i>\$95.66 per unit annually</i>	

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Beginning Balance: \$445,971

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	866,989	54,430	94	32,795	467,699	569,915	82%
2024	882,942	55,518	104	1,386	521,937	620,747	84%
2025	899,188	56,629	112	20,470	558,207	653,847	85%
2026	915,733	57,761	110	66,812	549,266	641,144	86%
2027	932,583	58,917	120	9,750	598,553	687,116	87%
2028	949,742	60,095	130	9,747	649,030	734,748	88%
2029	967,217	61,297	136	30,961	679,501	762,479	89%
2030	985,014	62,523	143	29,171	712,996	793,368	90%
2031	1,003,138	63,773	85	352,961	423,893	495,935	85%
2032	1,021,596	65,049	91	32,333	456,700	520,429	88%
2033	1,040,393	66,350	98	31,636	491,512	546,973	90%
2034	1,059,537	67,677	108	17,655	541,642	589,198	92%
2035	1,079,032	69,030	111	54,871	555,913	595,309	93%
2036	1,098,886	70,411	115	49,458	576,981	607,988	95%
2037	1,119,106	71,819	127	11,700	637,228	660,311	97%
2038	1,139,697	73,255	138	20,152	690,469	705,965	98%
2039	1,160,668	74,721	147	28,543	736,794	744,908	99%
2040	1,182,024	76,215	159	16,406	796,762	797,940	100%
2041	1,203,773	53,815	61	546,761	303,876	312,865	97%
2042	1,225,923	54,892	66	27,782	331,053	348,444	95%
2043	1,248,480	55,990	70	37,963	349,149	375,377	93%
2044	1,271,452	57,109	79	9,433	396,905	432,951	92%
2045	1,294,847	58,252	85	29,478	425,764	472,280	90%
2046	1,318,672	59,417	88	43,541	441,728	499,139	88%
2047	1,342,935	60,605	96	24,003	478,425	547,540	87%
2048	1,367,645	61,817	105	16,183	524,164	605,968	87%
2049	1,392,810	63,053	111	34,252	553,076	648,262	85%
2050	1,418,438	64,314	118	27,985	589,523	698,931	84%
2051	1,444,537	65,601	115	79,704	575,536	699,099	82%
2052	1,471,116	66,913	122	33,338	609,232	747,749	81%

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

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Master Association							
Arborist / Tree Work	21,007	10	3		13,922	2,014.47	13,922
Asphalt: Overlay - Pedestrian Pathway	14,091	30	7	-1	9,409	569.38	9,409
Asphalt: Repairs - Pedestrian Pathway	1,127	5	0	-2	1,127	210.92	1,127
Asphalt: Sealcoat - Pedestrian Pathway	1,037	5	0		1,037	194.04	1,037
Backflow Device: Common Area - Replacement	2,954	30	7		1,993	116.81	1,993
Bark Dust: Replenish - Common Area	6,000	2	0		6,000	2,657.42	6,000
Bollards - Replace	3,276	35	13		1,625	108.11	1,625
Brick: Masonry / Repointing & Repairs	11,651	15	13		1,226	683.99	1,226
Bridge: Wood - Replacement	30,086	25	3		25,066	1,424.63	25,066
Concrete: Flatwork - Sidewalks - Common Area	11,511	10	9		977	998.83	977
Fence: Chain Link - Power Coat - Replace	431,715	40	18		64,832	17,369.42	171,013
Fence: Vinyl - 3 Rail Horse Fence - Replace	330,561	30	8		209,510	12,879.90	209,510
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,432	3	0		6,432	1,933.92	6,432
Landscaping: Irrigation	11,070	5	2		6,404	1,991.35	6,404
Landscaping: Plants & Arborvitae - Phased Replacements	7,768	10	3		5,148	744.86	5,148
Landscaping: Power Box - Monument - Replace	638	30	8		404	24.87	404
Lighting: Fixtures - Monuments - Renovation	1,386	8	1		1,190	166.44	1,190
Mailboxes: 12 Letter / 1 Package - Replace	13,784	40	18		5,460	393.41	5,460
Mailboxes: 16 Letter / 2 Package - Replace	79,746	40	18		31,589	2,275.95	31,589
Mailboxes: Clean / Paint / Maintain	1,986	5	0		1,986	371.44	1,986
Signs: Common Area	613	10	0	10	613	62.76	613
Signs: Monument - Clean & Maintain	7,788	10	0	10	7,788	797.54	7,788
Walls: Retaining	13,674	10	6		4,903	1,247.20	4,903
Walls: Retaining - Inspection	3,064	2	0		3,064	1,357.14	3,064
Master Association - Total	\$1,012,965				\$411,707	\$50,595	\$517,888
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	15,964	30	11	3	8,708	561.33	8,708

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

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Moon Valley Terrace continued...</i>							
Asphalt: Repairs - Moon Valley Terrace	712	5	0		712	133.28	712
Asphalt: Sealcoat - Moon Valley Terrace	1,092	5	0		1,092	204.37	1,092
Concrete: Curbs & Gutters: Moon Valley Terrace	546	12	11		37	39.49	37
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	5,206	10	9		442	451.75	442
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,545</u>	30	8		<u>2,247</u>	<u>138.14</u>	<u>2,247</u>
Moon Valley Terrace - Total	<u>\$27,067</u>				<u>\$13,240</u>	<u>\$1,528</u>	<u>\$13,240</u>
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	17,541	30	12	4	9,119	597.21	9,119
Asphalt: Repairs - Silver Creek Place	1,105	5	0		1,105	206.70	1,105
Asphalt: Sealcoat - Silver Creek Place	1,240	5	0		1,240	231.91	1,240
Concrete: Curbs & Gutters: Silver Creek Place	675	12	11		46	48.80	46
Concrete: Flatwork - Sidewalks - Silver Creek Place	6,434	10	9		546	558.25	546
Lighting: Fixture - Silver Creek Place - Street Light	1,157	25	3		964	54.80	964
Lighting: Power Box - Silver Creek Place - Replace	638	30	8		404	24.87	404
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,545</u>	30	8		<u>2,247</u>	<u>138.14</u>	<u>2,247</u>
Silver Creek Place - Total	<u>\$32,335</u>				<u>\$15,672</u>	<u>\$1,861</u>	<u>\$15,672</u>
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,761	30	12	4	2,475	162.09	2,475
Asphalt: Repairs - Tatum Ranch Place	278	5	0		278	52.04	278
Asphalt: Sealcoat - Tatum Ranch Place	320	5	0		320	59.85	320
Concrete: Curbs & Gutters: Tatum Ranch Place	470	12	11		32	33.93	32
Storm Drains / Underground Inspection: Tatum Ranch Place	<u>3,545</u>	30	8		<u>2,247</u>	<u>138.14</u>	<u>2,247</u>
Tatum Ranch Place - Total	<u>\$9,374</u>				<u>\$5,352</u>	<u>\$446</u>	<u>\$5,352</u>

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

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Grand Total:	<u>\$1,081,741</u>				<u>\$445,971</u>	<u>\$54,430</u>	<u>\$552,152</u>
	Percent Fully Funded				81%		
	Current Average Liability per Unit (Total Units: 570)				-\$186		

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2023	278	278
Asphalt: Sealcoat - Tatum Ranch Place	0	2023	320	320
Signs: Common Area	0	2023	613	613
Asphalt: Repairs - Moon Valley Terrace	0	2023	712	712
Asphalt: Sealcoat - Pedestrian Pathway	0	2023	1,037	1,037
Asphalt: Sealcoat - Moon Valley Terrace	0	2023	1,092	1,092
Asphalt: Repairs - Silver Creek Place	0	2023	1,105	1,105
Asphalt: Repairs - Pedestrian Pathway	0	2023	1,127	1,127
Asphalt: Sealcoat - Silver Creek Place	0	2023	1,240	1,240
Mailboxes: Clean / Paint / Maintain	0	2023	1,986	1,986
Walls: Retaining - Inspection	0	2023	3,064	3,064
Bark Dust: Replenish - Common Area	0	2023	6,000	6,000
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2023	6,432	6,432
Signs: Monument - Clean & Maintain	0	2023	7,788	7,788
Lighting: Fixtures - Monuments - Renovation	1	2024	1,190	1,190
Landscaping: Irrigation	2	2025	6,404	6,404
Lighting: Fixture - Silver Creek Place - Street Light	3	2026	964	964
Landscaping: Plants & Arborvitae - Phased Replacements	3	2026	5,148	5,148
Arborist / Tree Work	3	2026	13,922	13,922
Bridge: Wood - Replacement	3	2026	25,066	25,066
Walls: Retaining	6	2029	4,903	4,903
Backflow Device: Common Area - Replacement	7	2030	1,993	1,993
Asphalt: Overlay - Pedestrian Pathway	7	2030	9,409	9,409
Landscaping: Power Box - Monument - Replace	8	2031	404	404
Lighting: Power Box - Silver Creek Place - Replace	8	2031	404	404
Storm Drains / Underground Inspection: Moon Valley Terrace	8	2031	2,247	2,247
Storm Drains / Underground Inspection: Silver Creek Place	8	2031	2,247	2,247

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

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Storm Drains / Underground Inspection: Tatum Ranch Place	8	2031	2,247	2,247
Fence: Vinyl - 3 Rail Horse Fence - Replace	8	2031	209,510	209,510
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	9	2032	442	442
Concrete: Flatwork - Sidewalks - Silver Creek Place	9	2032	546	546
Concrete: Flatwork - Sidewalks - Common Area	9	2032	977	977
Concrete: Curbs & Gutters: Tatum Ranch Place	11	2034	32	32
Concrete: Curbs & Gutters: Moon Valley Terrace	11	2034	37	37
Concrete: Curbs & Gutters: Silver Creek Place	11	2034	46	46
Asphalt: Overlay - Moon Valley Terrace	11	2034	8,708	8,708
Asphalt: Overlay - Tatum Ranch Place	12	2035	2,475	2,475
Asphalt: Overlay - Silver Creek Place	12	2035	9,119	9,119
Brick: Masonry / Repointing & Repairs	13	2036	1,226	1,226
Bollards - Replace	13	2036	1,625	1,625
Mailboxes: 12 Letter / 1 Package - Replace	18	2041	5,460	5,460
Mailboxes: 16 Letter / 2 Package - Replace	18	2041	31,589	31,589
Fence: Chain Link - Power Coat - Replace	18	2041	* 64,832	171,013
Total Asset Summary			<u>\$445,971</u>	<u>\$552,152</u>

Percent Fully Funded	81%
Current Average Liability per Unit (Total Units: 570)	-\$186

'' 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, 2023 and ending December 31, 2023. 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 \$445,971 as of January 1, 2023. 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 2.00% per year.

INFLATION RATE: An inflation rate of 1.84% 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 79.94% 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 43 assets were included in this reserve study report; of these considered, 43 were funded and 0 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

**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.

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, 2023 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
Component Funding Model: Summary**

Report Date	July 7, 2022
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	570

<i>Report Parameters</i>	
Inflation	1.84%
Interest Rate on Reserve Deposit	0.02%
Contingency	5.00%
2023 Beginning Balance	\$445,971

Component Funding Model Summary of Calculations

Required Annual Contribution	\$65,068.66
<i>\$114.16 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$95.65</u>
Total Annual Allocation to Reserves	\$65,164.31
<i>\$114.32 per unit annually</i>	

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Beginning Balance: \$445,971

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	866,989	65,069	96	32,795	478,340	598,411	80%
2024	882,942	69,526	109	1,386	546,590	651,785	84%
2025	899,188	71,268	119	20,470	597,506	686,539	87%
2026	915,733	69,622	120	66,812	600,437	673,202	89%
2027	932,583	71,219	132	9,750	662,038	721,472	92%
2028	949,742	73,985	145	9,747	726,421	771,486	94%
2029	967,217	76,352	154	30,961	771,966	800,603	96%
2030	985,014	76,005	164	29,171	818,964	833,037	98%
2031	1,003,138	60,201	105	352,961	526,309	520,732	101%
2032	1,021,596	58,328	110	32,333	552,413	546,451	101%
2033	1,040,393	62,843	117	31,636	583,738	574,321	102%
2034	1,059,537	58,525	125	17,655	624,733	618,657	101%
2035	1,079,032	67,417	127	54,871	637,406	625,075	102%
2036	1,098,886	62,252	130	49,458	650,331	638,387	102%
2037	1,119,106	66,515	141	11,700	705,287	693,326	102%
2038	1,139,697	65,187	150	20,152	750,472	741,263	101%
2039	1,160,668	69,762	158	28,543	791,849	782,153	101%
2040	1,182,024	77,100	171	16,406	852,713	837,837	102%
2041	1,203,773	70,528	75	546,761	376,555	328,508	115%
2042	1,225,923	64,275	83	27,782	413,131	365,866	113%
2043	1,248,480	71,716	89	37,963	446,973	394,146	113%
2044	1,271,452	67,656	101	9,433	505,298	454,599	111%
2045	1,294,847	73,632	110	29,478	549,562	495,894	111%
2046	1,318,672	68,213	115	43,541	574,349	524,096	110%
2047	1,342,935	77,159	126	24,003	627,630	574,917	109%
2048	1,367,645	71,459	137	16,183	683,043	636,266	107%
2049	1,392,810	77,879	145	34,252	726,816	680,675	107%
2050	1,418,438	78,704	156	27,985	777,691	733,877	106%
2051	1,444,537	81,300	156	79,704	779,443	734,054	106%
2052	1,471,116	77,290	165	33,338	823,559	785,137	105%

**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
Master Association							
Arborist / Tree Work	2026	10	0	3	19,889	13,922	13,922
Asphalt: Overlay - Pedestrian Pathway	2030	30	-1	7	12,402	9,409	9,409
Asphalt: Repairs - Pedestrian Pathway	2023	5	-2	0	1,127	1,127	1,127
Asphalt: Sealcoat - Pedestrian Pathway	2023	5	0	0	1,037	1,037	1,037
Backflow Device: Common Area - Replacement	2030	30	0	7	2,600	1,993	1,993
Bark Dust: Replenish - Common Area	2023	2	0	0	6,000	6,000	6,000
Bollards - Replace	2036	35	0	13	2,585	1,625	1,625
Brick: Masonry / Repointing & Repairs	2036	15	0	13	9,193	1,226	1,226
Bridge: Wood - Replacement	2026	25	0	3	28,484	25,066	25,066
Concrete: Flatwork - Sidewalks - Common Area	2032	10	0	9	9,769	977	977
Fence: Chain Link - Power Coat - Replace	2041	40	0	18	310,932	43,595	171,013
Fence: Vinyl - 3 Rail Horse Fence - Replace	2031	30	0	8	285,696	209,510	209,510
Fence: Vinyl - Wash - 3 Rail Horse Fence	2023	3	0	0	6,432	6,432	6,432
Landscaping: Irrigation	2025	5	0	2	10,673	6,404	6,404
Landscaping: Plants & Arborvitae - Phased Replacements	2026	10	0	3	7,354	5,148	5,148
Landscaping: Power Box - Monument - Replace	2031	30	0	8	552	404	404
Lighting: Fixtures - Monuments - Renovation	2024	8	0	1	1,360	1,190	1,190
Mailboxes: 12 Letter / 1 Package - Replace	2041	40	0	18	9,928	5,460	5,460
Mailboxes: 16 Letter / 2 Package - Replace	2041	40	0	18	57,435	31,589	31,589
Mailboxes: Clean / Paint / Maintain	2023	5	0	0	1,986	1,986	1,986
Signs: Common Area	2023	10	10	0	613	613	613
Signs: Monument - Clean & Maintain	2023	10	10	0	7,788	7,788	7,788
Walls: Retaining	2029	10	0	6	12,257	4,903	4,903
Walls: Retaining - Inspection	2023	2	0	0	3,064	3,064	3,064
Master Association - Total					\$809,158	\$390,470	\$517,888
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	2034	30	3	11	13,062	8,708	8,708
Asphalt: Repairs - Moon Valley Terrace	2023	5	0	0	712	712	712
Asphalt: Sealcoat - Moon Valley Terrace	2023	5	0	0	1,092	1,092	1,092
Concrete: Curbs & Gutters: Moon Valley Terrace	2034	12	0	11	447	37	37
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2032	10	0	9	4,418	442	442
Storm Drains / Underground Inspection: Moon Valley Terrace	2031	30	0	8	3,064	2,247	2,247
Moon Valley Terrace - Total					\$22,797	\$13,240	\$13,240

**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
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	2035	30	4	12	14,094	9,119	9,119
Asphalt: Repairs - Silver Creek Place	2023	5	0	0	1,105	1,105	1,105
Asphalt: Sealcoat - Silver Creek Place	2023	5	0	0	1,240	1,240	1,240
Concrete: Curbs & Gutters: Silver Creek Place	2034	12	0	11	552	46	46
Concrete: Flatwork - Sidewalks - Silver Creek Place	2032	10	0	9	5,460	546	546
Lighting: Fixture - Silver Creek Place - Street Light	2026	25	0	3	1,096	964	964
Lighting: Power Box - Silver Creek Place - Replace	2031	30	0	8	552	404	404
Storm Drains / Underground Inspection: Silver Creek Place	2031	30	0	8	<u>3,064</u>	<u>2,247</u>	<u>2,247</u>
Silver Creek Place - Total					\$27,162	\$15,672	\$15,672
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	2035	30	4	12	3,825	2,475	2,475
Asphalt: Repairs - Tatum Ranch Place	2023	5	0	0	278	278	278
Asphalt: Sealcoat - Tatum Ranch Place	2023	5	0	0	320	320	320
Concrete: Curbs & Gutters: Tatum Ranch Place	2034	12	0	11	384	32	32
Storm Drains / Underground Inspection: Tatum Ranch Place	2031	30	0	8	<u>3,064</u>	<u>2,247</u>	<u>2,247</u>
Tatum Ranch Place - Total					\$7,872	\$5,352	\$5,352
Total Asset Summary					<u>\$866,989</u>	<u>\$424,734</u>	<u>\$552,152</u>
Contingency at 5.00%						<u>\$21,237</u>	<u>\$27,608</u>
Summary Total						\$445,971	\$579,759

Percent Fully Funded	77%
Current Average Liability per Unit (Total Units: 570)	-\$235

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Master Association							
Arborist / Tree Work	21,007	10	3		13,922	2,411.67	13,922
Asphalt: Overlay - Pedestrian Pathway	14,091	30	7	-1	9,409	668.62	9,409
Asphalt: Repairs - Pedestrian Pathway	1,127	5	0	-2	1,127	230.42	1,127
Asphalt: Sealcoat - Pedestrian Pathway	1,037	5	0		1,037	208.96	1,037
Backflow Device: Common Area - Replacement	2,954	30	7		1,993	137.56	1,993
Bark Dust: Replenish - Common Area	6,000	2	0		6,000	2,954.96	6,000
Bollards - Replace	3,276	35	13		1,625	120.34	1,625
Brick: Masonry / Repointing & Repairs	11,651	15	13		1,226	731.26	1,226
Bridge: Wood - Replacement	30,086	25	3		25,066	1,931.49	25,066
Concrete: Flatwork - Sidewalks - Common Area	11,511	10	9		977	1,070.87	977
Fence: Chain Link - Power Coat - Replace	431,715	40	18		43,595	19,594.84	171,013
Fence: Vinyl - 3 Rail Horse Fence - Replace	330,561	30	8		209,510	14,910.14	209,510
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,432	3	0		6,432	2,112.73	6,432
Landscaping: Irrigation	11,070	5	2		6,404	2,364.15	6,404
Landscaping: Plants & Arborvitae - Phased Replacements	7,768	10	3		5,148	891.72	5,148
Landscaping: Power Box - Monument - Replace	638	30	8		404	28.78	404
Lighting: Fixtures - Monuments - Renovation	1,386	8	1		1,190	251.51	1,190
Mailboxes: 12 Letter / 1 Package - Replace	13,784	40	18		5,460	430.30	5,460
Mailboxes: 16 Letter / 2 Package - Replace	79,746	40	18		31,589	2,489.38	31,589
Mailboxes: Clean / Paint / Maintain	1,986	5	0		1,986	399.98	1,986
Signs: Common Area	613	10	0	10	613	66.48	613
Signs: Monument - Clean & Maintain	7,788	10	0	10	7,788	844.83	7,788
Walls: Retaining	13,674	10	6		4,903	1,375.58	4,903
Walls: Retaining - Inspection	3,064	2	0		3,064	1,509.10	3,064
Master Association - Total	<u>\$1,012,965</u>				<u>\$390,470</u>	<u>\$57,736</u>	<u>\$517,888</u>

**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
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	15,964	30	11	3	8,708	632.08	8,708
Asphalt: Repairs - Moon Valley Terrace	712	5	0		712	143.53	712
Asphalt: Sealcoat - Moon Valley Terrace	1,092	5	0		1,092	220.07	1,092
Concrete: Curbs & Gutters: Moon Valley Terrace	546	12	11		37	42.20	37
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	5,206	10	9		442	484.33	442
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,545</u>	30	8		<u>2,247</u>	<u>159.92</u>	<u>2,247</u>
Moon Valley Terrace - Total	<u>\$27,067</u>				<u>\$13,240</u>	<u>\$1,682</u>	<u>\$13,240</u>
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	17,541	30	12	4	9,119	668.33	9,119
Asphalt: Repairs - Silver Creek Place	1,105	5	0		1,105	222.58	1,105
Asphalt: Sealcoat - Silver Creek Place	1,240	5	0		1,240	249.73	1,240
Concrete: Curbs & Gutters: Silver Creek Place	675	12	11		46	52.15	46
Concrete: Flatwork - Sidewalks - Silver Creek Place	6,434	10	9		546	598.51	546
Lighting: Fixture - Silver Creek Place - Street Light	1,157	25	3		964	74.30	964
Lighting: Power Box - Silver Creek Place - Replace	638	30	8		404	28.78	404
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,545</u>	30	8		<u>2,247</u>	<u>159.92</u>	<u>2,247</u>
Silver Creek Place - Total	<u>\$32,335</u>				<u>\$15,672</u>	<u>\$2,054</u>	<u>\$15,672</u>
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,761	30	12	4	2,475	181.39	2,475
Asphalt: Repairs - Tatum Ranch Place	278	5	0		278	56.04	278
Asphalt: Sealcoat - Tatum Ranch Place	320	5	0		320	64.45	320
Concrete: Curbs & Gutters: Tatum Ranch Place	470	12	11		32	36.26	32
Storm Drains / Underground Inspection: Tatum Ranch Place	<u>3,545</u>	30	8		<u>2,247</u>	<u>159.92</u>	<u>2,247</u>
Tatum Ranch Place - Total	<u>\$9,374</u>				<u>\$5,352</u>	<u>\$498</u>	<u>\$5,352</u>

**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
Asset Summary Total:	<u>\$1,081,741</u>				<u>\$424,734</u>	<u>\$61,970</u>	<u>\$552,152</u>
Contingency at 5.00%					<u>\$21,237</u>	<u>\$3,099</u>	<u>\$27,608</u>
Grand Total:					<u>\$445,971</u>	<u>\$65,069</u>	<u>\$579,759</u>
					Percent Fully Funded	77%	
					Current Average Liability per Unit (Total Units: 570)	-\$235	

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2023	278	278
Asphalt: Sealcoat - Tatum Ranch Place	0	2023	320	320
Signs: Common Area	0	2023	613	613
Asphalt: Repairs - Moon Valley Terrace	0	2023	712	712
Asphalt: Sealcoat - Pedestrian Pathway	0	2023	1,037	1,037
Asphalt: Sealcoat - Moon Valley Terrace	0	2023	1,092	1,092
Asphalt: Repairs - Silver Creek Place	0	2023	1,105	1,105
Asphalt: Repairs - Pedestrian Pathway	0	2023	1,127	1,127
Asphalt: Sealcoat - Silver Creek Place	0	2023	1,240	1,240
Mailboxes: Clean / Paint / Maintain	0	2023	1,986	1,986
Walls: Retaining - Inspection	0	2023	3,064	3,064
Bark Dust: Replenish - Common Area	0	2023	6,000	6,000
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2023	6,432	6,432
Signs: Monument - Clean & Maintain	0	2023	7,788	7,788
Landscaping: Irrigation	2	2025	6,404	6,404
Lighting: Fixtures - Monuments - Renovation	1	2024	1,190	1,190
Landscaping: Plants & Arborvitae - Phased Replacements	3	2026	5,148	5,148
Arborist / Tree Work	3	2026	13,922	13,922
Concrete: Curbs & Gutters: Tatum Ranch Place	11	2034	32	32
Concrete: Curbs & Gutters: Moon Valley Terrace	11	2034	37	37
Concrete: Curbs & Gutters: Silver Creek Place	11	2034	46	46
Walls: Retaining	6	2029	4,903	4,903
Backflow Device: Common Area - Replacement	7	2030	1,993	1,993
Asphalt: Overlay - Pedestrian Pathway	7	2030	9,409	9,409
Lighting: Power Box - Silver Creek Place - Replace	8	2031	404	404
Landscaping: Power Box - Monument - Replace	8	2031	404	404
Storm Drains / Underground Inspection: Tatum Ranch Place	8	2031	2,247	2,247

**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
Storm Drains / Underground Inspection: Silver Creek Place	8	2031	2,247	2,247
Storm Drains / Underground Inspection: Moon Valley Terrace	8	2031	2,247	2,247
Fence: Vinyl - 3 Rail Horse Fence - Replace	8	2031	209,510	209,510
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	9	2032	442	442
Concrete: Flatwork - Sidewalks - Silver Creek Place	9	2032	546	546
Concrete: Flatwork - Sidewalks - Common Area	9	2032	977	977
Asphalt: Overlay - Moon Valley Terrace	11	2034	8,708	8,708
Asphalt: Overlay - Tatum Ranch Place	12	2035	2,475	2,475
Asphalt: Overlay - Silver Creek Place	12	2035	9,119	9,119
Brick: Masonry / Repointing & Repairs	13	2036	1,226	1,226
Bollards - Replace	13	2036	1,625	1,625
Lighting: Fixture - Silver Creek Place - Street Light	3	2026	964	964
Bridge: Wood - Replacement	3	2026	25,066	25,066
Mailboxes: 12 Letter / 1 Package - Replace	18	2041	5,460	5,460
Mailboxes: 16 Letter / 2 Package - Replace	18	2041	31,589	31,589
Fence: Chain Link - Power Coat - Replace	18	2041	* 43,595	171,013
Total Asset Summary			<u>\$424,734</u>	<u>\$552,152</u>
Contingency at 5.00%			<u>\$21,237</u>	<u>\$27,608</u>
Summary Total			<u>\$445,971</u>	<u>\$579,759</u>

Percent Fully Funded 77%

Current Average Liability per Unit (Total Units: 570) -\$235

*** 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, 2023 and ending December 31, 2023. 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 \$445,971 as of January 1, 2023. 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 2.00% per year.

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

INFLATION RATE: An inflation rate of 1.84% 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 80.02% 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 43 assets were included in this reserve study report; of these considered, 43 were funded and 0 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, 2023 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	July 7, 2022
Account Number	1215a
Version	1.01 (1 of 2)
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	570

<i>Report Parameters</i>	
Inflation	1.84%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	0.02%
2023 Beginning Balance	\$445,971

Baseline Funding Model Summary of Calculations

Required Annual Contribution	\$42,775.30
<i>\$75.04 per unit annually</i>	
Average Net Annual Interest Earned	<u> \$91.19</u>
Total Annual Allocation to Reserves	\$42,866.49
<i>\$75.20 per unit annually</i>	

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Beginning Balance: \$445,971

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	866,989	42,775	91	32,795	456,042	569,915	80%
2024	882,942	43,631	100	1,386	498,387	620,747	80%
2025	899,188	44,503	104	20,470	522,525	653,847	80%
2026	915,733	45,393	100	66,812	501,207	641,144	78%
2027	932,583	46,301	108	9,750	537,866	687,116	78%
2028	949,742	47,227	115	9,747	575,461	734,748	78%
2029	967,217	48,172	119	30,961	592,790	762,479	78%
2030	985,014	49,135	123	29,171	612,877	793,368	77%
2031	1,003,138	50,118	62	352,961	310,096	495,935	63%
2032	1,021,596	51,120	66	32,333	328,949	520,429	63%
2033	1,040,393	52,143	70	31,636	349,526	546,973	64%
2034	1,059,537	53,186	77	17,655	385,134	589,198	65%
2035	1,079,032	54,249	77	54,871	384,589	595,309	65%
2036	1,098,886	55,334	78	49,458	390,544	607,988	64%
2037	1,119,106	56,441	87	11,700	435,372	660,311	66%
2038	1,139,697	57,570	95	20,152	472,884	705,965	67%
2039	1,160,668	58,721	101	28,543	503,163	744,908	68%
2040	1,182,024	59,896	109	16,406	546,761	797,940	69%
2041	1,203,773	61,094	12	546,761	61,106	312,865	20%
2042	1,225,923	62,316	19	27,782	95,659	348,444	27%
2043	1,248,480	63,562	24	37,963	121,282	375,377	32%
2044	1,271,452	64,833	35	9,433	176,718	432,951	41%
2045	1,294,847	66,130	43	29,478	213,412	472,280	45%
2046	1,318,672	67,452	47	43,541	237,371	499,139	48%
2047	1,342,935	68,801	56	24,003	282,226	547,540	52%
2048	1,367,645	70,177	67	16,183	336,288	605,968	55%
2049	1,392,810	71,581	75	34,252	373,691	648,262	58%
2050	1,418,438	73,013	84	27,985	418,803	698,931	60%
2051	1,444,537	74,473	83	79,704	413,655	699,099	59%
2052	1,471,116	75,962	91	33,338	456,370	747,749	61%

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Master Association							
Arborist / Tree Work	21,007	10	3		13,922	1,583.13	13,922
Asphalt: Overlay - Pedestrian Pathway	14,091	30	7	-1	9,409	447.46	9,409
Asphalt: Repairs - Pedestrian Pathway	1,127	5	0	-2	1,127	165.75	1,127
Asphalt: Sealcoat - Pedestrian Pathway	1,037	5	0		1,037	152.49	1,037
Backflow Device: Common Area - Replacement	2,954	30	7		1,993	91.80	1,993
Bark Dust: Replenish - Common Area	6,000	2	0		6,000	2,088.41	6,000
Bollards - Replace	3,276	35	13		1,625	84.96	1,625
Brick: Masonry / Repointing & Repairs	11,651	15	13		1,226	537.54	1,226
Bridge: Wood - Replacement	30,086	25	3		25,066	1,119.58	25,066
Concrete: Flatwork - Sidewalks - Common Area	11,511	10	9		977	784.96	977
Fence: Chain Link - Power Coat - Replace	431,715	40	18		64,832	13,650.26	171,013
Fence: Vinyl - 3 Rail Horse Fence - Replace	330,561	30	8		209,510	10,122.04	209,510
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,432	3	0		6,432	1,519.83	6,432
Landscaping: Irrigation	11,070	5	2		6,404	1,564.96	6,404
Landscaping: Plants & Arborvitae - Phased Replacements	7,768	10	3		5,148	585.37	5,148
Landscaping: Power Box - Monument - Replace	638	30	8		404	19.54	404
Lighting: Fixtures - Monuments - Renovation	1,386	8	1		1,190	130.80	1,190
Mailboxes: 12 Letter / 1 Package - Replace	13,784	40	18		5,460	309.17	5,460
Mailboxes: 16 Letter / 2 Package - Replace	79,746	40	18		31,589	1,788.62	31,589
Mailboxes: Clean / Paint / Maintain	1,986	5	0		1,986	291.90	1,986
Signs: Common Area	613	10	0	10	613	49.32	613
Signs: Monument - Clean & Maintain	7,788	10	0	10	7,788	626.77	7,788
Walls: Retaining	13,674	10	6		4,903	980.15	4,903
Walls: Retaining - Inspection	3,064	2	0		3,064	1,066.55	3,064
Master Association - Total	<u>\$1,012,965</u>				<u>\$411,707</u>	<u>\$39,761</u>	<u>\$517,888</u>

**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
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	15,964	30	11	3	8,708	441.14	8,708
Asphalt: Repairs - Moon Valley Terrace	712	5	0		712	104.75	712
Asphalt: Sealcoat - Moon Valley Terrace	1,092	5	0		1,092	160.61	1,092
Concrete: Curbs & Gutters: Moon Valley Terrace	546	12	11		37	31.03	37
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	5,206	10	9		442	355.02	442
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>3,545</u>	30	8		<u>2,247</u>	<u>108.56</u>	<u>2,247</u>
Moon Valley Terrace - Total	<u>\$27,067</u>				<u>\$13,240</u>	<u>\$1,201</u>	<u>\$13,240</u>
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	17,541	30	12	4	9,119	469.34	9,119
Asphalt: Repairs - Silver Creek Place	1,105	5	0		1,105	162.44	1,105
Asphalt: Sealcoat - Silver Creek Place	1,240	5	0		1,240	182.25	1,240
Concrete: Curbs & Gutters: Silver Creek Place	675	12	11		46	38.35	46
Concrete: Flatwork - Sidewalks - Silver Creek Place	6,434	10	9		546	438.71	546
Lighting: Fixture - Silver Creek Place - Street Light	1,157	25	3		964	43.07	964
Lighting: Power Box - Silver Creek Place - Replace	638	30	8		404	19.54	404
Storm Drains / Underground Inspection: Silver Creek Place	<u>3,545</u>	30	8		<u>2,247</u>	<u>108.56</u>	<u>2,247</u>
Silver Creek Place - Total	<u>\$32,335</u>				<u>\$15,672</u>	<u>\$1,462</u>	<u>\$15,672</u>
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	4,761	30	12	4	2,475	127.39	2,475
Asphalt: Repairs - Tatum Ranch Place	278	5	0		278	40.90	278
Asphalt: Sealcoat - Tatum Ranch Place	320	5	0		320	47.03	320
Concrete: Curbs & Gutters: Tatum Ranch Place	470	12	11		32	26.67	32
Storm Drains / Underground Inspection: Tatum Ranch Place	<u>3,545</u>	30	8		<u>2,247</u>	<u>108.56</u>	<u>2,247</u>
Tatum Ranch Place - Total	<u>\$9,374</u>				<u>\$5,352</u>	<u>\$351</u>	<u>\$5,352</u>

**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
Grand Total:	<u>\$1,081,741</u>				<u>\$445,971</u>	<u>\$42,775</u>	<u>\$552,152</u>
	Percent Fully Funded				81%		
	Current Average Liability per Unit (Total Units: 570)				-\$186		

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2023	278	278
Asphalt: Sealcoat - Tatum Ranch Place	0	2023	320	320
Signs: Common Area	0	2023	613	613
Asphalt: Repairs - Moon Valley Terrace	0	2023	712	712
Asphalt: Sealcoat - Pedestrian Pathway	0	2023	1,037	1,037
Asphalt: Sealcoat - Moon Valley Terrace	0	2023	1,092	1,092
Asphalt: Repairs - Silver Creek Place	0	2023	1,105	1,105
Asphalt: Repairs - Pedestrian Pathway	0	2023	1,127	1,127
Asphalt: Sealcoat - Silver Creek Place	0	2023	1,240	1,240
Mailboxes: Clean / Paint / Maintain	0	2023	1,986	1,986
Walls: Retaining - Inspection	0	2023	3,064	3,064
Bark Dust: Replenish - Common Area	0	2023	6,000	6,000
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2023	6,432	6,432
Signs: Monument - Clean & Maintain	0	2023	7,788	7,788
Lighting: Fixtures - Monuments - Renovation	1	2024	1,190	1,190
Landscaping: Irrigation	2	2025	6,404	6,404
Lighting: Fixture - Silver Creek Place - Street Light	3	2026	964	964
Landscaping: Plants & Arborvitae - Phased Replacements	3	2026	5,148	5,148
Arborist / Tree Work	3	2026	13,922	13,922
Bridge: Wood - Replacement	3	2026	25,066	25,066
Walls: Retaining	6	2029	4,903	4,903
Backflow Device: Common Area - Replacement	7	2030	1,993	1,993
Asphalt: Overlay - Pedestrian Pathway	7	2030	9,409	9,409
Landscaping: Power Box - Monument - Replace	8	2031	404	404
Lighting: Power Box - Silver Creek Place - Replace	8	2031	404	404
Storm Drains / Underground Inspection: Moon Valley Terrace	8	2031	2,247	2,247
Storm Drains / Underground Inspection: Silver Creek Place	8	2031	2,247	2,247

**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
Storm Drains / Underground Inspection: Tatum Ranch Place				
	8	2031	2,247	2,247
Fence: Vinyl - 3 Rail Horse Fence - Replace	8	2031	209,510	209,510
Concrete: Flatwork - Sidewalks - Moon Valley Terrace				
	9	2032	442	442
Concrete: Flatwork - Sidewalks - Silver Creek Place				
	9	2032	546	546
Concrete: Flatwork - Sidewalks - Common Area				
	9	2032	977	977
Concrete: Curbs & Gutters: Tatum Ranch Place				
	11	2034	32	32
Concrete: Curbs & Gutters: Moon Valley Terrace				
	11	2034	37	37
Concrete: Curbs & Gutters: Silver Creek Place				
	11	2034	46	46
Asphalt: Overlay - Moon Valley Terrace	11	2034	8,708	8,708
Asphalt: Overlay - Tatum Ranch Place	12	2035	2,475	2,475
Asphalt: Overlay - Silver Creek Place	12	2035	9,119	9,119
Brick: Masonry / Repointing & Repairs	13	2036	1,226	1,226
Bollards - Replace	13	2036	1,625	1,625
Mailboxes: 12 Letter / 1 Package - Replace	18	2041	5,460	5,460
Mailboxes: 16 Letter / 2 Package - Replace	18	2041	31,589	31,589
Fence: Chain Link - Power Coat - Replace	18	2041	* 64,832	171,013
Total Asset Summary			<u>\$445,971</u>	<u>\$552,152</u>

Percent Fully Funded	81%
Current Average Liability per Unit (Total Units: 570)	-\$186

'' Indicates Partially Funded*

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

Report Date July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Arborist / Tree Work

Asset ID	1036	1 Total	@ \$19,889.10
Category	Non-Capital	Asset Actual Cost	\$19,889.10
Placed in Service	Master Association	Percent Replacement	100%
Useful Life	September 2016	Future Cost	\$21,007.30
Replacement Year	10	Assigned Reserves	\$13,922.37
Remaining Life	2026	Annual Assessment	\$2,014.47
	3	Interest Contribution	\$3.26
		Reserve Allocation	\$2,017.73



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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:

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

Arborist / Tree Work continued...

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 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	@ \$2.75
	Capital	Asset Actual Cost	\$12,402.50
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$14,090.87
Useful Life	30	Assigned Reserves	\$9,408.79
Adjustment	-1	Annual Assessment	\$569.38
Replacement Year	2030	Interest Contribution	<u>\$2.01</u>
Remaining Life	7	Reserve Allocation	\$571.39



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

Asphalt: Overlay - Pedestrian Pathway continued...

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.

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	@ \$5.00
	Capital	Asset Actual Cost	\$1,127.50
Category	Master Association	Percent Replacement	5%
Placed in Service	September 2016	Future Cost	\$1,127.50
Useful Life	5	Assigned Reserves	\$1,127.50
Adjustment	-2	Annual Assessment	\$210.92
Replacement Year	2023	Interest Contribution	\$0.05
Remaining Life	0	Reserve Allocation	\$210.97



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Repairs - Pedestrian Pathway continued...

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 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	@ \$0.23
	Non-Capital	Asset Actual Cost	\$1,037.30
Category	Master Association	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$1,037.30
Useful Life	5	Assigned Reserves	\$1,037.30
Replacement Year	2023	Annual Assessment	\$194.04
Remaining Life	0	Interest Contribution	\$0.05
		Reserve Allocation	\$194.09



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Sealcoat - Pedestrian Pathway continued...

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 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	@ \$1,300.00
Asset ID	1041	Asset Actual Cost	\$2,600.00
	Capital	Percent Replacement	100%
Category	Master Association	Future Cost	\$2,953.94
Placed in Service	January 2000	Assigned Reserves	\$1,993.33
Useful Life	30		
Replacement Year	2030	Annual Assessment	\$116.81
Remaining Life	7	Interest Contribution	<u>\$0.43</u>
		Reserve Allocation	\$117.23

Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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	@ \$375.00
Asset ID	1013	Asset Actual Cost	\$6,000.00
	Non-Capital	Percent Replacement	100%
Category	Master Association	Future Cost	\$6,000.00
Placed in Service	May 2021	Assigned Reserves	\$6,000.00
Useful Life	2		
Replacement Year	2023	Annual Assessment	\$2,657.42
Remaining Life	0	Interest Contribution	<u>\$0.62</u>
		Reserve Allocation	\$2,658.04



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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

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

Bark Dust: Replenish - Common Area continued...

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.

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	@ \$646.24
Asset ID	1042	Asset Actual Cost	\$2,584.96
	Capital	Percent Replacement	100%
Category	Master Association	Future Cost	\$3,276.37
Placed in Service	January 2001	Assigned Reserves	\$1,624.83
Useful Life	35		
Replacement Year	2036	Annual Assessment	\$108.11
Remaining Life	13	Interest Contribution	<u>\$0.35</u>
		Reserve Allocation	\$108.46



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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.

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

Bollards - Replace continued...

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 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

Asset ID	1014	1 Total	@ \$9,192.59
	Non-Capital	Asset Actual Cost	\$9,192.59
Category	Master Association	Percent Replacement	100%
Placed in Service	May 2021	Future Cost	\$11,651.37
Useful Life	15	Assigned Reserves	\$1,225.68
Replacement Year	2036	Annual Assessment	\$683.99
Remaining Life	13	Interest Contribution	\$0.41
		Reserve Allocation	\$684.40



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

Brick: Masonry / Repointing & Repairs continued...

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.

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	@ \$28,484.40
	Capital	Asset Actual Cost	\$28,484.40
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$30,085.85
Useful Life	25	Assigned Reserves	\$25,066.27
Replacement Year	2026	Annual Assessment	\$1,424.63
Remaining Life	3	Interest Contribution	<u>\$5.35</u>
		Reserve Allocation	\$1,429.97



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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 Fir uprights and

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

Bridge: Wood - Replacement continued...

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.

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.

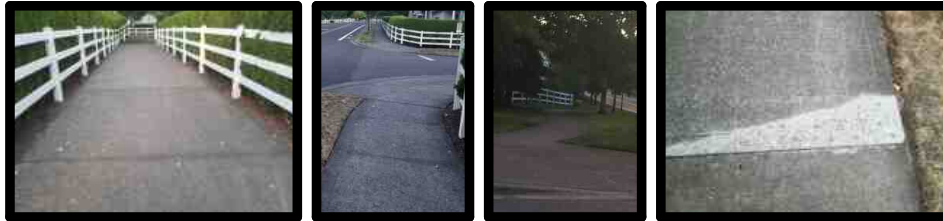
ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, 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

Asset ID	1016	2,326 Square Feet	@ \$21.00
	Capital	Asset Actual Cost	\$9,769.20
Category	Master Association	Percent Replacement	20%
Placed in Service	May 2022	Future Cost	\$11,511.30
Useful Life	10	Assigned Reserves	\$976.92
Replacement Year	2032	Annual Assessment	\$998.83
Remaining Life	9	Interest Contribution	\$0.43
		Reserve Allocation	\$999.26



Notes for 2023 Off-Site Reserve Study Update:

Management reports that sidewalks were repaired in May 2022 by Kreutz Construction at a total cost of \$1625. It is our assumption that all of the sidewalks at the property were evaluated and these targeted repairs addressed all sidewalks requiring attention. We have therefore reset all of the sidewalk concrete repairs per this information.

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.

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

Concrete: Flatwork - Sidewalks - 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. 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.

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	@ \$27.70
	Capital	Asset Actual Cost	\$310,932.50
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$431,715.01
Useful Life	40	Assigned Reserves	\$64,832.06
Replacement Year	2041	Annual Assessment	\$17,369.42
Remaining Life	18	Interest Contribution	\$17.03
		Reserve Allocation	\$17,386.45



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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.

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

Fence: Chain Link - Power Coat - Replace 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: 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	@ \$29.76
	Capital	Asset Actual Cost	\$285,696.00
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$330,560.75
Useful Life	30	Assigned Reserves	\$209,510.40
Replacement Year	2031	Annual Assessment	\$12,879.90
Remaining Life	8	Interest Contribution	\$44.92
		Reserve Allocation	\$12,924.82



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

**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...

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.

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	@ \$0.67
	Capital	Asset Actual Cost	\$6,432.00
Category	Master Association	Percent Replacement	100%
Placed in Service	May 2019	Future Cost	\$6,432.00
Useful Life	3	Assigned Reserves	\$6,432.00
Replacement Year	2023	Annual Assessment	\$1,933.92
Remaining Life	0	Interest Contribution	<u>\$0.45</u>
		Reserve Allocation	\$1,934.37



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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

**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...

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.

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	@ \$10,673.23
Category	Non-Capital	Asset Actual Cost	\$10,673.23
Placed in Service	Master Association	Percent Replacement	100%
Useful Life	June 2020	Future Cost	\$11,069.62
Replacement Year	5	Assigned Reserves	\$6,403.94
Remaining Life	2025	Annual Assessment	\$1,991.35
	2	Interest Contribution	<u>\$1.75</u>
		Reserve Allocation	\$1,993.10



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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	@ \$7,354.07
	Non-Capital	Asset Actual Cost	\$7,354.07
Category	Master Association	Percent Replacement	100%
Placed in Service	July 2016	Future Cost	\$7,767.53
Useful Life	10	Assigned Reserves	\$5,147.85
Replacement Year	2026	Annual Assessment	\$744.86
Remaining Life	3	Interest Contribution	\$1.20
		Reserve Allocation	\$746.06



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

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

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.

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	@ \$551.55
	Capital	Asset Actual Cost	\$551.55
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$638.16
Useful Life	30	Assigned Reserves	\$404.47
Replacement Year	2031	Annual Assessment	\$24.87
Remaining Life	8	Interest Contribution	<u>\$0.09</u>
		Reserve Allocation	\$24.95



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

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

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.

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	@ \$226.75
	Capital	Asset Actual Cost	\$1,360.50
Category	Master Association	Percent Replacement	100%
Placed in Service	September 2016	Future Cost	\$1,385.53
Useful Life	8	Assigned Reserves	\$1,190.44
Replacement Year	2024	Annual Assessment	\$166.44
Remaining Life	1	Interest Contribution	\$0.28
		Reserve Allocation	\$166.72



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

Lighting: Fixtures - Monuments - Renovation continued...

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.

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	@ \$1,654.66
	Capital	Asset Actual Cost	\$9,927.96
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$13,784.50
Useful Life	40	Assigned Reserves	\$5,460.38
Replacement Year	2041	Annual Assessment	\$393.41
Remaining Life	18	Interest Contribution	\$1.18
		Reserve Allocation	\$394.59



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

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

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 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	@ \$1,914.51
	Capital	Asset Actual Cost	\$57,435.30
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$79,746.19
Useful Life	40	Assigned Reserves	\$31,589.41
Replacement Year	2041	Annual Assessment	\$2,275.95
Remaining Life	18	Interest Contribution	\$6.85
		Reserve Allocation	\$2,282.80



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

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

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 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	@ \$1,838.52
Asset ID	1029	Asset Actual Cost	\$1,985.60
	Capital	Percent Replacement	3%
Category	Master Association	Future Cost	\$1,985.60
Placed in Service	January 2015	Assigned Reserves	\$1,985.60
Useful Life	5		
Replacement Year	2023	Annual Assessment	\$371.44
Remaining Life	0	Interest Contribution	<u>\$0.09</u>
		Reserve Allocation	\$371.52



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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

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

Mailboxes: Clean / Paint / Maintain continued...

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. 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.

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	@ \$612.84
	Capital	Asset Actual Cost	\$612.84
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$612.84
Useful Life	10	Assigned Reserves	\$612.84
Adjustment	10	Annual Assessment	\$62.76
Replacement Year	2023	Interest Contribution	<u>\$0.01</u>
Remaining Life	0	Reserve Allocation	\$62.77



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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

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

Signs: Common Area continued...

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.

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	@ \$3,893.90
Asset ID	1032	Asset Actual Cost	\$7,787.80
	Capital	Percent Replacement	100%
Category	Master Association	Future Cost	\$7,787.80
Placed in Service	January 2001	Assigned Reserves	\$7,787.80
Useful Life	10		
Adjustment	10	Annual Assessment	\$797.54
Replacement Year	2023	Interest Contribution	<u>\$0.19</u>
Remaining Life	0	Reserve Allocation	\$797.73



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Signs: Monument - Clean & Maintain continued...

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.

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

Asset ID	1037	1 Total	@ \$61,283.97
Capital		Asset Actual Cost	\$12,256.79
Category	Master Association	Percent Replacement	20%
Placed in Service	September 2019	Future Cost	\$13,673.74
Useful Life	10	Assigned Reserves	\$4,902.72
Replacement Year	2029	Annual Assessment	\$1,247.20
Remaining Life	6	Interest Contribution	\$1.27
		Reserve Allocation	\$1,248.47



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

Walls: Retaining continued...

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.

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

Asset ID	1038	1 Total	@ \$3,064.20
Category	Non-Capital	Asset Actual Cost	\$3,064.20
Placed in Service	Master Association	Percent Replacement	100%
Useful Life	May 2021	Future Cost	\$3,064.20
Replacement Year	2	Assigned Reserves	\$3,064.20
Remaining Life	2023	Annual Assessment	\$1,357.14
	0	Interest Contribution	<u>\$0.32</u>
		Reserve Allocation	\$1,357.46

Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Walls: Retaining - Inspection 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)**

Master Association - Total Current Cost	\$809,158
Assigned Reserves	\$411,707
Fully Funded Reserves	\$517,888

**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	@ \$2.75
	Capital	Asset Actual Cost	\$13,062.50
Category	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$15,963.52
Useful Life	30	Assigned Reserves	\$8,708.33
Adjustment	3	Annual Assessment	\$561.33
Replacement Year	2034	Interest Contribution	\$1.87
Remaining Life	11	Reserve Allocation	\$563.20



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

Asphalt: Overlay - Moon Valley Terrace continued...

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 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	@ \$5.00
	Capital	Asset Actual Cost	\$712.50
Category	Moon Valley Terrace	Percent Replacement	3%
Placed in Service	July 2014	Future Cost	\$712.50
Useful Life	5	Assigned Reserves	\$712.50
Replacement Year	2023	Annual Assessment	\$133.28
Remaining Life	0	Interest Contribution	<u>\$0.03</u>
		Reserve Allocation	\$133.32



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Repairs - Moon Valley Terrace continued...

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 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	@ \$0.23
	Non-Capital	Asset Actual Cost	\$1,092.50
Category	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$1,092.50
Useful Life	5	Assigned Reserves	\$1,092.50
Replacement Year	2023	Annual Assessment	\$204.37
Remaining Life	0	Interest Contribution	\$0.05
		Reserve Allocation	\$204.42



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Sealcoat - Moon Valley Terrace continued...

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 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	@ \$17.00
	Capital	Asset Actual Cost	\$447.10
Category	Moon Valley Terrace	Percent Replacement	10%
Placed in Service	May 2022	Future Cost	\$546.39
Useful Life	12	Assigned Reserves	\$37.26
Replacement Year	2034	Annual Assessment	\$39.49
Remaining Life	11	Interest Contribution	<u>\$0.02</u>
		Reserve Allocation	\$39.51



Notes for 2023 Off-Site Reserve Study Update:

Management reports that sidewalks were repaired in May 2022 by Kreutz Construction at a total cost of \$1625. It is our assumption that all of the sidewalks at the property were evaluated and these targeted repairs addressed all sidewalks requiring attention. We have therefore reset all of the sidewalk concrete repairs per this information.

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.

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

Concrete: Curbs & Gutters: Moon Valley Terrace 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. 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.

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

Asset ID	1017	1,052 Square Feet	@ \$21.00
	Capital	Asset Actual Cost	\$4,418.40
Category	Moon Valley Terrace	Percent Replacement	20%
Placed in Service	May 2022	Future Cost	\$5,206.32
Useful Life	10	Assigned Reserves	\$441.84
Replacement Year	2032	Annual Assessment	\$451.75
Remaining Life	9	Interest Contribution	<u>\$0.19</u>
		Reserve Allocation	\$451.94



Notes for 2023 Off-Site Reserve Study Update:

Management reports that sidewalks were repaired in May 2022 by Kreutz Construction at a total cost of \$1625. It is our assumption that all of the sidewalks at the property were evaluated and these targeted repairs addressed all sidewalks requiring attention. We have therefore reset all of the sidewalk concrete repairs per this information.

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.

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

Concrete: Flatwork - Sidewalks - Moon Valley Terrace 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. 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)**

Storm Drains / Underground Inspection: Moon Valley Terrace

Asset ID	1033	1 Total	@ \$3,064.20
	Capital	Asset Actual Cost	\$3,064.20
Category	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$3,545.39
Useful Life	30	Assigned Reserves	\$2,247.08
Replacement Year	2031	Annual Assessment	\$138.14
Remaining Life	8	Interest Contribution	\$0.48
		Reserve Allocation	\$138.62



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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.

**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...

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: 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.

**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...

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	\$22,797
Assigned Reserves	\$13,240
Fully Funded Reserves	\$13,240

**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	@ \$2.75
	Capital	Asset Actual Cost	\$14,093.75
Category	Silver Creek Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$17,540.71
Useful Life	30	Assigned Reserves	\$9,119.49
Adjustment	4	Annual Assessment	\$597.21
Replacement Year	2035	Interest Contribution	\$1.96
Remaining Life	12	Reserve Allocation	\$599.18



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

Asphalt: Overlay - Silver Creek Place continued...

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.

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	@ \$5.00
	Capital	Asset Actual Cost	\$1,104.95
Category	Silver Creek Place	Percent Replacement	4.1%
Placed in Service	January 2014	Future Cost	\$1,104.95
Useful Life	5	Assigned Reserves	\$1,104.95
Replacement Year	2023	Annual Assessment	\$206.70
Remaining Life	0	Interest Contribution	\$0.05
		Reserve Allocation	\$206.75



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Repairs - Silver Creek Place continued...

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 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	@ \$0.23
	Non-Capital	Asset Actual Cost	\$1,239.70
Category	Silver Creek Place	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$1,239.70
Useful Life	5	Assigned Reserves	\$1,239.70
Replacement Year	2023	Annual Assessment	\$231.91
Remaining Life	0	Interest Contribution	\$0.05
		Reserve Allocation	\$231.96



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Sealcoat - Silver Creek Place continued...

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 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	@ \$17.00
	Non-Capital	Asset Actual Cost	\$552.50
Category	Silver Creek Place	Percent Replacement	10%
Placed in Service	May 2022	Future Cost	\$675.20
Useful Life	12	Assigned Reserves	\$46.04
Replacement Year	2034	Annual Assessment	\$48.80
Remaining Life	11	Interest Contribution	<u>\$0.02</u>
		Reserve Allocation	\$48.82



Notes for 2023 Off-Site Reserve Study Update:

Management reports that sidewalks were repaired in May 2022 by Kreutz Construction at a total cost of \$1625. It is our assumption that all of the sidewalks at the property were evaluated and these targeted repairs addressed all sidewalks requiring attention. We have therefore reset all of the sidewalk concrete repairs per this information.

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

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

Concrete: Curbs & Gutters: Silver Creek Place continued...

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.

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	@ \$21.00
Asset ID	1018	Asset Actual Cost	\$5,460.00
	Capital	Percent Replacement	20%
Category	Silver Creek Place	Future Cost	\$6,433.66
Placed in Service	May 2022	Assigned Reserves	\$546.00
Useful Life	10		
Replacement Year	2032	Annual Assessment	\$558.25
Remaining Life	9	Interest Contribution	\$0.24
		Reserve Allocation	\$558.49



Notes for 2023 Off-Site Reserve Study Update:

Management reports that sidewalks were repaired in May 2022 by Kreutz Construction at a total cost of \$1625. It is our assumption that all of the sidewalks at the property were evaluated and these targeted repairs addressed all sidewalks requiring attention. We have therefore reset all of the sidewalk concrete repairs per this information.

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

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

Concrete: Flatwork - Sidewalks - Silver Creek Place continued...

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.

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	@ \$1,095.76
	Capital	Asset Actual Cost	\$1,095.76
Category	Silver Creek Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$1,157.37
Useful Life	25	Assigned Reserves	\$964.27
Replacement Year	2026	Annual Assessment	\$54.80
Remaining Life	3	Interest Contribution	<u>\$0.21</u>
		Reserve Allocation	\$55.01



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

**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...

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.

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	@ \$551.55
	Capital	Asset Actual Cost	\$551.55
Category	Silver Creek Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$638.16
Useful Life	30	Assigned Reserves	\$404.47
Replacement Year	2031	Annual Assessment	\$24.87
Remaining Life	8	Interest Contribution	<u>\$0.09</u>
		Reserve Allocation	\$24.95



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

**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...

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.

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

Asset ID	1034	1 Each	@ \$3,064.20
Category	Capital	Asset Actual Cost	\$3,064.20
Placed in Service	Silver Creek Place	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$3,545.39
Replacement Year	30	Assigned Reserves	\$2,247.08
Remaining Life	2031	Annual Assessment	\$138.14
	8	Interest Contribution	\$0.48
		Reserve Allocation	\$138.62



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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.

**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...

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: 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.

**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...

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	\$27,162
 Assigned Reserves	\$15,672
 Fully Funded Reserves	\$15,672

**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	@ \$2.75
	Capital	Asset Actual Cost	\$3,825.25
Category	Tatum Ranch Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$4,760.81
Useful Life	30	Assigned Reserves	\$2,475.16
Adjustment	4	Annual Assessment	\$162.09
Replacement Year	2035	Interest Contribution	\$0.53
Remaining Life	12	Reserve Allocation	\$162.63



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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

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

Asphalt: Overlay - Tatum Ranch Place continued...

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.

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	@ \$5.00
	Capital	Asset Actual Cost	\$278.20
Category	Tatum Ranch Place	Percent Replacement	4%
Placed in Service	July 2014	Future Cost	\$278.20
Useful Life	5	Assigned Reserves	\$278.20
Replacement Year	2023	Annual Assessment	\$52.04
Remaining Life	0	Interest Contribution	<u>\$0.01</u>
		Reserve Allocation	\$52.05



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Repairs - Tatum Ranch Place continued...

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 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	@ \$0.23
	Non-Capital	Asset Actual Cost	\$319.93
Category	Tatum Ranch Place	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$319.93
Useful Life	5	Assigned Reserves	\$319.93
Replacement Year	2023	Annual Assessment	\$59.85
Remaining Life	0	Interest Contribution	<u>\$0.01</u>
		Reserve Allocation	\$59.86



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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. This is an offsite update.

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.

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

Asphalt: Sealcoat - Tatum Ranch Place continued...

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 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.

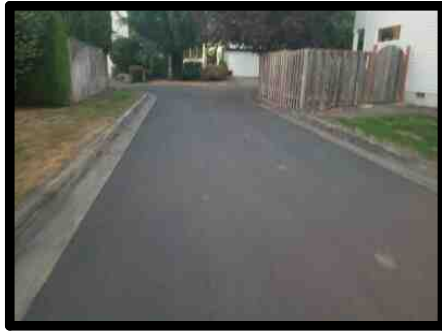
ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, 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	@ \$17.00
	Capital	Asset Actual Cost	\$384.20
Category	Tatum Ranch Place	Percent Replacement	10%
Placed in Service	May 2022	Future Cost	\$469.53
Useful Life	12	Assigned Reserves	\$32.02
Replacement Year	2034	Annual Assessment	\$33.93
Remaining Life	11	Interest Contribution	<u>\$0.01</u>
		Reserve Allocation	\$33.95



Notes for 2023 Off-Site Reserve Study Update:

Management reports that sidewalks were repaired in May 2022 by Kreutz Construction at a total cost of \$1625. It is our assumption that all of the sidewalks at the property were evaluated and these targeted repairs addressed all sidewalks requiring attention. We have therefore reset all of the sidewalk concrete repairs per this information.

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

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

Concrete: Curbs & Gutters: Tatum Ranch Place continued...

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.

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	@ \$3,064.20
	Capital	Asset Actual Cost	\$3,064.20
Category	Tatum Ranch Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$3,545.39
Useful Life	30	Assigned Reserves	\$2,247.08
Replacement Year	2031	Annual Assessment	\$138.14
Remaining Life	8	Interest Contribution	\$0.48
		Reserve Allocation	\$138.62



Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset.

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.

**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...

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: 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.

**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...

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	\$7,872
 Assigned Reserves	\$5,352
 Fully Funded Reserves	\$5,352

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

Asset ID	Description	Replacement	Page
1036	Arborist / Tree Work	2026	2-42
1001	Asphalt: Overlay - Moon Valley Terrace	2034	2-89
1003	Asphalt: Overlay - Pedestrian Pathway	2030	2-44
1004	Asphalt: Overlay - Silver Creek Place	2035	2-103
1002	Asphalt: Overlay - Tatum Ranch Place	2035	2-121
1006	Asphalt: Repairs - Moon Valley Terrace	2023	2-91
1005	Asphalt: Repairs - Pedestrian Pathway	2023	2-46
1007	Asphalt: Repairs - Silver Creek Place	2023	2-105
1008	Asphalt: Repairs - Tatum Ranch Place	2023	2-123
1009	Asphalt: Sealcoat - Moon Valley Terrace	2023	2-93
1010	Asphalt: Sealcoat - Pedestrian Pathway	2023	2-48
1011	Asphalt: Sealcoat - Silver Creek Place	2023	2-107
1012	Asphalt: Sealcoat - Tatum Ranch Place	2023	2-125
1041	Backflow Device: Common Area - Replacement	2030	2-50
1013	Bark Dust: Replenish - Common Area	2023	2-51
1042	Bollards - Replace	2036	2-53
1014	Brick: Masonry / Repointing & Repairs	2036	2-55
1015	Bridge: Wood - Replacement	2026	2-57
1019	Concrete: Curbs & Gutters: Moon Valley Terrace	2034	2-95
1020	Concrete: Curbs & Gutters: Silver Creek Place	2034	2-109
1021	Concrete: Curbs & Gutters: Tatum Ranch Place	2034	2-127
1016	Concrete: Flatwork - Sidewalks - Common Area	2032	2-59
1017	Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2032	2-97
1018	Concrete: Flatwork - Sidewalks - Silver Creek Place	2032	2-111
1022	Fence: Chain Link - Power Coat - Replace	2041	2-61
1023	Fence: Vinyl - 3 Rail Horse Fence - Replace	2031	2-63
1024	Fence: Vinyl - Wash - 3 Rail Horse Fence	2023	2-65
1044	Landscaping: Irrigation	2025	2-67
1025	Landscaping: Plants & Arborvitae - Phased Replacements	2026	2-68

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

Asset ID	Description	Replacement	Page
1040	Landscaping: Power Box - Monument - Replace	2031	2-70
1027	Lighting: Fixture - Silver Creek Place - Street Light	2026	2-113
1026	Lighting: Fixtures - Monuments - Renovation	2024	2-72
1028	Lighting: Power Box - Silver Creek Place - Replace	2031	2-115
1039	Mailboxes: 12 Letter / 1 Package - Replace	2041	2-74
1030	Mailboxes: 16 Letter / 2 Package - Replace	2041	2-76
1029	Mailboxes: Clean / Paint / Maintain	2023	2-78
1031	Signs: Common Area	2023	2-80
1032	Signs: Monument - Clean & Maintain	2023	2-82
1033	Storm Drains / Underground Inspection: Moon Valley Terrace	2031	2-99
1034	Storm Drains / Underground Inspection: Silver Creek Place	2031	2-117
1035	Storm Drains / Underground Inspection: Tatum Ranch Place	2031	2-129
1037	Walls: Retaining	2029	2-84
1038	Walls: Retaining - Inspection	2023	2-86
	Total Funded Assets	43	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	43	

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Arborist / Tree Work				21,007						
Asphalt: Overlay - Moon Valley Terrace										
Asphalt: Overlay - Pedestrian Pathway								14,091		
Asphalt: Overlay - Silver Creek Place										
Asphalt: Overlay - Tatum Ranch Place										
Asphalt: Repairs - Moon Valley Terrace	712					781				
Asphalt: Repairs - Pedestrian Pathway	1,127					1,235				
Asphalt: Repairs - Silver Creek Place	1,105					1,210				
Asphalt: Repairs - Tatum Ranch Place	278					305				
Asphalt: Sealcoat - Moon Valley Terrace	1,092					1,197				
Asphalt: Sealcoat - Pedestrian Pathway	1,037					1,136				
Asphalt: Sealcoat - Silver Creek Place	1,240					1,358				
Asphalt: Sealcoat - Tatum Ranch Place	320					350				
Backflow Device: Common Area - Replacement								2,954		
Bark Dust: Replenish - Common Area	6,000		6,223		6,454		6,694		6,942	
Bollards - Replace										
Brick: Masonry / Repointing & Repairs										
Bridge: Wood - Replacement				30,086						
Concrete: Curbs & Gutters: Moon Valley Terrace										
Concrete: Curbs & Gutters: Silver Creek Place										
Concrete: Curbs & Gutters: Tatum Ranch Place										
Concrete: Flatwork - Sidewalks - Common Area										11,511
Concrete: Flatwork - Sidewalks - Moon Valley Terrace										5,206
Concrete: Flatwork - Sidewalks - Silver Creek Place										6,434
Fence: Chain Link - Power Coat - Replace										
Fence: Vinyl - 3 Rail Horse Fence - Replace									330,561	
Fence: Vinyl - Wash - 3 Rail Horse Fence	6,432			6,794			7,176			7,579
Landscaping: Irrigation			11,070					12,126		
Landscaping: Plants & Arborvitae - Phased Replacements				7,768						
Landscaping: Power Box - Monument - Replace									638	
Lighting: Fixture - Silver Creek Place - Street Light				1,157						

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Lighting: Power Box - Silver Creek Place - Replace									638	
Mailboxes: 12 Letter / 1 Package - Replace										
Mailboxes: 16 Letter / 2 Package - Replace										
Mailboxes: Clean / Paint / Maintain	1,986					2,175				
Signs: Common Area	613									
Signs: Monument - Clean & Maintain	7,788									
Storm Drains / Underground Inspection: Moon Valley Terrace									3,545	
Storm Drains / Underground Inspection: Silver Creek Place									3,545	
Storm Drains / Underground Inspection: Tatum Ranch Place									3,545	
Walls: Retaining							13,674			
Walls: Retaining - Inspection	3,064		3,178		3,296		3,418		3,545	
Year Total:	32,795	1,386	20,470	66,812	9,750	9,747	30,961	29,171	352,961	32,333

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Arborist / Tree Work				25,209						
Asphalt: Overlay - Moon Valley Terrace		15,964								
Asphalt: Overlay - Pedestrian Pathway										
Asphalt: Overlay - Silver Creek Place			17,541							
Asphalt: Overlay - Tatum Ranch Place			4,761							
Asphalt: Repairs - Moon Valley Terrace	855					937				
Asphalt: Repairs - Pedestrian Pathway	1,353					1,482				
Asphalt: Repairs - Silver Creek Place	1,326					1,453				
Asphalt: Repairs - Tatum Ranch Place	334					366				
Asphalt: Sealcoat - Moon Valley Terrace	1,311					1,436				
Asphalt: Sealcoat - Pedestrian Pathway	1,245					1,364				
Asphalt: Sealcoat - Silver Creek Place	1,488					1,630				
Asphalt: Sealcoat - Tatum Ranch Place	384					421				
Backflow Device: Common Area - Replacement										
Bark Dust: Replenish - Common Area	7,200		7,467		7,745		8,032		8,331	
Bollards - Replace				3,276						
Brick: Masonry / Repointing & Repairs				11,651						
Bridge: Wood - Replacement										
Concrete: Curbs & Gutters: Moon Valley Terrace		546								
Concrete: Curbs & Gutters: Silver Creek Place		675								
Concrete: Curbs & Gutters: Tatum Ranch Place		470								
Concrete: Flatwork - Sidewalks - Common Area										13,814
Concrete: Flatwork - Sidewalks - Moon Valley Terrace										6,248
Concrete: Flatwork - Sidewalks - Silver Creek Place										7,720
Fence: Chain Link - Power Coat - Replace									431,715	
Fence: Vinyl - 3 Rail Horse Fence - Replace										
Fence: Vinyl - Wash - 3 Rail Horse Fence			8,005			8,455			8,931	
Landscaping: Irrigation			13,284					14,552		
Landscaping: Plants & Arborvitae - Phased Replacements										
				9,321						
Landscaping: Power Box - Monument - Replace										
Lighting: Fixture - Silver Creek Place - Street Light										

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Lighting: Power Box - Silver Creek Place - Replace										
Mailboxes: 12 Letter / 1 Package - Replace									13,784	
Mailboxes: 16 Letter / 2 Package - Replace									79,746	
Mailboxes: Clean / Paint / Maintain	2,383					2,610				
Signs: Common Area	735									
Signs: Monument - Clean & Maintain	9,345									
Storm Drains / Underground Inspection: Moon Valley Terrace										
Storm Drains / Underground Inspection: Silver Creek Place										
Storm Drains / Underground Inspection: Tatum Ranch Place										
Walls: Retaining							16,409			
Walls: Retaining - Inspection	3,677		3,814		3,955		4,102		4,254	
Year Total:	31,636	17,655	54,871	49,458	11,700	20,152	28,543	16,406	546,761	27,782

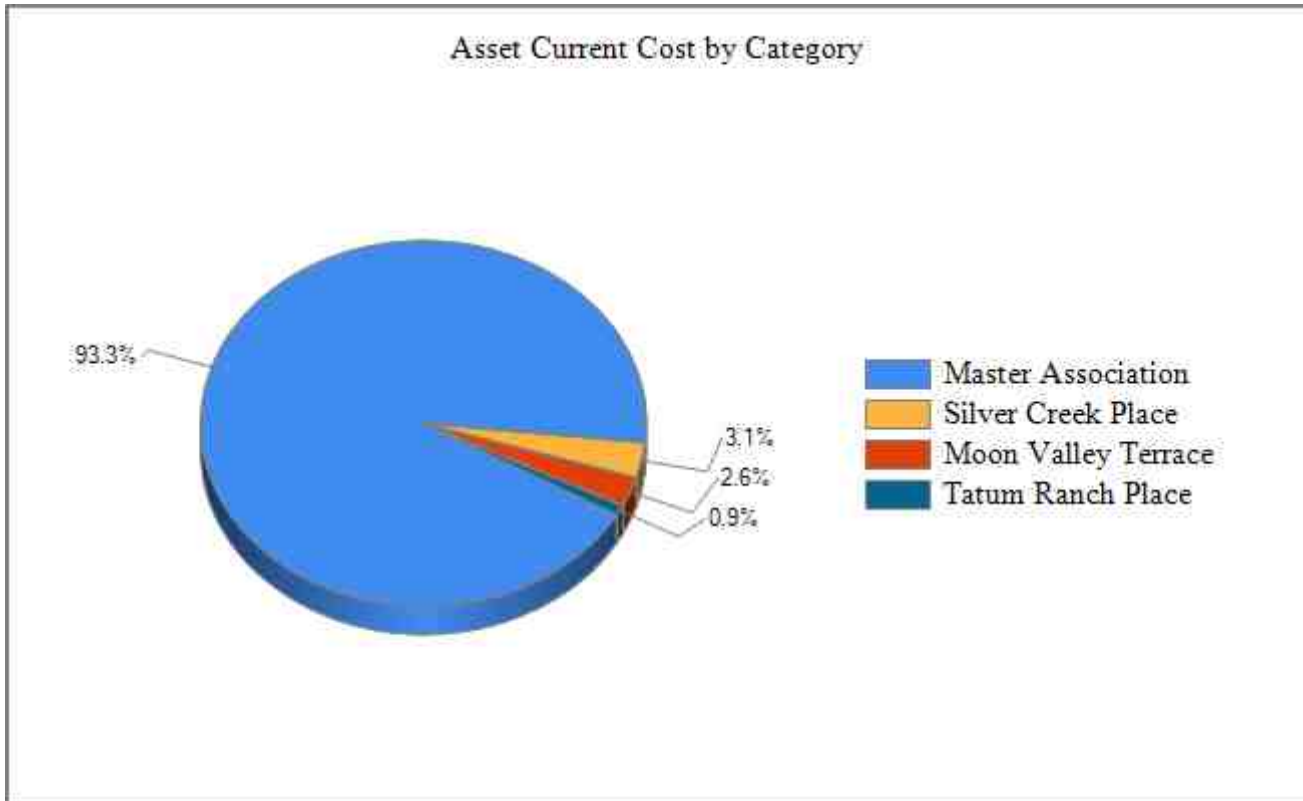
**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Arborist / Tree Work				30,251						
Asphalt: Overlay - Moon Valley Terrace										
Asphalt: Overlay - Pedestrian Pathway										
Asphalt: Overlay - Silver Creek Place										
Asphalt: Overlay - Tatum Ranch Place										
Asphalt: Repairs - Moon Valley Terrace	1,026					1,124				
Asphalt: Repairs - Pedestrian Pathway	1,624					1,779				
Asphalt: Repairs - Silver Creek Place	1,591					1,743				
Asphalt: Repairs - Tatum Ranch Place	401					439				
Asphalt: Sealcoat - Moon Valley Terrace	1,573					1,723				
Asphalt: Sealcoat - Pedestrian Pathway	1,494					1,636				
Asphalt: Sealcoat - Silver Creek Place	1,785					1,956				
Asphalt: Sealcoat - Tatum Ranch Place	461					505				
Backflow Device: Common Area - Replacement										
Bark Dust: Replenish - Common Area	8,640		8,961		9,294		9,639		9,997	
Bollards - Replace										
Brick: Masonry / Repointing & Repairs									15,316	
Bridge: Wood - Replacement									47,459	
Concrete: Curbs & Gutters: Moon Valley Terrace				680						
Concrete: Curbs & Gutters: Silver Creek Place				840						
Concrete: Curbs & Gutters: Tatum Ranch Place				584						
Concrete: Flatwork - Sidewalks - Common Area										16,576
Concrete: Flatwork - Sidewalks - Moon Valley Terrace										7,497
Concrete: Flatwork - Sidewalks - Silver Creek Place										9,265
Fence: Chain Link - Power Coat - Replace										
Fence: Vinyl - 3 Rail Horse Fence - Replace										
Fence: Vinyl - Wash - 3 Rail Horse Fence		9,433			9,963			10,523		
Landscaping: Irrigation			15,940					17,462		
Landscaping: Plants & Arborvitae - Phased Replacements										
				11,185						
Landscaping: Power Box - Monument - Replace										
Lighting: Fixture - Silver Creek Place - Street Light									1,826	

**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Lighting: Power Box - Silver Creek Place - Replace										
Mailboxes: 12 Letter / 1 Package - Replace										
Mailboxes: 16 Letter / 2 Package - Replace										
Mailboxes: Clean / Paint / Maintain	2,859					3,132				
Signs: Common Area	882									
Signs: Monument - Clean & Maintain	11,215									
Storm Drains / Underground Inspection: Moon Valley Terrace										
Storm Drains / Underground Inspection: Silver Creek Place										
Storm Drains / Underground Inspection: Tatum Ranch Place										
Walls: Retaining							19,690			
Walls: Retaining - Inspection	4,413		4,576		4,746		4,923		5,105	
Year Total:	37,963	9,433	29,478	43,541	24,003	16,183	34,252	27,985	79,704	33,338

**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, 2023 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 July 07, 2022
 Beginning Fiscal Year January 01, 2023
 Account Number 1215a

Version Number 1.01 (1 of 2)

Beginning Balance: \$445,971

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	866,989	60,358	95	32,795	473,629	569,915	83%
2024	882,942	60,358	107	1,386	532,708	620,747	86%
2025	899,188	60,358	115	20,470	572,710	653,847	88%
2026	915,733	60,358	113	66,812	566,369	641,144	88%
2027	932,583	60,358	123	9,750	617,101	687,116	90%
2028	949,742	60,358	134	9,747	667,845	734,748	91%
2029	967,217	60,358	139	30,961	697,381	762,479	91%
2030	985,014	60,358	146	29,171	728,714	793,368	92%
2031	1,003,138	60,358	87	352,961	436,198	495,935	88%
2032	1,021,596	60,358	93	32,333	464,315	520,429	89%
2033	1,040,393	60,358	99	31,636	493,136	546,973	90%
2034	1,059,537	60,358	107	17,655	535,947	589,198	91%
2035	1,079,032	60,358	108	54,871	541,542	595,309	91%
2036	1,098,886	60,358	110	49,458	552,552	607,988	91%
2037	1,119,106	60,358	120	11,700	601,331	660,311	91%
2038	1,139,697	60,358	128	20,152	641,665	705,965	91%
2039	1,160,668	60,358	135	28,543	673,614	744,908	90%
2040	1,182,024	60,358	144	16,406	717,709	797,940	90%
2041	1,203,773	60,358	46	546,761	231,352	312,865	74%
2042	1,225,923	60,358	53	27,782	263,981	348,444	76%
2043	1,248,480	60,358	57	37,963	286,433	375,377	76%
2044	1,271,452	60,358	67	9,433	337,426	432,951	78%
2045	1,294,847	60,358	74	29,478	368,380	472,280	78%
2046	1,318,672	60,358	77	43,541	385,274	499,139	77%
2047	1,342,935	60,358	84	24,003	421,713	547,540	77%
2048	1,367,645	60,358	93	16,183	465,982	605,968	77%
2049	1,392,810	60,358	98	34,252	492,186	648,262	76%
2050	1,418,438	60,358	105	27,985	524,664	698,931	75%
2051	1,444,537	60,358	101	79,704	505,420	699,099	72%
2052	1,471,116	60,358	106	33,338	532,546	747,749	71%

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.

