



Reserve Study Update.com, LLC

Arbor Ridge P.U.D. Homeowners Association - Master
Northwest Laidlaw Road & Northwest 174th Avenue
Bethany, Oregon 97006

Account 1215a - Draft 1.02 (1 of 2)

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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.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully

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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.

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

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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.

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.

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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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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 13, 2026 for fiscal year starting January 1, 2027.
- **This is a Level III: Off-Site Reserve Study Update.**
- **Reserve account balance as of January 1, 2027: \$397,178**
- **Estimated percent funded as of January 1, 2027: 53.03%**
- **Estimated "Fully Funded Reserves" as of the beginning of fiscal year 2027: \$748,971***
**Please note, this figure represents the estimated "Fully Funded Reserves" in order to be considered 100% funded as of January 1, 2027 and does not represent the amount of money on-hand.*
- **Projected percent funded as of the end of 2027: (contingent on which funding model is implemented)**
Component Funding Model: 57.35% (does not include contingency of 5.00%)
Threshold Funding Model - Dollar Defined (\$278,363) Minimum: 56.81%
Baseline Funding Model: 55.28%
- **Special assessments implemented or planned:**

Please note, assuming a continued annual reserve contribution of \$58,710, it is forecasted that a special assessment will occur by the year 2041. Please see the Appendix section of this document for more details.
- **Interest rate: 0.00%, Inflation rate: 3.23%.**
- **2027 reserve account contribution rate:**
Component Funding Model: \$106,505
Threshold Funding Model - Dollar Defined (\$278,363) Minimum: \$79,094
Baseline Funding Model: \$66,789
- **2027 Component Funding Model (Fully Funded Plan) contribution: \$106,505 (recommended model)**
2027 Threshold Funding Model - (Dollar Defined Funding Floor) contribution: \$79,094
2027 Baseline Funding Model contribution: \$66,789
- **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 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,**

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

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 1.02 (1 of 2).

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Description	Expenditures
Replacement Year 2027	
Asphalt: Repairs - Moon Valley Terrace	951
Asphalt: Repairs - Silver Creek Place	1,079
Asphalt: Repairs - Tatum Ranch Place	279
Asphalt: Sealcoat - Moon Valley Terrace	1,282
Asphalt: Sealcoat - Silver Creek Place	1,455
Asphalt: Sealcoat - Tatum Ranch Place	376
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,104
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	1,260
Lighting: Fixtures - Monuments - Renovation	1,606
Mailboxes: Clean / Paint / Maintain	3,132
Signs: Common Area	760
Total for 2027	\$19,285
Replacement Year 2028	
Walls: Retaining - Inspection	155
Total for 2028	\$155
Replacement Year 2029	
Asphalt: Repairs - Pedestrian Pathway	962
Asphalt: Sealcoat - Pedestrian Pathway	1,298
Bark Dust: Replenish - Common Area	3,555
Landscaping: Irrigation	14,386
Total for 2029	\$20,201
Replacement Year 2030	
Backflow Device: Common Area - Replacement	3,960
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,815
Walls: Retaining - Inspection	165
Total for 2030	\$11,940
Replacement Year 2031	
Bridge: Wood - Replacement	48,831
Fence: Vinyl - 3 Rail Horse Fence - Replace	400,638

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

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Landscaping: Plants & Arborvitae - Phased Replacements	15,898
Landscaping: Power Box - Monument - Replace	738
Lighting: Power Box - Silver Creek Place - [Removed]	715
Storm Drains / Underground Inspection: Moon Valley Terrace	2,385
Storm Drains / Underground Inspection: Silver Creek Place	2,385
Storm Drains / Underground Inspection: Tatum Ranch Place	2,385
Total for 2031	\$473,975
Replacement Year 2032	
Asphalt: Repairs - Moon Valley Terrace	1,115
Asphalt: Repairs - Silver Creek Place	1,265
Asphalt: Repairs - Tatum Ranch Place	327
Asphalt: Sealcoat - Moon Valley Terrace	1,503
Asphalt: Sealcoat - Silver Creek Place	1,706
Asphalt: Sealcoat - Tatum Ranch Place	440
Bark Dust: Replenish - Common Area	3,911
Landscaping: Irrigation	15,826
Mailboxes: Clean / Paint / Maintain	3,672
Signs: Monument - Clean & Maintain	10,082
Walls: Retaining - Inspection	176
Total for 2032	\$40,022
Replacement Year 2033	
Fence: Vinyl - Wash - 3 Rail Horse Fence	8,597
Total for 2033	\$8,597
Replacement Year 2034	
Arborist / Tree Work	33,604
Asphalt: Repairs - Pedestrian Pathway	1,128
Asphalt: Sealcoat - Pedestrian Pathway	1,521
Walls: Retaining - Inspection	187
Total for 2034	\$36,441
Replacement Year 2035	
Asphalt: Overlay - Moon Valley Terrace	18,070
Asphalt: Overlay - Silver Creek Place	19,497
Asphalt: Overlay - Tatum Ranch Place	5,292

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

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Bark Dust: Replenish - Common Area	4,302
Landscaping: Irrigation	17,409
Lighting: Fixtures - Monuments - Renovation	2,072
Total for 2035	\$66,642
Replacement Year 2036	
Bollards - Replace	3,914
Brick: Masonry / Repointing & Repairs	2,929
Concrete: Flatwork - Sidewalks - Common Area	15,606
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	7,058
Concrete: Flatwork - Sidewalks - Silver Creek Place	8,722
Fence: Vinyl - Wash - 3 Rail Horse Fence	9,457
Landscaping: Plants & Arborvitae - Phased Replacements	18,637
Walls: Retaining	13,312
Walls: Retaining - Inspection	200
Total for 2036	\$79,835
Replacement Year 2037	
Asphalt: Repairs - Moon Valley Terrace	1,307
Asphalt: Repairs - Silver Creek Place	1,483
Asphalt: Repairs - Tatum Ranch Place	383
Asphalt: Sealcoat - Moon Valley Terrace	1,762
Asphalt: Sealcoat - Silver Creek Place	2,000
Asphalt: Sealcoat - Tatum Ranch Place	516
Mailboxes: Clean / Paint / Maintain	4,304
Signs: Common Area	1,044
Total for 2037	\$12,800
Replacement Year 2038	
Bark Dust: Replenish - Common Area	4,733
Concrete: Curbs & Gutters: Moon Valley Terrace	940
Concrete: Curbs & Gutters: Silver Creek Place	1,162
Concrete: Curbs & Gutters: Tatum Ranch Place	808
Landscaping: Irrigation	19,151
Walls: Retaining - Inspection	213
Total for 2038	\$27,007

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

Description	Expenditures
Replacement Year 2039	
Asphalt: Repairs - Pedestrian Pathway	1,323
Asphalt: Sealcoat - Pedestrian Pathway	1,783
Fence: Vinyl - Wash - 3 Rail Horse Fence	10,403
Total for 2039	\$13,509
Replacement Year 2040	
Landscaping: Renovation	39,683
Walls: Retaining - Inspection	227
Total for 2040	\$39,910
Replacement Year 2041	
Bark Dust: Replenish - Common Area	5,206
Fence: Chain Link - Power Coat - Replace	595,591
Landscaping: Irrigation	21,068
Landscaping: Plants & Arborvitae - Phased Replacements	21,848
Mailboxes: 12 Letter / 1 Package - Replace	27,154
Mailboxes: 16 Letter / 2 Package - Replace	140,451
Total for 2041	\$811,318
Replacement Year 2042	
Asphalt: Repairs - Moon Valley Terrace	1,532
Asphalt: Repairs - Silver Creek Place	1,739
Asphalt: Repairs - Tatum Ranch Place	449
Asphalt: Sealcoat - Moon Valley Terrace	2,066
Asphalt: Sealcoat - Silver Creek Place	2,344
Asphalt: Sealcoat - Tatum Ranch Place	605
Fence: Vinyl - Wash - 3 Rail Horse Fence	11,444
Mailboxes: Clean / Paint / Maintain	5,046
Signs: Monument - Clean & Maintain	13,854
Walls: Retaining - Inspection	242
Total for 2042	\$39,321
Replacement Year 2043	
Lighting: Fixtures - Monuments - Renovation	2,672
Total for 2043	\$2,672

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

Description	Expenditures
Replacement Year 2044	
Arborist / Tree Work	46,180
Asphalt: Repairs - Pedestrian Pathway	1,550
Asphalt: Sealcoat - Pedestrian Pathway	2,090
Bark Dust: Replenish - Common Area	5,727
Landscaping: Irrigation	23,176
Walls: Retaining - Inspection	258
Total for 2044	\$78,981
Replacement Year 2045	
Fence: Vinyl - Wash - 3 Rail Horse Fence	12,590
Total for 2045	\$12,590
Replacement Year 2046	
Concrete: Flatwork - Sidewalks - Common Area	21,446
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	9,700
Concrete: Flatwork - Sidewalks - Silver Creek Place	11,986
Landscaping: Plants & Arborvitae - Phased Replacements	25,612
Walls: Retaining	18,294
Walls: Retaining - Inspection	274
Total for 2046	\$87,313
Replacement Year 2047	
Asphalt: Repairs - Moon Valley Terrace	1,796
Asphalt: Repairs - Silver Creek Place	2,038
Asphalt: Repairs - Tatum Ranch Place	526
Asphalt: Sealcoat - Moon Valley Terrace	2,422
Asphalt: Sealcoat - Silver Creek Place	2,748
Asphalt: Sealcoat - Tatum Ranch Place	709
Bark Dust: Replenish - Common Area	6,300
Landscaping: Irrigation	25,495
Mailboxes: Clean / Paint / Maintain	5,915
Signs: Common Area	1,435
Total for 2047	\$49,385
Replacement Year 2048	
Fence: Vinyl - Wash - 3 Rail Horse Fence	13,849
Walls: Retaining - Inspection	292
Total for 2048	\$14,142

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

Description	Expenditures
Replacement Year 2049	
Asphalt: Repairs - Pedestrian Pathway	1,818
Asphalt: Sealcoat - Pedestrian Pathway	2,451
Total for 2049	\$4,268
Replacement Year 2050	
Bark Dust: Replenish - Common Area	6,930
Concrete: Curbs & Gutters: Moon Valley Terrace	1,377
Concrete: Curbs & Gutters: Silver Creek Place	1,701
Concrete: Curbs & Gutters: Tatum Ranch Place	1,183
Landscaping: Irrigation	28,046
Walls: Retaining - Inspection	312
Total for 2050	\$39,550
Replacement Year 2051	
Brick: Masonry / Repointing & Repairs	4,718
Fence: Vinyl - Wash - 3 Rail Horse Fence	15,235
Landscaping: Plants & Arborvitae - Phased Replacements	30,024
Lighting: Fixtures - Monuments - Renovation	3,445
Total for 2051	\$53,423
Replacement Year 2052	
Asphalt: Repairs - Moon Valley Terrace	2,106
Asphalt: Repairs - Silver Creek Place	2,390
Asphalt: Repairs - Tatum Ranch Place	617
Asphalt: Sealcoat - Moon Valley Terrace	2,839
Asphalt: Sealcoat - Silver Creek Place	3,222
Asphalt: Sealcoat - Tatum Ranch Place	831
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	2,789
Mailboxes: Clean / Paint / Maintain	6,934
Signs: Monument - Clean & Maintain	19,039
Walls: Retaining - Inspection	332
Total for 2052	\$41,099
Replacement Year 2053	
Bark Dust: Replenish - Common Area	7,624
Landscaping: Irrigation	30,852
Total for 2053	\$38,476

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

Description	Expenditures
Replacement Year 2054	
Arborist / Tree Work	63,462
Asphalt: Overlay - Pedestrian Pathway	31,388
Asphalt: Sealcoat - Pedestrian Pathway	2,873
Fence: Vinyl - Wash - 3 Rail Horse Fence	16,760
Walls: Retaining - Inspection	354
Total for 2054	\$114,836
Replacement Year 2055	
Landscaping: Renovation	63,929
Total for 2055	\$63,929
Replacement Year 2056	
Bark Dust: Replenish - Common Area	8,387
Bridge: Wood - Replacement	108,104
Concrete: Flatwork - Sidewalks - Common Area	29,472
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	13,330
Concrete: Flatwork - Sidewalks - Silver Creek Place	16,472
Landscaping: Irrigation	33,940
Landscaping: Plants & Arborvitae - Phased Replacements	35,197
Walls: Retaining	25,140
Walls: Retaining - Inspection	377
Total for 2056	\$270,418

**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, 2027 and ending December 31, 2027. 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 November 4, 2024.

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 \$397,178 as of January 1, 2027. 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 \$278,363 has been used over the thirty years of this funding model reserve study. The reserve study funding model has an annual contribution increase of 4.50% per year.

INFLATION RATE: An inflation rate of 3.23% 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 56.81% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

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

DISCLOSURES

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

This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements in accordance with Oregon State Law(s). This reserve study will estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems.

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

A grand total of 44 assets were included in this reserve study report; of these considered, 44 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, 2027 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

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

requirements, and life expectancy's become more uncertain.

Report Version 1.02 (1 of 2).

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

<i>Report Parameters</i>	
Report Date	July 13, 2026
Account Number	1215a
Version	1.02 (1 of 2)
Budget Year Beginning	January 1, 2027
Budget Year Ending	December 31, 2027
Total Units	570
Inflation	3.23%
Annual Assessment Increase	4.50%
Interest Rate on Reserve Deposit	0.00%
2027 Beginning Balance	\$397,178

<i>Threshold Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$6,591.14
<i>\$11.56 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$6,591.14
<i>\$11.56 per unit monthly</i>	

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Beginning Balance: \$397,178

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2027	1,097,479	79,094		19,285	456,987	804,446	57%
2028	1,132,928	82,653		155	539,485	883,115	61%
2029	1,169,522	86,372		20,201	605,656	945,338	64%
2030	1,207,297	90,259		11,940	683,975	1,019,861	67%
2031	1,246,293	92,453		473,975	302,453	621,987	49%
2032	1,286,548	96,613		40,022	359,044	661,120	54%
2033	1,328,104	100,961		8,597	451,408	735,906	61%
2034	1,371,001	105,504		36,441	520,472	786,378	66%
2035	1,415,285	110,252		66,642	564,082	809,554	70%
2036	1,460,998	115,213		79,835	599,460	822,009	73%
2037	1,508,189	120,398		12,800	707,057	906,287	78%
2038	1,556,903	125,816		27,007	805,866	980,913	82%
2039	1,607,191	131,477		13,509	923,834	1,074,248	86%
2040	1,659,103	137,394		39,910	1,021,318	1,145,787	89%
2041	1,712,692	68,362		811,318	278,363	425,832	65%
2042	1,768,012	71,439		39,321	310,480	482,157	64%
2043	1,825,119	74,653		2,672	382,462	580,820	66%
2044	1,884,070	78,013		78,981	381,493	606,669	63%
2045	1,944,926	81,523		12,590	450,427	704,752	64%
2046	2,007,747	85,192		87,313	448,306	731,821	61%
2047	2,072,597	89,025		49,385	487,946	801,967	61%
2048	2,139,542	93,032		14,142	566,836	913,909	62%
2049	2,208,649	97,218		4,268	659,786	1,042,910	63%
2050	2,279,989	101,593		39,550	721,829	1,142,626	63%
2051	2,353,632	106,165		53,423	774,571	1,234,892	63%
2052	2,429,655	110,942		41,099	844,414	1,346,430	63%
2053	2,508,132	115,934		38,476	921,873	1,467,962	63%
2054	2,589,145	121,151		114,836	928,188	1,518,398	61%
2055	2,672,774	126,603		63,929	990,863	1,626,940	61%
2056	2,759,105	132,300		270,418	852,745	1,529,884	56%

**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	33,604	10	7		8,070	205.54	8,070
Asphalt: Overlay - Pedestrian Pathway	31,388	30	27		0	65.50	1,330
Asphalt: Repairs - Pedestrian Pathway	962	5	2		542	11.85	542
Asphalt: Sealcoat - Pedestrian Pathway	1,298	5	2		731	15.97	731
Backflow Device: Common Area - Replacement	3,960	30	3		3,240	13.53	3,240
Bark Dust: Replenish - Common Area	3,555	3	2		1,112	68.83	1,112
Bollards - Replace	3,914	35	9		0	24.50	2,184
Brick: Masonry / Repointing & Repairs	2,929	15	9		0	18.34	880
Bridge: Wood - Replacement	48,831	25	4	5	37,267	162.90	37,267
Concrete: Flatwork - Sidewalks - Common Area	15,606	10	9		0	97.71	1,172
Fence: Chain Link - Power Coat - Replace	595,591	40	14		0	2,397.12	248,072
Fence: Vinyl - 3 Rail Horse Fence - Replace	400,638	30	4		305,760	1,336.52	305,760
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,104	3	0		7,104	146.78	7,104
Landscaping: Irrigation	14,386	3	2		4,500	278.53	4,500
Landscaping: Plants & Arborvitae - Phased Replacements	15,898	5	4		2,800	184.51	2,800
Landscaping: Power Box - Monument - Replace	738	30	4		563	2.46	563
Landscaping: Renovation	39,683	15	13		0	172.00	3,500
Lighting: Fixtures - Monuments - Renovation	1,606	8	0	3	1,606	14.59	1,606
Mailboxes: 12 Letter / 1 Package - Replace	27,154	40	14		0	109.29	11,310
Mailboxes: 16 Letter / 2 Package - Replace	140,451	40	14		0	565.28	58,500
Mailboxes: Clean / Paint / Maintain	3,132	5	0		3,132	41.38	3,132
Signs: Common Area	760	10	0	15	760	5.88	760
Signs: Monument - Clean & Maintain	10,082	10	5		4,300	65.15	4,300
Walls: Retaining	13,312	10	9		0	83.35	1,000
Walls: Retaining - Inspection	155	2	1		75	4.50	75
Master Association - Total	\$1,416,738				\$381,562	\$6,092	\$709,511
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	18,070	30	8	4	0	127.27	10,715
Asphalt: Repairs - Moon Valley Terrace	951	5	0		951	12.57	951

**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: Sealcoat - Moon Valley Terrace	1,282	5	0		1,282	16.94	1,282
Concrete: Curbs & Gutters: Moon Valley Terrace	940	12	11		0	4.82	55
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	7,058	10	9		0	44.19	530
Storm Drains / Underground Inspection: Moon Valley Terrace	2,385	30	4		1,820	7.96	1,820
Moon Valley Terrace - Total	\$30,687				\$4,054	\$214	\$15,355
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	19,497	30	8	4	0	137.32	11,561
Asphalt: Repairs - Silver Creek Place	1,079	5	0		1,079	14.26	1,079
Asphalt: Sealcoat - Silver Creek Place	1,455	5	0		1,455	19.23	1,455
Concrete: Curbs & Gutters: Silver Creek Place	1,162	12	11		0	5.95	68
Concrete: Flatwork - Sidewalks - Silver Creek Place	8,722	10	9		0	54.61	655
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	1,260	25	0		1,260	6.29	1,260
Lighting: Power Box - Silver Creek Place - [Removed]	715	30	4		546	2.39	546
Storm Drains / Underground Inspection: Silver Creek Place	2,385	30	4		1,820	7.96	1,820
Silver Creek Place - Total	\$36,276				\$6,161	\$248	\$18,445
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	5,292	30	8	4	2,928	16.65	3,138
Asphalt: Repairs - Tatum Ranch Place	279	5	0		279	3.68	279
Asphalt: Sealcoat - Tatum Ranch Place	376	5	0		376	4.96	376
Concrete: Curbs & Gutters: Tatum Ranch Place	808	12	11		0	4.14	47
Storm Drains / Underground Inspection: Tatum Ranch Place	2,385	30	4		1,820	7.96	1,820
Tatum Ranch Place - Total	\$9,139				\$5,402	\$37	\$5,660
Grand Total:	\$1,492,839				\$397,178	\$6,591	\$748,971

Percent Fully Funded	53%
Current Average Liability per Unit (Total Units: 570)	-\$617

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2027	279	279
Asphalt: Sealcoat - Tatum Ranch Place	0	2027	376	376
Signs: Common Area	0	2027	760	760
Asphalt: Repairs - Moon Valley Terrace	0	2027	951	951
Asphalt: Repairs - Silver Creek Place	0	2027	1,079	1,079
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	0	2027	1,260	1,260
Asphalt: Sealcoat - Moon Valley Terrace	0	2027	1,282	1,282
Asphalt: Sealcoat - Silver Creek Place	0	2027	1,455	1,455
Lighting: Fixtures - Monuments - Renovation	0	2027	1,606	1,606
Mailboxes: Clean / Paint / Maintain	0	2027	3,132	3,132
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2027	7,104	7,104
Walls: Retaining - Inspection	1	2028	75	75
Asphalt: Repairs - Pedestrian Pathway	2	2029	542	542
Asphalt: Sealcoat - Pedestrian Pathway	2	2029	731	731
Bark Dust: Replenish - Common Area	2	2029	1,112	1,112
Landscaping: Irrigation	2	2029	4,500	4,500
Backflow Device: Common Area - Replacement	3	2030	3,240	3,240
Lighting: Power Box - Silver Creek Place - [Removed]	4	2031	546	546
Landscaping: Power Box - Monument - Replace	4	2031	563	563
Storm Drains / Underground Inspection: Moon Valley Terrace	4	2031	1,820	1,820
Storm Drains / Underground Inspection: Silver Creek Place	4	2031	1,820	1,820
Storm Drains / Underground Inspection: Tatum Ranch Place	4	2031	1,820	1,820
Landscaping: Plants & Arborvitae - Phased Replacements	4	2031	2,800	2,800
Bridge: Wood - Replacement	4	2031	37,267	37,267
Fence: Vinyl - 3 Rail Horse Fence - Replace	4	2031	305,760	305,760
Signs: Monument - Clean & Maintain	5	2032	4,300	4,300
Arborist / Tree Work	7	2034	8,070	8,070

**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
Asphalt: Overlay - Tatum Ranch Place	8	2035	* 2,928	3,138
Asphalt: Overlay - Moon Valley Terrace	8	2035		10,715
Asphalt: Overlay - Silver Creek Place	8	2035		11,561
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	9	2036		530
Concrete: Flatwork - Sidewalks - Silver Creek Place	9	2036		655
Brick: Masonry / Repointing & Repairs	9	2036		880
Walls: Retaining	9	2036		1,000
Concrete: Flatwork - Sidewalks - Common Area	9	2036		1,172
Bollards - Replace	9	2036		2,184
Concrete: Curbs & Gutters: Tatum Ranch Place	11	2038		47
Concrete: Curbs & Gutters: Moon Valley Terrace	11	2038		55
Concrete: Curbs & Gutters: Silver Creek Place	11	2038		68
Landscaping: Renovation	13	2040		3,500
Mailboxes: 12 Letter / 1 Package - Replace	14	2041		11,310
Mailboxes: 16 Letter / 2 Package - Replace	14	2041		58,500
Fence: Chain Link - Power Coat - Replace	14	2041		248,072
Asphalt: Overlay - Pedestrian Pathway	27	2054		1,330
Total Asset Summary			<u>\$397,178</u>	<u>\$748,971</u>

Percent Fully Funded	53%
Current Average Liability per Unit (Total Units: 570)	-\$617

'' Indicates Partially Funded*

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, 2027 and ending December 31, 2027. 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 November 4, 2024.

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 \$397,178 as of January 1, 2027. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and

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

was not audited.

FUNDING REQUIRED: The reserve study funding model has an annual contribution increase of 4.50% per year.

INFLATION RATE: An inflation rate of 3.23% 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 57.35% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

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

This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements in accordance with Oregon State Law(s). This reserve study will estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems.

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

A grand total of 44 assets were included in this reserve study report; of these considered, 44 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

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

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, 2027 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 1.02 (1 of 2).

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

		<i>Report Parameters</i>	
Report Date	July 13, 2026	Inflation	3.23%
Account Number	1215a	Interest Rate on Reserve Deposit	0.00%
Version	1.02 (1 of 2)	Contingency	5.00%
Budget Year Beginning	January 1, 2027	2027 Beginning Balance	\$397,178
Budget Year Ending	December 31, 2027		
Total Units	570		

Component Funding Model Summary of Calculations

Required Monthly Contribution	\$8,875.40
<i>\$15.57 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$8,875.40
<i>\$15.57 per unit monthly</i>	

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Beginning Balance: \$397,178

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2027	1,097,479	106,505		19,285	484,398	844,669	57%
2028	1,132,928	122,983		155	607,226	927,271	65%
2029	1,169,522	127,943		20,201	714,968	992,605	72%
2030	1,207,297	141,463		11,940	844,491	1,070,854	79%
2031	1,246,293	122,836		473,975	493,352	653,086	76%
2032	1,286,548	120,268		40,022	573,598	694,176	83%
2033	1,328,104	121,074		8,597	686,075	772,702	89%
2034	1,371,001	120,777		36,441	770,411	825,697	93%
2035	1,415,285	123,341		66,642	827,110	850,032	97%
2036	1,460,998	114,122		79,835	861,397	863,110	100%
2037	1,508,189	113,001		12,800	961,597	951,602	101%
2038	1,556,903	115,596		27,007	1,050,187	1,029,959	102%
2039	1,607,191	115,144		13,509	1,151,822	1,127,961	102%
2040	1,659,103	128,576		39,910	1,240,488	1,203,076	103%
2041	1,712,692	128,968		811,318	558,138	447,123	125%
2042	1,768,012	126,106		39,321	644,923	506,264	127%
2043	1,825,119	124,071		2,672	766,322	609,861	126%
2044	1,884,070	134,775		78,981	822,116	637,003	129%
2045	1,944,926	132,309		12,590	941,836	739,990	127%
2046	2,007,747	136,373		87,313	990,896	768,412	129%
2047	2,072,597	142,943		49,385	1,084,454	842,065	129%
2048	2,139,542	138,538		14,142	1,208,851	959,604	126%
2049	2,208,649	137,683		4,268	1,342,265	1,095,056	123%
2050	2,279,989	148,019		39,550	1,450,735	1,199,757	121%
2051	2,353,632	149,191		53,423	1,546,503	1,296,637	119%
2052	2,429,655	148,171		41,099	1,653,575	1,413,751	117%
2053	2,508,132	158,732		38,476	1,773,831	1,541,360	115%
2054	2,589,145	159,485		114,836	1,818,480	1,594,318	114%
2055	2,672,774	163,341		63,929	1,917,892	1,708,287	112%
2056	2,759,105	181,465		270,418	1,828,940	1,606,378	114%

**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	2034	10	0	7	26,900	0	8,070
Asphalt: Overlay - Pedestrian Pathway	2054	30	0	27	13,304	0	1,330
Asphalt: Repairs - Pedestrian Pathway	2029	5	0	2	903	542	542
Asphalt: Sealcoat - Pedestrian Pathway	2029	5	0	2	1,218	731	731
Backflow Device: Common Area - Replacement	2030	30	0	3	3,600	3,240	3,240
Bark Dust: Replenish - Common Area	2029	3	0	2	3,336	1,112	1,112
Bollards - Replace	2036	35	0	9	2,940	0	2,184
Brick: Masonry / Repointing & Repairs	2036	15	0	9	2,200	0	880
Bridge: Wood - Replacement	2031	25	5	4	43,000	37,267	37,267
Concrete: Flatwork - Sidewalks - Common Area	2036	10	0	9	11,723	0	1,172
Fence: Chain Link - Power Coat - Replace	2041	40	0	14	381,650	0	248,072
Fence: Vinyl - 3 Rail Horse Fence - Replace	2031	30	0	4	352,800	302,144	305,760
Fence: Vinyl - Wash - 3 Rail Horse Fence	2027	3	0	0	7,104	7,104	7,104
Landscaping: Irrigation	2029	3	0	2	13,500	4,500	4,500
Landscaping: Plants & Arborvitae - Phased Replacements	2031	5	0	4	14,000	2,800	2,800
Landscaping: Power Box - Monument - Replace	2031	30	0	4	650	563	563
Landscaping: Renovation	2040	15	0	13	26,250	0	3,500
Lighting: Fixtures - Monuments - Renovation	2027	8	3	0	1,606	1,606	1,606
Mailboxes: 12 Letter / 1 Package - Replace	2041	40	0	14	17,400	0	11,310
Mailboxes: 16 Letter / 2 Package - Replace	2041	40	0	14	90,000	0	58,500
Mailboxes: Clean / Paint / Maintain	2027	5	0	0	3,132	3,132	3,132
Signs: Common Area	2027	10	15	0	760	760	760
Signs: Monument - Clean & Maintain	2032	10	0	5	8,600	0	4,300
Walls: Retaining	2036	10	0	9	10,000	0	1,000
Walls: Retaining - Inspection	2028	2	0	1	150	75	75
Master Association - Total					\$1,036,727	\$365,576	\$709,511
Moon Valley Terrace							
Asphalt: Overlay - Moon Valley Terrace	2035	30	4	8	14,012	0	10,715
Asphalt: Repairs - Moon Valley Terrace	2027	5	0	0	951	951	951
Asphalt: Sealcoat - Moon Valley Terrace	2027	5	0	0	1,282	1,282	1,282
Concrete: Curbs & Gutters: Moon Valley Terrace	2038	12	0	11	663	0	55
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2036	10	0	9	5,302	0	530
Storm Drains / Underground Inspection: Moon Valley Terrace	2031	30	0	4	2,100	1,820	1,820
Moon Valley Terrace - Total					\$24,311	\$4,054	\$15,355

**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	8	15,119	0	11,561
Asphalt: Repairs - Silver Creek Place	2027	5	0	0	1,079	1,079	1,079
Asphalt: Sealcoat - Silver Creek Place	2027	5	0	0	1,455	1,455	1,455
Concrete: Curbs & Gutters: Silver Creek Pla..	2038	12	0	11	819	0	68
Concrete: Flatwork - Sidewalks - Silver Creek Place	2036	10	0	9	6,552	0	655
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	2027	25	0	0	1,260	1,260	1,260
Lighting: Power Box - Silver Creek Place - [Removed]	2031	30	0	4	630	546	546
Storm Drains / Underground Inspection: Silver Creek Place	2031	30	0	4	<u>2,100</u>	<u>1,820</u>	<u>1,820</u>
Silver Creek Place - Total					<u>\$29,014</u>	<u>\$6,161</u>	<u>\$18,445</u>
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	2035	30	4	8	4,103	0	3,138
Asphalt: Repairs - Tatum Ranch Place	2027	5	0	0	279	279	279
Asphalt: Sealcoat - Tatum Ranch Place	2027	5	0	0	376	376	376
Concrete: Curbs & Gutters: Tatum Ranch Place	2038	12	0	11	570	0	47
Storm Drains / Underground Inspection: Tatum Ranch Place	2031	30	0	4	<u>2,100</u>	<u>1,820</u>	<u>1,820</u>
Tatum Ranch Place - Total					<u>\$7,427</u>	<u>\$2,474</u>	<u>\$5,660</u>
Total Asset Summary					<u>\$1,097,479</u>	<u>\$378,265</u>	<u>\$748,971</u>
Contingency at 5.00%						<u>\$18,913</u>	<u>\$37,449</u>
Summary Total						<u>\$397,178</u>	<u>\$786,419</u>

Percent Fully Funded	51%
Current Average Liability per Unit (Total Units: 570)	-\$683

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Master Association							
Arborist / Tree Work	33,604	10	7		0	323.81	8,070
Asphalt: Overlay - Pedestrian Pathway	31,388	30	27		0	75.95	1,330
Asphalt: Repairs - Pedestrian Pathway	962	5	2		542	16.59	542
Asphalt: Sealcoat - Pedestrian Pathway	1,298	5	2		731	22.37	731
Backflow Device: Common Area - Replacement	3,960	30	3		3,240	20.75	3,240
Bark Dust: Replenish - Common Area	3,555	3	2		1,112	92.77	1,112
Bollards - Replace	3,914	35	9		0	29.06	2,184
Brick: Masonry / Repointing & Repairs	2,929	15	9		0	21.74	880
Bridge: Wood - Replacement	48,831	25	4	5	37,267	231.95	37,267
Concrete: Flatwork - Sidewalks - Common Area	15,606	10	9		0	115.87	1,172
Fence: Chain Link - Power Coat - Replace	595,591	40	14		0	2,808.88	248,072
Fence: Vinyl - 3 Rail Horse Fence - Replace	400,638	30	4		302,144	1,962.95	305,760
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,104	3	0		7,104	184.52	7,104
Landscaping: Irrigation	14,386	3	2		4,500	375.40	4,500
Landscaping: Plants & Arborvitae - Phased Replacements	15,898	5	4		2,800	230.09	2,800
Landscaping: Power Box - Monument - Replace	738	30	4		563	3.51	563
Landscaping: Renovation	39,683	15	13		0	201.88	3,500
Lighting: Fixtures - Monuments - Renovation	1,606	8	0	3	1,606	17.33	1,606
Mailboxes: 12 Letter / 1 Package - Replace	27,154	40	14		0	128.06	11,310
Mailboxes: 16 Letter / 2 Package - Replace	140,451	40	14		0	662.38	58,500
Mailboxes: Clean / Paint / Maintain	3,132	5	0		3,132	50.18	3,132
Signs: Common Area	760	10	0	15	760	6.94	760
Signs: Monument - Clean & Maintain	10,082	10	5		0	138.28	4,300
Walls: Retaining	13,312	10	9		0	98.84	1,000
Walls: Retaining - Inspection	155	2	1		75	6.95	75
Master Association - Total	\$1,416,738				\$365,576	\$7,827	\$709,511

**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	18,070	30	8	4	0	151.56	10,715
Asphalt: Repairs - Moon Valley Terrace	951	5	0		951	15.24	951
Asphalt: Sealcoat - Moon Valley Terrace	1,282	5	0		1,282	20.55	1,282
Concrete: Curbs & Gutters: Moon Valley Terrace	940	12	11		0	5.68	55
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	7,058	10	9		0	52.40	530
Storm Drains / Underground Inspection: Moon Valley Terrace	2,385	30	4		1,820	11.33	1,820
Moon Valley Terrace - Total	\$30,687				\$4,054	\$257	\$15,355
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	19,497	30	8	4	0	163.52	11,561
Asphalt: Repairs - Silver Creek Place	1,079	5	0		1,079	17.29	1,079
Asphalt: Sealcoat - Silver Creek Place	1,455	5	0		1,455	23.32	1,455
Concrete: Curbs & Gutters: Silver Creek Place	1,162	12	11		0	7.01	68
Concrete: Flatwork - Sidewalks - Silver Creek Place	8,722	10	9		0	64.76	655
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	1,260	25	0		1,260	7.29	1,260
Lighting: Power Box - Silver Creek Place - [Removed]	715	30	4		546	3.40	546
Storm Drains / Underground Inspection: Silver Creek Place	2,385	30	4		1,820	11.33	1,820
Silver Creek Place - Total	\$36,276				\$6,161	\$298	\$18,445
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	5,292	30	8	4	0	44.38	3,138
Asphalt: Repairs - Tatum Ranch Place	279	5	0		279	4.46	279
Asphalt: Sealcoat - Tatum Ranch Place	376	5	0		376	6.02	376
Concrete: Curbs & Gutters: Tatum Ranch Place	808	12	11		0	4.88	47
Storm Drains / Underground Inspection: Tatum Ranch Place	2,385	30	4		1,820	11.33	1,820
Tatum Ranch Place - Total	\$9,139				\$2,474	\$71	\$5,660

**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>\$1,492,839</u>				<u>\$378,265</u>	<u>\$8,453</u>	<u>\$748,971</u>
Contingency at 5.00%					<u>\$18,913</u>	<u>\$423</u>	<u>\$37,449</u>
Grand Total:					<u>\$397,178</u>	<u>\$8,875</u>	<u>\$786,419</u>
Percent Fully Funded				51%			
Current Average Liability per Unit (Total Units: 570)				-\$683			

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2027	279	279
Asphalt: Sealcoat - Tatum Ranch Place	0	2027	376	376
Signs: Common Area	0	2027	760	760
Asphalt: Repairs - Moon Valley Terrace	0	2027	951	951
Asphalt: Repairs - Silver Creek Place	0	2027	1,079	1,079
Asphalt: Sealcoat - Moon Valley Terrace	0	2027	1,282	1,282
Asphalt: Sealcoat - Silver Creek Place	0	2027	1,455	1,455
Mailboxes: Clean / Paint / Maintain	0	2027	3,132	3,132
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2027	7,104	7,104
Walls: Retaining - Inspection	1	2028	75	75
Asphalt: Repairs - Pedestrian Pathway	2	2029	542	542
Asphalt: Sealcoat - Pedestrian Pathway	2	2029	731	731
Lighting: Fixtures - Monuments - Renovation	0	2027	1,606	1,606
Bark Dust: Replenish - Common Area	2	2029	1,112	1,112
Landscaping: Irrigation	2	2029	4,500	4,500
Backflow Device: Common Area - Replacement	3	2030	3,240	3,240
Lighting: Power Box - Silver Creek Place - [Removed]	4	2031	546	546
Landscaping: Power Box - Monument - Replace	4	2031	563	563
Storm Drains / Underground Inspection: Tatum Ranch Place	4	2031	1,820	1,820
Storm Drains / Underground Inspection: Moon Valley Terrace	4	2031	1,820	1,820
Storm Drains / Underground Inspection: Silver Creek Place	4	2031	1,820	1,820
Landscaping: Plants & Arborvitae - Phased Replacements	4	2031	2,800	2,800
Fence: Vinyl - 3 Rail Horse Fence - Replace	4	2031	* 302,144	305,760
Concrete: Curbs & Gutters: Tatum Ranch Place	11	2038		47
Concrete: Curbs & Gutters: Moon Valley Terrace	11	2038		55
Concrete: Curbs & Gutters: Silver Creek Place	11	2038		68

**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
Signs: Monument - Clean & Maintain	5	2032		4,300
Arborist / Tree Work	7	2034		8,070
Asphalt: Overlay - Tatum Ranch Place	8	2035		3,138
Asphalt: Overlay - Moon Valley Terrace	8	2035		10,715
Asphalt: Overlay - Silver Creek Place	8	2035		11,561
Brick: Masonry / Repointing & Repairs	9	2036		880
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	9	2036		530
Concrete: Flatwork - Sidewalks - Silver Creek Place	9	2036		655
Walls: Retaining	9	2036		1,000
Concrete: Flatwork - Sidewalks - Common Area	9	2036		1,172
Landscaping: Renovation	13	2040		3,500
Bollards - Replace	9	2036		2,184
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	0	2027	1,260	1,260
Mailboxes: 12 Letter / 1 Package - Replace	14	2041		11,310
Bridge: Wood - Replacement	4	2031	37,267	37,267
Mailboxes: 16 Letter / 2 Package - Replace	14	2041		58,500
Fence: Chain Link - Power Coat - Replace	14	2041		248,072
Asphalt: Overlay - Pedestrian Pathway	27	2054		1,330
Total Asset Summary			<u>\$378,265</u>	<u>\$748,971</u>
Contingency at 5.00%			<u>\$18,913</u>	<u>\$37,449</u>
Summary Total			<u>\$397,178</u>	<u>\$786,419</u>

Percent Fully Funded	51%
Current Average Liability per Unit (Total Units: 570)	-\$683

'' Indicates Partially Funded*

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, 2027 and ending December 31, 2027. 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 November 4, 2024.

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 \$397,178 as of January 1, 2027. 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 4.50% per year.

INFLATION RATE: An inflation rate of 3.23% was used for all thirty years of the reserve study report. This is

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

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 55.28% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

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

This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements in accordance with Oregon State Law(s). This reserve study will estimate the expected useful life and remaining useful life of the building and site components or systems, and will provide an estimate replacement or refurbishment cost for those components or systems.

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

A grand total of 44 assets were included in this reserve study report; of these considered, 44 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 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

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

background checks of historical records. Continued use of this reserve study beyond December 31, 2027 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 1.02 (1 of 2).

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

<i>Report Parameters</i>	
Report Date	July 13, 2026
Account Number	1215a
Version	1.02 (1 of 2)
Budget Year Beginning	January 1, 2027
Budget Year Ending	December 31, 2027
Total Units	570
Inflation	3.23%
Annual Assessment Increase	4.50%
Interest Rate on Reserve Deposit	0.00%
2027 Beginning Balance	\$397,178

<i>Baseline Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$5,565.76
<i>\$9.76 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$5,565.76
<i>\$9.76 per unit monthly</i>	

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Beginning Balance: \$397,178

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2027	1,097,479	66,789		19,285	444,682	804,446	55%
2028	1,132,928	69,795		155	514,322	883,115	58%
2029	1,169,522	72,935		20,201	567,056	945,338	60%
2030	1,207,297	76,217		11,940	631,334	1,019,861	62%
2031	1,246,293	79,647		473,975	237,006	621,987	38%
2032	1,286,548	83,231		40,022	280,215	661,120	42%
2033	1,328,104	86,977		8,597	358,595	735,906	49%
2034	1,371,001	90,891		36,441	413,045	786,378	53%
2035	1,415,285	94,981		66,642	441,384	809,554	55%
2036	1,460,998	99,255		79,835	460,804	822,009	56%
2037	1,508,189	103,721		12,800	551,725	906,287	61%
2038	1,556,903	108,389		27,007	633,107	980,913	65%
2039	1,607,191	113,266		13,509	732,865	1,074,248	68%
2040	1,659,103	118,363		39,910	811,318	1,145,787	71%
2041	1,712,692	68,362		811,318	68,362	425,832	16%
2042	1,768,012	71,439		39,321	100,480	482,157	21%
2043	1,825,119	74,653		2,672	172,461	580,820	30%
2044	1,884,070	78,013		78,981	171,493	606,669	28%
2045	1,944,926	81,523		12,590	240,427	704,752	34%
2046	2,007,747	85,192		87,313	238,306	731,821	33%
2047	2,072,597	89,025		49,385	277,946	801,967	35%
2048	2,139,542	93,032		14,142	356,836	913,909	39%
2049	2,208,649	97,218		4,268	449,786	1,042,910	43%
2050	2,279,989	101,593		39,550	511,829	1,142,626	45%
2051	2,353,632	106,165		53,423	564,571	1,234,892	46%
2052	2,429,655	110,942		41,099	634,414	1,346,430	47%
2053	2,508,132	115,934		38,476	711,872	1,467,962	48%
2054	2,589,145	121,151		114,836	718,188	1,518,398	47%
2055	2,672,774	126,603		63,929	780,863	1,626,940	48%
2056	2,759,105	132,300		270,418	642,745	1,529,884	42%

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Master Association							
Arborist / Tree Work	33,604	10	7		8,070	173.56	8,070
Asphalt: Overlay - Pedestrian Pathway	31,388	30	27		0	55.31	1,330
Asphalt: Repairs - Pedestrian Pathway	962	5	2		542	10.00	542
Asphalt: Sealcoat - Pedestrian Pathway	1,298	5	2		731	13.49	731
Backflow Device: Common Area - Replacement	3,960	30	3		3,240	11.42	3,240
Bark Dust: Replenish - Common Area	3,555	3	2		1,112	58.12	1,112
Bollards - Replace	3,914	35	9		0	20.69	2,184
Brick: Masonry / Repointing & Repairs	2,929	15	9		0	15.48	880
Bridge: Wood - Replacement	48,831	25	4	5	37,267	137.56	37,267
Concrete: Flatwork - Sidewalks - Common Area	15,606	10	9		0	82.51	1,172
Fence: Chain Link - Power Coat - Replace	595,591	40	14		0	2,024.20	248,072
Fence: Vinyl - 3 Rail Horse Fence - Replace	400,638	30	4		305,760	1,128.60	305,760
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,104	3	0		7,104	123.95	7,104
Landscaping: Irrigation	14,386	3	2		4,500	235.20	4,500
Landscaping: Plants & Arborvitae - Phased Replacements	15,898	5	4		2,800	155.81	2,800
Landscaping: Power Box - Monument - Replace	738	30	4		563	2.08	563
Landscaping: Renovation	39,683	15	13		0	145.24	3,500
Lighting: Fixtures - Monuments - Renovation	1,606	8	0	3	1,606	12.32	1,606
Mailboxes: 12 Letter / 1 Package - Replace	27,154	40	14		0	92.29	11,310
Mailboxes: 16 Letter / 2 Package - Replace	140,451	40	14		0	477.34	58,500
Mailboxes: Clean / Paint / Maintain	3,132	5	0		3,132	34.94	3,132
Signs: Common Area	760	10	0	15	760	4.97	760
Signs: Monument - Clean & Maintain	10,082	10	5		4,300	55.02	4,300
Walls: Retaining	13,312	10	9		0	70.38	1,000
Walls: Retaining - Inspection	155	2	1		75	3.80	75
Master Association - Total	\$1,416,738				\$381,562	\$5,144	\$709,511

**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	18,070	30	8	4	0	107.47	10,715
Asphalt: Repairs - Moon Valley Terrace	951	5	0		951	10.61	951
Asphalt: Sealcoat - Moon Valley Terrace	1,282	5	0		1,282	14.31	1,282
Concrete: Curbs & Gutters: Moon Valley Terrace	940	12	11		0	4.07	55
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	7,058	10	9		0	37.32	530
Storm Drains / Underground Inspection: Moon Valley Terrace	<u>2,385</u>	30	4		<u>1,820</u>	<u>6.72</u>	<u>1,820</u>
Moon Valley Terrace - Total	\$30,687				\$4,054	\$180	\$15,355
Silver Creek Place							
Asphalt: Overlay - Silver Creek Place	19,497	30	8	4	0	115.96	11,561
Asphalt: Repairs - Silver Creek Place	1,079	5	0		1,079	12.04	1,079
Asphalt: Sealcoat - Silver Creek Place	1,455	5	0		1,455	16.23	1,455
Concrete: Curbs & Gutters: Silver Creek Place	1,162	12	11		0	5.03	68
Concrete: Flatwork - Sidewalks - Silver Creek Place	8,722	10	9		0	46.11	655
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	1,260	25	0		1,260	5.31	1,260
Lighting: Power Box - Silver Creek Place - [Removed]	715	30	4		546	2.02	546
Storm Drains / Underground Inspection: Silver Creek Place	<u>2,385</u>	30	4		<u>1,820</u>	<u>6.72</u>	<u>1,820</u>
Silver Creek Place - Total	\$36,276				\$6,161	\$209	\$18,445
Tatum Ranch Place							
Asphalt: Overlay - Tatum Ranch Place	5,292	30	8	4	2,928	14.06	3,138
Asphalt: Repairs - Tatum Ranch Place	279	5	0		279	3.11	279
Asphalt: Sealcoat - Tatum Ranch Place	376	5	0		376	4.19	376
Concrete: Curbs & Gutters: Tatum Ranch Place	808	12	11		0	3.49	47
Storm Drains / Underground Inspection: Tatum Ranch Place	<u>2,385</u>	30	4		<u>1,820</u>	<u>6.72</u>	<u>1,820</u>
Tatum Ranch Place - Total	\$9,139				\$5,402	\$32	\$5,660

**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>\$1,492,839</u>				<u>\$397,178</u>	<u>\$5,566</u>	<u>\$748,971</u>
	Percent Fully Funded				53%		
	Current Average Liability per Unit (Total Units: 570)				-\$617		

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt: Repairs - Tatum Ranch Place	0	2027	279	279
Asphalt: Sealcoat - Tatum Ranch Place	0	2027	376	376
Signs: Common Area	0	2027	760	760
Asphalt: Repairs - Moon Valley Terrace	0	2027	951	951
Asphalt: Repairs - Silver Creek Place	0	2027	1,079	1,079
Lighting: Fixture - Silver Creek Place - Street Light [Removed]	0	2027	1,260	1,260
Asphalt: Sealcoat - Moon Valley Terrace	0	2027	1,282	1,282
Asphalt: Sealcoat - Silver Creek Place	0	2027	1,455	1,455
Lighting: Fixtures - Monuments - Renovation	0	2027	1,606	1,606
Mailboxes: Clean / Paint / Maintain	0	2027	3,132	3,132
Fence: Vinyl - Wash - 3 Rail Horse Fence	0	2027	7,104	7,104
Walls: Retaining - Inspection	1	2028	75	75
Asphalt: Repairs - Pedestrian Pathway	2	2029	542	542
Asphalt: Sealcoat - Pedestrian Pathway	2	2029	731	731
Bark Dust: Replenish - Common Area	2	2029	1,112	1,112
Landscaping: Irrigation	2	2029	4,500	4,500
Backflow Device: Common Area - Replacement	3	2030	3,240	3,240
Lighting: Power Box - Silver Creek Place - [Removed]	4	2031	546	546
Landscaping: Power Box - Monument - Replace	4	2031	563	563
Storm Drains / Underground Inspection: Moon Valley Terrace	4	2031	1,820	1,820
Storm Drains / Underground Inspection: Silver Creek Place	4	2031	1,820	1,820
Storm Drains / Underground Inspection: Tatum Ranch Place	4	2031	1,820	1,820
Landscaping: Plants & Arborvitae - Phased Replacements	4	2031	2,800	2,800
Bridge: Wood - Replacement	4	2031	37,267	37,267
Fence: Vinyl - 3 Rail Horse Fence - Replace	4	2031	305,760	305,760
Signs: Monument - Clean & Maintain	5	2032	4,300	4,300
Arborist / Tree Work	7	2034	8,070	8,070

**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
Asphalt: Overlay - Tatum Ranch Place	8	2035	* 2,928	3,138
Asphalt: Overlay - Moon Valley Terrace	8	2035		10,715
Asphalt: Overlay - Silver Creek Place	8	2035		11,561
Concrete: Flatwork - Sidewalks - Moon Valley Terrace	9	2036		530
Concrete: Flatwork - Sidewalks - Silver Creek Place	9	2036		655
Brick: Masonry / Repointing & Repairs	9	2036		880
Walls: Retaining	9	2036		1,000
Concrete: Flatwork - Sidewalks - Common Area	9	2036		1,172
Bollards - Replace	9	2036		2,184
Concrete: Curbs & Gutters: Tatum Ranch Place	11	2038		47
Concrete: Curbs & Gutters: Moon Valley Terrace	11	2038		55
Concrete: Curbs & Gutters: Silver Creek Place	11	2038		68
Landscaping: Renovation	13	2040		3,500
Mailboxes: 12 Letter / 1 Package - Replace	14	2041		11,310
Mailboxes: 16 Letter / 2 Package - Replace	14	2041		58,500
Fence: Chain Link - Power Coat - Replace	14	2041		248,072
Asphalt: Overlay - Pedestrian Pathway	27	2054		1,330
Total Asset Summary			<u>\$397,178</u>	<u>\$748,971</u>

Percent Fully Funded	53%
Current Average Liability per Unit (Total Units: 570)	-\$617

'' Indicates Partially Funded*

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

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Arborist / Tree Work

Asset ID	1036	1 Total	@ \$26,900.00
Category	Non-Capital	Asset Actual Cost	\$26,900.00
Placed in Service	Master Association	Percent Replacement	100%
Useful Life	January 2024	Future Cost	\$33,604.22
Replacement Year	10	Assigned Reserves	\$8,070.00
Remaining Life	2034	Monthly Assessment	\$205.54
	7	Reserve Allocation	\$205.54



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

Recent Expenditure History:

Work Done: Tree Pruning (2024, date unspecified)

Vendor: Sav-a-tree

Cost: \$25,901

Analyst has reset the life of this line item to reflect work done. This cost is used as the basis for future instances of this line item.

Asset Condition: Varies; analyst is not a certified arborist and lacks the qualifications to present a detailed accounting of the conditions of the trees. Analyst notes that even with robust tree maintenance/pruning, underlying disease may exist in the plants and/or contaminants in the soil. It is recommended that the Board consult with a local certified arborist.

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

Arborist / Tree Work continued...

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. 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

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

Arborist / Tree Work continued...

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	@ \$2.95
	Capital	Asset Actual Cost	\$13,304.50
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$31,387.63
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2054	Monthly Assessment	<u>\$65.50</u>
Remaining Life	27	Reserve Allocation	<u>\$65.50</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good; The surface of the pedestrian path is smooth and appears to have been re-done more recently than noted here. Analyst has not received an expense report for this repair, so the cost remains an estimate. Analyst has tentatively reset the life of the pedestrian pathway to account for this work done.

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.

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

Asphalt: Overlay - Pedestrian Pathway continued...

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

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

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

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

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

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

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

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

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.

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

Asphalt: Overlay - Pedestrian Pathway continued...

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	@ \$13.35
	Capital	Asset Actual Cost	\$903.13
Category	Master Association	Percent Replacement	1.5%
Placed in Service	January 2024	Future Cost	\$962.41
Useful Life	5	Assigned Reserves	\$541.88
Replacement Year	2029	Monthly Assessment	<u>\$11.85</u>
Remaining Life	2	Reserve Allocation	\$11.85



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Recent Expenditure History: Unknown

Asset Condition: Good; The surface of the pedestrian path is smooth and appears to have been re-done more recently than noted here. Analyst has not received an expense report for this repair, so the cost remains an estimate. Analyst has tentatively reset the life of the pedestrian pathway to account for this work done.

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

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

Asphalt: Repairs - Pedestrian Pathway continued...

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 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

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

Asphalt: Repairs - Pedestrian Pathway continued...

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

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

Asphalt: Sealcoat - Pedestrian Pathway

Asset ID	1010	4,510 Square Feet	@ \$0.27
	Non-Capital	Asset Actual Cost	\$1,217.70
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$1,297.63
Useful Life	5	Assigned Reserves	\$730.62
Replacement Year	2029	Monthly Assessment	<u>\$15.97</u>
Remaining Life	2	Reserve Allocation	\$15.97



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study. Analyst has reset the life of this line item to reflect its present good condition, despite lack of repair expenditure records.

Recent Expenditure History: Unknown

Asset Condition: Good; The surface of the pedestrian path is smooth and appears to have been re-done more recently than noted here. Analyst has not received an expense report for this repair, so the cost remains an estimate. Analyst has tentatively reset the life of the pedestrian pathway to account for this work done.

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.

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

Asphalt: Sealcoat - Pedestrian Pathway continued...

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

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

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

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

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

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

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

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

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

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

Asphalt: Sealcoat - Pedestrian Pathway continued...

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)**

Backflow Device: Common Area - Replacement

Asset ID	1041	Asset Actual Cost	2 Each @ \$1,800.00
Category	Capital	Percent Replacement	\$3,600.00 100%
Placed in Service	Master Association	Future Cost	\$3,960.23
Useful Life	January 2000	Assigned Reserves	\$3,240.00
Replacement Year	30	Monthly Assessment	\$13.53
Remaining Life	2030	Reserve Allocation	\$13.53
	3		

Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Assumed good. Per code, backflow devices are tested annually. Analyst has not received report that the backflow is anything other than functional.

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

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

Backflow Device: Common Area - Replacement continued...

life as presented 2019 on-site reserve study.

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

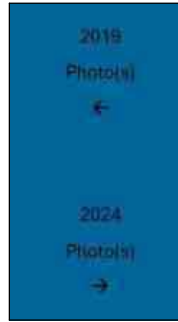
This line item is for the replacement of the backflow device in the common area. Base price is per recent information (not site specific) from BWE Backflow. State statutes require an annual test of the backflow device. Therefore, the asset is assumed to be in good condition.

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

Asset ID	1013	12 Units	@ \$278.00
	Non-Capital	Asset Actual Cost	\$3,336.00
Category	Master Association	Percent Replacement	100%
Placed in Service	April 2026	Future Cost	\$3,554.99
Useful Life	3	Assigned Reserves	\$1,112.00
Replacement Year	2029	Monthly Assessment	\$68.83
Remaining Life	2	Reserve Allocation	\$68.83



Notes for 2027 Off-Site Reserve Study Update:

Client reports expenditure of \$3330.70 in April 2026. Vendor: Showplace Landscape.

Analyst notes that the previous instance of this expense was in 2022 by the same vendor of \$5270.00. Since the duration between instances is roughly 4 years, we have decreased the frequency from 'every 2 years' to 'every 3 years'. This should be updated as expense patterns emerge.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of the existing bark may or may not be in an acceptable enough condition not to require replenishment at this time. The Board is also encouraged to reach out and seek an opinion from the contracted landscaper for a more detailed opinion.

Notes for 2025 On-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset. Analyst recommends funding bark dust from the association's operating budget due to the regular frequency of applications.

Recent Expenditure History: Unknown

Asset Condition: Fair; bark dust is in-place, but partially washed away or otherwise worn in areas.

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

Bark Dust: Replenish - Common Area continued...

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:

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

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

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

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

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

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

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

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

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

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

Bark Dust: Replenish - Common Area continued...

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

Asset ID	1042	4 Each	@ \$735.00
Capital		Asset Actual Cost	\$2,940.00
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$3,913.82
Useful Life	35	Assigned Reserves	<i>none</i>
Replacement Year	2036	Monthly Assessment	<u>\$24.50</u>
Remaining Life	9	Reserve Allocation	<u>\$24.50</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good. Bollards are functional and securely in place.

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

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

Bollards - Replace continued...

life as presented 2020 on-site reserve study.

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

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

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

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

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

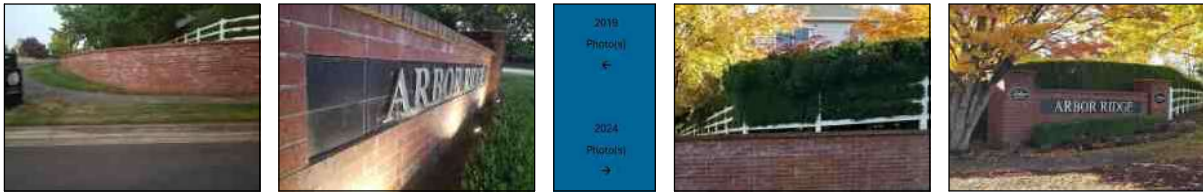
ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, 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 Project	@ \$2,200.00
	Non-Capital	Asset Actual Cost	\$2,200.00
Category	Master Association	Percent Replacement	100%
Placed in Service	May 2021	Future Cost	\$2,928.71
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2036	Monthly Assessment	<u>\$18.34</u>
Remaining Life	9	Reserve Allocation	<u>\$18.34</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

We have adjusted this base price to more closely reflect previous expenditures and one year has been subtracted from the useful remaining life of this asset.

Recent Expenditure History: Monument was last maintained 2022 (See 2022 note below)

Asset Condition: Good. On visual inspection, the masonry appears clean and intact.

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.

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

Brick: Masonry / Repointing & Repairs continued...

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

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

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

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

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

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

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

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 Plants	@ \$43,000.00
Category	Capital	Asset Actual Cost	\$43,000.00
Placed in Service	Master Association	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$48,830.61
Adjustment	25	Assigned Reserves	\$37,266.67
Replacement Year	5	Monthly Assessment	\$162.90
Remaining Life	2031	Reserve Allocation	\$162.90
	4		



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good to Fair, Bridge was visibly in good condition, however the last maintenance on the bridge, to analyst's knowledge, took place in 2017. Analyst recommends a structural inspection of the bridge to ascertain its true remaining life. Please note, based on lifespan, the bridge was originally be due for replacement in 2026 in this study; we do not believe that a full blown replacement is warranted in 2026. We have tentatively scheduled this expense for funding purposes in 2031.

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.

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

Bridge: Wood - Replacement continued...

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 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	@ \$25.20
	Capital	Asset Actual Cost	\$11,723.04
Category	Master Association	Percent Replacement	20%
Placed in Service	March 2026	Future Cost	\$15,606.07
Useful Life	10	Assigned Reserves	<i>none</i>
Replacement Year	2036	Monthly Assessment	<u>\$97.71</u>
Remaining Life	9	Reserve Allocation	<u>\$97.71</u>



Notes for 2027 Off-Site Reserve Study Update:

Cost per Job number #11815, invoice #11815 from Pavement Maintenance, Inc for concrete repair dated 3/26/2026 for \$13,550. It is our assumption that any and all concrete at the property under HOA domain was addressed and maintained at this time. We have therefore reset this line item.

Management reports an additional \$2,784.44 was spent addressing sidewalk repairs in May 2026.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History:

Work Done: Sidewalk Repairs (2024, date unspecified)

Vendor: Charter / KNL Industries

Cost: \$30,461

Scope of work was not specified, but cost and visual inspection indicates all association sidewalks were maintained (common area and private streets). Analyst has reset the life of all pedestrian concrete items to reflect maintenance done.

Asset Condition: Good. Sidewalks presented no obvious hazards and were visibly in good condition.

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

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

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.

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	@ \$34.00
	Capital	Asset Actual Cost	\$381,650.00
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$595,591.17
Useful Life	40	Assigned Reserves	<i>none</i>
Replacement Year	2041	Monthly Assessment	<u>\$2,397.12</u>
Remaining Life	14	Reserve Allocation	<u>\$2,397.12</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History:

Asset Condition: Good; Fence is intact throughout and the paint is in good visible condition.

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.

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

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

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

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

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

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

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

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

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

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	@ \$36.75
	Capital	Asset Actual Cost	\$352,800.00
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$400,638.14
Useful Life	30	Assigned Reserves	\$305,760.00
Replacement Year	2031	Monthly Assessment	<u>\$1,336.52</u>
Remaining Life	4	Reserve Allocation	<u>\$1,336.52</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good to Fair; While the fence is largely intact, analyst was informed by the board that the cost of trimming the arborvitae growing through the fence is currently a major expense, and a new style of fence is being considered to combat this issue. Please note, due to the cost of this asset, a major change such as installing a whole new type of fencing may require passing a supermajority vote by the association.

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

**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...

life as presented in the previous reserve study.

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

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

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

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

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

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

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

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	@ \$0.74
	Capital	Asset Actual Cost	\$7,104.00
Category	Master Association	Percent Replacement	100%
Placed in Service	May 2019	Future Cost	\$7,104.00
Useful Life	3	Assigned Reserves	\$7,104.00
Replacement Year	2027	Monthly Assessment	<u>\$146.78</u>
Remaining Life	0	Reserve Allocation	<u>\$146.78</u>



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect 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.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of this fence may or may not be in an acceptable enough condition not to require a washing at this time. The Board is review the condition of the fence to determine if a cleaning is needed at this time.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good to Fair; While the fence is largely intact, analyst was informed by the board that the cost of trimming the arborvitae growing through the fence is currently a major expense, and a new style of fence is

**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...

being considered to combat this issue. Please note, due to the cost of this asset, a major change such as installing a whole new type of fencing may require passing a supermajority vote by the association.

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 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.

**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...

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	@ \$13,500.00
	Non-Capital	Asset Actual Cost	\$13,500.00
Category	Master Association	Percent Replacement	100%
Placed in Service	August 2026	Future Cost	\$14,386.18
Useful Life	3	Assigned Reserves	\$4,500.00
Replacement Year	2029	Monthly Assessment	<u>\$278.53</u>
Remaining Life	2	Reserve Allocation	<u>\$278.53</u>



Notes for 2027 Off-Site Reserve Study Update:

Analyst has reset the life of this line item to reflect recent work done.

Recent Expenditure History:

Work Done: Irrigation 6/2026

Vendor: Pacific Landscape

Cost: \$2109.00

Work Done: Irrigation 8/2026

Vendor: Pacific Landscape

Cost: \$6935.52

We have increased the anticipated frequency of this expense to 'every 3 years' due to expense patterns, e.g., reported expenses in 2020, 2024 and 2026.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

Analyst has reset the life of this line item to reflect recent work done.

Recent Expenditure History:

Work Done: Irrigation (2024, date unspecified, scope of work unclear)

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

Landscaping: Irrigation continued...

Vendor: Pacific Landscape

Cost: \$11,445

Work Done: Irrigation (2024, date unspecified, scope of work unclear)

Vendor: Pacific Landscape

Cost: \$36,026

Asset Condition: Good; Analyst was informed by board chair that new irrigation systems are intact and functional.

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	@ \$14,000.00
	Non-Capital	Asset Actual Cost	\$14,000.00
Category	Master Association	Percent Replacement	100%
Placed in Service	April 2026	Future Cost	\$15,898.34
Useful Life	5	Assigned Reserves	\$2,800.00
Replacement Year	2031	Monthly Assessment	<u>\$184.51</u>
Remaining Life	4	Reserve Allocation	\$184.51



Notes for 2027 Off-Site Reserve Study Update:

Recent Expenditure History:

Work Done: Plant Replacements (November 2025)

Vendor: Showplace Landscape

Cost: \$1749

Work Done: Plant Replacements (April 2026)

Vendor: Showplace Landscape

Cost: \$3996

Analyst has reset the life of this item to reflect recent work done. However, based on the cost of previous work done, analyst is uncertain if the allowance for this asset is sufficient for future phases of this project. In the event that quotes/estimates are obtained for any arborvitae replacements in the near future, this study should be updated. We have increase the frequency of this expense in order to address the timing of most recent expenses.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

Analyst has reset the life of this item to reflect recent work done. However, based on the cost of previous work

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

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

done, analyst is uncertain if the allowance for this asset is sufficient for future phases of this project. In the event that quotes/estimates are obtained for any arborvitae replacements in the near future, this study should be updated.

Recent Expenditure History:

Work Done: Landscaping/Plant Replacements (2024, date unspecified)

Vendor: Pacific Landscape

Cost: \$112,412

Work Done: Landscaping/Plant Replacements (2024, date unspecified)

Vendor: Pacific Landscape

Cost: \$12,942

Asset Condition: Varies; analyst is not a certified arborist and lacks the qualifications to present a detailed accounting of the conditions of the trees, plants/shrubs. Analyst notes that even with robust plant/shrub maintenance, underlying disease may exist in the plants and/or contaminants in the soil. Analyst was informed by the board chair that the cost of trimming the arborvitae growing through the fence is currently a major expense, and a new style of fence is being considered to combat this issue, perhaps eliminating the arborvitae altogether in targeted locations. Please note, due to the cost of the fence, a major change such as installing a whole new type of fencing may require passing a supermajority vote by the association. It is recommended that the Board consult with a local certified arborist.

Please note, that the Board reports that the arborvitae plants are replaced on an annual basis due to poor irrigation and/or another underlying issue. Expenses that occur annually, regardless of amount or scope should be budgeted in the annual operating budget. The methodology of the reserve study is to amortize the expense over a in order to collect a prorated share of the cost by all owners enjoying features of the common area.

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.

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

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

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

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

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

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

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

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	@ \$650.00
Category	Capital	Asset Actual Cost	\$650.00
Placed in Service	Master Association	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$738.14
Replacement Year	30	Assigned Reserves	\$563.33
Remaining Life	2031	Monthly Assessment	\$2.46
	4	Reserve Allocation	\$2.46



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Assumed functional; Analyst is not qualified to test this equipment, but has received no reports that this asset is anything other than functional.

Notes for 2025 On-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.

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

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

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

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 +/- 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)**

Landscaping: Renovation

Asset ID	1045	1 Project	@ \$26,250.00
	Non-Capital	Asset Actual Cost	\$26,250.00
Category	Master Association	Percent Replacement	100%
Placed in Service	March 2025	Future Cost	\$39,683.17
Useful Life	15	Assigned Reserves	none
Replacement Year	2040	Monthly Assessment	<u>\$172.00</u>
Remaining Life	13	Reserve Allocation	<u>\$172.00</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Client reports that \$25,227 was spent converting and/or eliminating lawn in the common area in March 2025. We have added a \$25,000 line item for landscape renovation to the reserve study every 15 years to address similar expenses in the future.

An additional \$5,289 was spent removing 10' to 15' blackberries and brush in the common area. It is our understanding that this expense was debited from the reserve account. We would encourage the Board and/or management to strategize this expense so that work required does not accumulate to a major expense and require the use of reserve funds. Allowing this type of vegetation to overgrow should be avoided for obvious fire hazards and typically is an element of the contracted annual landscaping budget. It is our recommendation that client considers adding a line item to address this expense in the operating budget in lieu of reserve funds.

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	Asset Actual Cost	6 Each @ \$267.75
Category	Capital	Percent Replacement	\$1,606.50 100%
Placed in Service	Master Association	Future Cost	\$1,606.50
Useful Life	September 2016	Assigned Reserves	\$1,606.50
Adjustment	8	Monthly Assessment	\$14.59
Replacement Year	3	Reserve Allocation	\$14.59
Remaining Life	2027		
	0		



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect 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.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Reported functional, visually appears fair; Analyst did not see the lights operating during the (daytime) site inspection, but has received no reports that this asset is anything other than functional. This asset may or may not warrant replacement at this time. We have postponed this expense to occur in FY 2027 assuming that the lights are functioning at this time as the existing fixtures appear sound and there was no visible moisture visible within the lens of the fixture.

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

Lighting: Fixtures - Monuments - Renovation continued...

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 +/- 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

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

Lighting: Fixtures - Monuments - Renovation continued...

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	@ \$2,900.00
	Capital	Asset Actual Cost	\$17,400.00
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$27,153.90
Useful Life	40	Assigned Reserves	<i>none</i>
Replacement Year	2041	Monthly Assessment	<u>\$109.29</u>
Remaining Life	14	Reserve Allocation	<u>\$109.29</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good to fair. All mailboxes on association property seem to be in good visible condition.

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

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

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

life as presented in the previous reserve study.

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

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

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

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

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

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

This line item is for the gang-cluster 12-letter slot / 2 parcel mailboxes in the common areas. Assets appear to 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	@ \$3,000.00
	Capital	Asset Actual Cost	\$90,000.00
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$140,451.21
Useful Life	40	Assigned Reserves	<i>none</i>
Replacement Year	2041	Monthly Assessment	<u>\$565.28</u>
Remaining Life	14	Reserve Allocation	<u>\$565.28</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good. All mailboxes on association property seem to be in good visible condition.

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

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

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

life as presented in the previous reserve study.

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

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

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

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

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

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

This line item is for the gang-cluster 16-letter slot / 2 parcel mailboxes in the common areas. Assets appear to be in good to fair condition. Asset is similar to Model #afecbul6-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

Asset ID	1029	36 Each	@ \$2,900.00
Category	Capital	Asset Actual Cost	\$3,132.00
Placed in Service	Master Association	Percent Replacement	3%
Useful Life	January 2022	Future Cost	\$3,132.00
Replacement Year	5	Assigned Reserves	\$3,132.00
Remaining Life	2027	Monthly Assessment	\$41.38
	0	Reserve Allocation	\$41.38



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect 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.

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; While the mailboxes seem to be in good structural condition, they did not appear to have been recently cleaned. This asset may or may not warrant maintenance at this time. We have therefore scheduled this project for FY 2027.

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

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

Mailboxes: Clean / Paint / Maintain continued...

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.

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

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

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. 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

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

Mailboxes: Clean / Paint / Maintain continued...

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

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

Signs: Common Area

Asset ID	1031	1 Lump Sum	@ \$760.00
Category	Capital	Asset Actual Cost	\$760.00
Placed in Service	Master Association	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$760.00
Adjustment	10	Assigned Reserves	\$760.00
Replacement Year	15	Monthly Assessment	\$5.88
Remaining Life	2027	Reserve Allocation	\$5.88
	0		



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect 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.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

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.

Notes for 2025 On-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study and analyst has extended the life of this item to reflect its present good condition.

Recent Expenditure History: Unknown

Asset Condition: Good; Signage on association property seemed intact and functional and does not seem to warrant replacement at this time. We have therefore rescheduled this project for FY 2026.

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

Signs: Common Area continued...

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 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

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

Signs: Common Area continued...

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

Asset ID	1032	2 Each	@ \$4,300.00
Capital		Asset Actual Cost	\$8,600.00
Category	Master Association	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$10,081.57
Useful Life	10	Assigned Reserves	\$4,300.00
Replacement Year	2032	Monthly Assessment	\$65.15
Remaining Life	5	Reserve Allocation	\$65.15



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Monument masonry was last maintained in 2022 (See notes for Asset ID#1014 in this study)

Asset Condition: Good; The monument appears to be in good visible condition.

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.

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

Signs: Monument - Clean & Maintain continued...

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

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

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

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

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

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

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

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

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

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 Allowance	@ \$10,000.00
Capital		Asset Actual Cost	\$10,000.00
Category	Master Association	Percent Replacement	100%
Placed in Service	June 2026	Future Cost	\$13,312.31
Useful Life	10	Assigned Reserves	none
Replacement Year	2036	Monthly Assessment	\$83.35
Remaining Life	9	Reserve Allocation	\$83.35



Notes for 2027 Off-Site Reserve Study Update:

Wall inspected by HOA's contracted landscape vendor, Showplace Landscaping. No information provided by client indicates that this is an action item. We have therefore reset this line item. This line item should be updated as expense patterns emerge.

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Good; The retaining wall appears to be functional and in good visible condition.

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

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

Walls: Retaining continued...

life as presented in the previous reserve study.

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

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

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

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

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

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

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	@ \$150.00
	Non-Capital	Asset Actual Cost	\$150.00
Category	Master Association	Percent Replacement	100%
Placed in Service	June 2026	Future Cost	\$154.84
Useful Life	2	Assigned Reserves	\$75.00
Replacement Year	2028	Monthly Assessment	\$4.50
Remaining Life	1	Reserve Allocation	\$4.50



Notes for 2027 Off-Site Reserve Study Update:

Wall inspected by HOA's contracted landscape vendor, Showplace Landscaping. No information provided by client indicates that this is an action item. We have therefore reset this line item. This line item should be updated as expense patterns emerge.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition the wall 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 engineer for a more detailed analysis.

Notes for 2025 On-Site Reserve Study Update:

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

The Board is encouraged to reach out and seek an properly qualified vendor proficient in this specific service and/or craft for a more detailed analysis and to ascertain the true remaining life of the retaining wall.

Analyst encourages the Board and/or Management to solidify the two year frequency of the retaining wall inspection "every 2 years". This may be a valid timeframe, however inspections of this frequency is not typical unless there are ongoing issues with the structure.

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

Walls: Retaining - Inspection continued...

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.

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

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

Walls: Retaining - Inspection continued...

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	\$1,036,727
Assigned Reserves	\$381,562
Fully Funded Reserves	\$709,511

**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	@ \$2.95
	Capital	Asset Actual Cost	\$14,012.50
Category	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$18,070.20
Useful Life	30	Assigned Reserves	<i>none</i>
Adjustment	4	Monthly Assessment	<u>\$127.27</u>
Replacement Year	2035	Reserve Allocation	<u>\$127.27</u>
Remaining Life	8		



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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

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

Asphalt: Overlay - Moon Valley Terrace continued...

life as presented in the previous reserve study.

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

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

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

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

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

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

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	@ \$13.35
	Capital	Asset Actual Cost	\$951.19
Category	Moon Valley Terrace	Percent Replacement	1.5%
Placed in Service	July 2014	Future Cost	\$951.19
Useful Life	5	Assigned Reserves	\$951.19
Replacement Year	2027	Monthly Assessment	<u>\$12.57</u>
Remaining Life	0	Reserve Allocation	\$12.57



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of the roads may or may not be in an acceptable enough condition not to require a repair at this time. The Board is also encouraged to reach out and seek an properly qualified vendor proficient in asphalt roads refurbishment for a more detailed analysis.

Notes for 2025 On-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset. Cost per Dave Goglin @ Pavement Maintenance (not site-specific estimate).

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. To our knowledge, these drives were last seal coated in 2013. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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.

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

Asphalt: Repairs - Moon Valley Terrace continued...

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 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.

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

Asphalt: Repairs - Moon Valley Terrace continued...

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	@ \$0.27
	Non-Capital	Asset Actual Cost	\$1,282.50
Category	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	July 2013	Future Cost	\$1,282.50
Useful Life	5	Assigned Reserves	\$1,282.50
Replacement Year	2027	Monthly Assessment	\$16.94
Remaining Life	0	Reserve Allocation	\$16.94



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of the roads may or may not be in an acceptable enough condition not to require a repair at this time. The Board is also encouraged to reach out and seek an properly qualified vendor proficient in asphalt roads refurbishment for a more detailed analysis.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. There is some intermittent cracking which has not been sealed. To our knowledge, these drives were last seal coated in 2013. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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

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

Asphalt: Sealcoat - Moon Valley Terrace 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. 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 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

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

Asphalt: Sealcoat - Moon Valley Terrace continued...

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	@ \$25.20
	Capital	Asset Actual Cost	\$662.76
Category	Moon Valley Terrace	Percent Replacement	10%
Placed in Service	March 2026	Future Cost	\$940.20
Useful Life	12	Assigned Reserves	<i>none</i>
Replacement Year	2038	Monthly Assessment	<u>\$4.82</u>
Remaining Life	11	Reserve Allocation	<u>\$4.82</u>



Notes for 2027 Off-Site Reserve Study Update:

Cost per Job number #11815, invoice #11815 from Pavement Maintenance, Inc for concrete repair dated 3/26/2026 for \$13,550. It is our assumption that any and all concrete at the property under HOA domain was addressed and maintained at this time. We have therefore reset this line item.

Management reports an additional \$2,784.44 was spent addressing sidewalk repairs in May 2026.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History:

Work Done: Sidewalk Repairs (2024, date unspecified)

Vendor: Charter / KNL Industries

Cost: \$30,461

Scope of work was not specified, but cost indicates all association sidewalks were maintained (common area and private streets). Analyst has reset the life of all pedestrian concrete items to reflect maintenance done.

Asset Condition: Good. Sidewalks presented no obvious hazards and were visibly in good condition.

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

Concrete: Curbs & Gutters: Moon Valley Terrace continued...

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.

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	@ \$25.20
Category	Capital	Asset Actual Cost	\$5,302.08
Placed in Service	Moon Valley Terrace	Percent Replacement	20%
Useful Life	March 2026	Future Cost	\$7,058.29
Replacement Year	10	Assigned Reserves	<i>none</i>
Remaining Life	2036	Monthly Assessment	<u>\$44.19</u>
	9	Reserve Allocation	<u>\$44.19</u>



Notes for 2027 Off-Site Reserve Study Update:

Cost per Job number #11815, invoice #11815 from Pavement Maintenance, Inc for concrete repair dated 3/26/2026 for \$13,550. It is our assumption that any and all concrete at the property under HOA domain was addressed and maintained at this time. We have therefore reset this line item.

Management reports an additional \$2,784.44 was spent addressing sidewalk repairs in May 2026.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History:

Work Done: Sidewalk Repairs (2024, date unspecified)

Vendor: Charter / KNL Industries

Cost: \$30,461

Scope of work was not specified, but cost and visual inspection indicates all association sidewalks were maintained (common area and private streets). Analyst has reset the life of all pedestrian concrete items to reflect maintenance done.

Asset Condition: Good. Sidewalks presented no obvious hazards and were visibly in good condition.

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

Concrete: Flatwork - Sidewalks - Moon Valley Terrace continued...

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.

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 Allowance	@ \$2,100.00
	Capital	Asset Actual Cost	\$2,100.00
Category	Moon Valley Terrace	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$2,384.75
Useful Life	30	Assigned Reserves	\$1,820.00
Replacement Year	2031	Monthly Assessment	<u>\$7.96</u>
Remaining Life	4	Reserve Allocation	<u>\$7.96</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Unknown; The condition of underground assets is beyond the scope of this study. This line item is to fund the periodic inspection of said assets.

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.

**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...

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

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

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

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

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

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

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

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

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

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

**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...

Standards.

However, this line item concentrates on approaching these assets with the aid of a technician hired by the Association from an inspection standpoint every 8-10 years (funded in the reserve study) and addressing areas of concern when they are discovered and identified. Analyst submits that it is not within the reserve analyst's scope of work (or ability) to locate and identify any deficiencies for utilities. Additionally, inclusion of this component appears to violate the terms set forth in the National Reserve Study Standards based on the definition above.

The law requires that the reserve study be updated each and every year. This paradigm creates a situation where the report is a living / breathing document and as any utility deficiencies are found by a certified inspector (through these cyclical inspections) to be on the 30-year horizon, they can be chronicled and properly addressed, and new line items can be added to these reserve studies to properly address areas of concerns.

As mentioned before, underground utility failures are often sporadic in nature and fail tests #2 and #3 of the reserve study standards. However, scheduling an inspection every 25-30 years to examine underground utilities would be considered a cyclical occurrence/expense and therefore is a candidate for funding in the reserve study report. Additionally, if any deficiencies of these components are discovered, the repairs can be properly prioritized and added to subsequent reserve study reports on an as-needed basis.

The Association is hereby encouraged to obtain estimates for underground utility inspections in order to determine if this level of funding is sufficient to address the needs of the community.

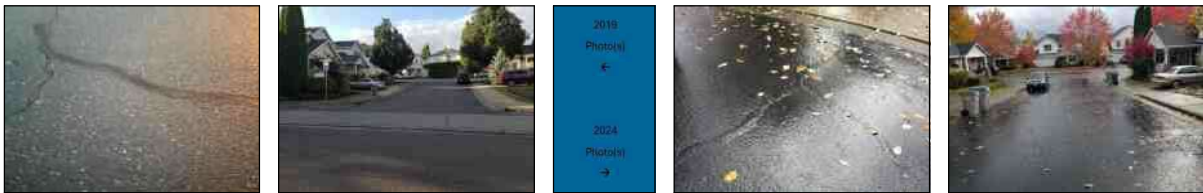
**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Moon Valley Terrace - Total Current Cost	\$24,311
Assigned Reserves	\$4,054
Fully Funded Reserves	\$15,355

**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	@ \$2.95
Capital		Asset Actual Cost	\$15,118.75
Category	Silver Creek Place	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$19,496.80
Useful Life	30	Assigned Reserves	<i>none</i>
Adjustment	4	Monthly Assessment	<u>\$137.32</u>
Replacement Year	2035	Reserve Allocation	<u>\$137.32</u>
Remaining Life	8		



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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

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

Asphalt: Overlay - Silver Creek Place continued...

life as presented in the previous reserve study.

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

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

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

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

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

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age. The component has been moved to align with the seal coat cycle in FY 2034.

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.

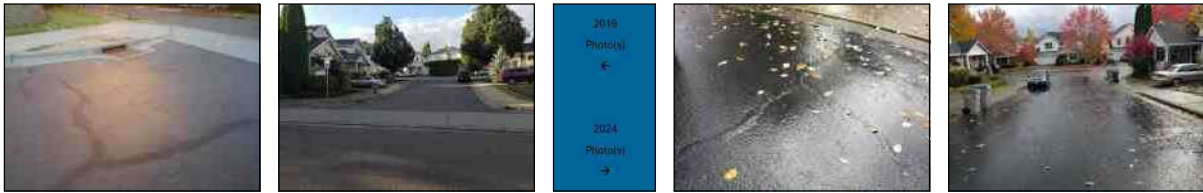
Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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	@ \$13.35
Category	Capital	Asset Actual Cost	\$1,079.35
Placed in Service	Silver Creek Place	Percent Replacement	1.5%
Useful Life	January 2014	Future Cost	\$1,079.35
Replacement Year	5	Assigned Reserves	\$1,079.35
Remaining Life	2027	Monthly Assessment	\$14.26
	0	Reserve Allocation	\$14.26



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of the roads may or may not be in an acceptable enough condition not to require a repair at this time. The Board is also encouraged to reach out and seek an properly qualified vendor proficient in asphalt roads refurbishment for a more detailed analysis.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. There is some cracking which has already been repaired. To our knowledge, these drives were last seal coated in 2013. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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

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

Asphalt: Repairs - Silver Creek Place continued...

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 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.

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

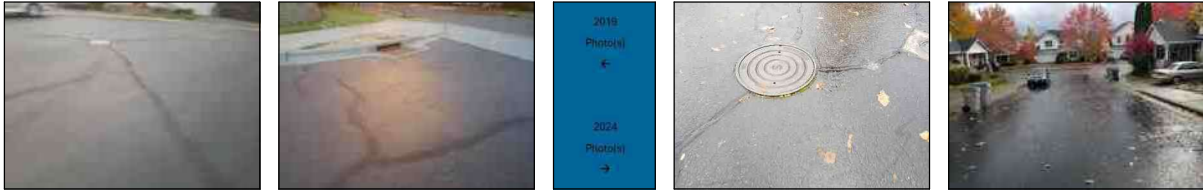
Asphalt: Repairs - Silver Creek Place continued...

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	@ \$0.27
	Non-Capital	Asset Actual Cost	\$1,455.30
Category	Silver Creek Place	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$1,455.30
Useful Life	5	Assigned Reserves	\$1,455.30
Replacement Year	2027	Monthly Assessment	\$19.23
Remaining Life	0	Reserve Allocation	\$19.23



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of the roads may or may not be in an acceptable enough condition not to require a repair at this time. The Board is also encouraged to reach out and seek an properly qualified vendor proficient in asphalt roads refurbishment for a more detailed analysis.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. To our knowledge, these drives were last seal coated in 2013. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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

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

Asphalt: Sealcoat - Silver Creek Place continued...

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 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.

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

Asphalt: Sealcoat - Silver Creek Place continued...

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	@ \$25.20
	Non-Capital	Asset Actual Cost	\$819.00
Category	Silver Creek Place	Percent Replacement	10%
Placed in Service	March 2026	Future Cost	\$1,161.85
Useful Life	12	Assigned Reserves	<i>none</i>
Replacement Year	2038	Monthly Assessment	<u>\$5.95</u>
Remaining Life	11	Reserve Allocation	<u>\$5.95</u>



Notes for 2027 Off-Site Reserve Study Update:

Cost per Job number #11815, invoice #11815 from Pavement Maintenance, Inc for concrete repair dated 3/26/2026 for \$13,550. It is our assumption that any and all concrete at the property under HOA domain was addressed and maintained at this time. We have therefore reset this line item.

Management reports an additional \$2,784.44 was spent addressing sidewalk repairs in May 2026.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History:

Work Done: Sidewalk Repairs (2024, date unspecified)

Vendor: Charter / KNL Industries

Cost: \$30,461

Scope of work was not specified, but cost and visual inspection indicates all association sidewalks were maintained (common area and private streets). Analyst has reset the life of all pedestrian concrete items to reflect maintenance done.

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

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

Asset Condition: Good. Sidewalks presented no obvious hazards and were visibly in good condition.

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.

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,

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

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

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

Asset ID	1018	1,300 Square Feet	@ \$25.20
Category	Capital	Asset Actual Cost	\$6,552.00
Placed in Service	Silver Creek Place	Percent Replacement	20%
Useful Life	March 2026	Future Cost	\$8,722.22
Replacement Year	10	Assigned Reserves	<i>none</i>
Remaining Life	2036	Monthly Assessment	<u>\$54.61</u>
	9	Reserve Allocation	\$54.61



Notes for 2027 Off-Site Reserve Study Update:

Cost per Job number #11815, invoice #11815 from Pavement Maintenance, Inc for concrete repair dated 3/26/2026 for \$13,550. It is our assumption that any and all concrete at the property under HOA domain was addressed and maintained at this time. We have therefore reset this line item.

Management reports an additional \$2,784.44 was spent addressing sidewalk repairs in May 2026.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History:

Work Done: Sidewalk Repairs (2024, date unspecified)

Vendor: Charter / KNL Industries

Cost: \$30,461

Scope of work was not specified, but cost and visual inspection indicates all association sidewalks were maintained (common area and private streets). Analyst has reset the life of all pedestrian concrete items to reflect maintenance done.

Asset Condition: Good. Sidewalks presented no obvious hazards and were visibly in good condition.

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

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

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.

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,

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

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

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 [Removed]

Asset ID	1027	1 Total	@ \$1,260.00
Category	Capital	Asset Actual Cost	\$1,260.00
Placed in Service	Silver Creek Place	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$1,260.00
Replacement Year	25	Assigned Reserves	\$1,260.00
Remaining Life	2027	Monthly Assessment	<u>\$6.29</u>
	0	Reserve Allocation	<u>\$6.29</u>



Notes for 2026 Off-Site Reserve Study Update:

This line item is not funded per the note below.

Notes for 2025 On-Site Reserve Study Update:

Per board chair, the streetlights on association private streets are owned by PGE. This item has been removed.

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.

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

Lighting: Fixture - Silver Creek Place - Street Light [Removed] 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.

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 - [Removed]

Asset ID	1028	1 Total	@ \$630.00
Category	Capital	Asset Actual Cost	\$630.00
Placed in Service	Silver Creek Place	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$715.42
Replacement Year	30	Assigned Reserves	\$546.00
Remaining Life	2031	Monthly Assessment	<u>\$2.39</u>
	4	Reserve Allocation	\$2.39



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

Per board chair, the streetlights on association private streets are owned by PGE. This item has been removed.

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.

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

Lighting: Power Box - Silver Creek Place - [Removed] continued...

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

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

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

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

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

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	@ \$2,100.00
Category	Capital	Asset Actual Cost	\$2,100.00
Placed in Service	Silver Creek Place	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$2,384.75
Replacement Year	30	Assigned Reserves	\$1,820.00
Remaining Life	2031	Monthly Assessment	<u>\$7.96</u>
	4	Reserve Allocation	<u>\$7.96</u>



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Unknown; The condition of underground assets is beyond the scope of this study. This line item is to fund the periodic inspection of said assets.

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.

**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...

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

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

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

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

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

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

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

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

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

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

**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...

Standards.

However, this line item concentrates on approaching these assets with the aid of a technician hired by the Association from an inspection standpoint every 8-10 years (funded in the reserve study) and addressing areas of concern when they are discovered and identified. Analyst submits that it is not within the reserve analyst's scope of work (or ability) to locate and identify any deficiencies for utilities. Additionally, inclusion of this component appears to violate the terms set forth in the National Reserve Study Standards based on the definition above.

The law requires that the reserve study be updated each and every year. This paradigm creates a situation where the report is a living / breathing document and as any utility deficiencies are found by a certified inspector (through these cyclical inspections) to be on the 30-year horizon, they can be chronicled and properly addressed, and new line items can be added to these reserve studies to properly address areas of concerns.

As mentioned before, underground utility failures are often sporadic in nature and fail tests #2 and #3 of the reserve study standards. However, scheduling an inspection every 25-30 years to examine underground utilities would be considered a cyclical occurrence/expense and therefore is a candidate for funding in the reserve study report. Additionally, if any deficiencies of these components are discovered, the repairs can be properly prioritized and added to subsequent reserve study reports on an as-needed basis.

The Association is hereby encouraged to obtain estimates for underground utility inspections in order to determine if this level of funding is sufficient to address the needs of the community.

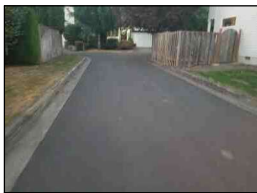
**Arbor Ridge P.U.D. Homeowners Association - Master
Detail Report by Category (Dollar Defined Threshold Funding Model)**

Silver Creek Place - Total Current Cost	\$29,014
Assigned Reserves	\$6,161
Fully Funded Reserves	\$18,445

**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	@ \$2.95
Category	Capital	Asset Actual Cost	\$4,103.45
Placed in Service	Tatum Ranch Place	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$5,291.72
Adjustment	30	Assigned Reserves	\$2,927.55
Replacement Year	4	Monthly Assessment	\$16.65
Remaining Life	2035	Reserve Allocation	\$16.65
	8		



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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

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

Asphalt: Overlay - Tatum Ranch Place continued...

life as presented in the previous reserve study.

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

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

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

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

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

We have increased the component base cost for inflation. We have subtracted one year from the remaining useful life as presented in the 2017 on-site reserve study by Reserve Studies by Reserve Funding published June 29, 2016. Quantity presented in the 2017 reserve study by Reserve Studies by Reserve Funding appears to be accurate +/- 10% based on our visual observation. Component appears to be wearing as expected based on the assets chronological age. The component has been moved to align with the seal coat cycle in FY 2034.

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.

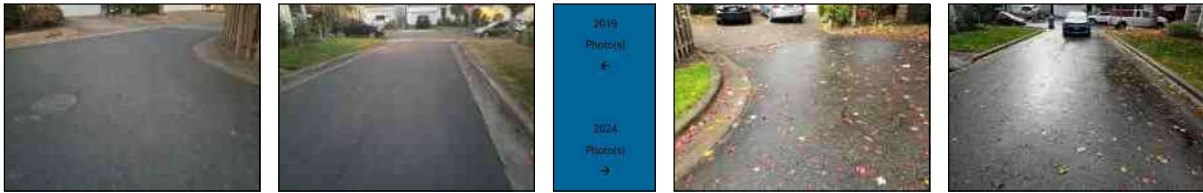
ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projections need to be revised, ReserveStudyUpdate.com, 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	@ \$13.35
Category	Capital	Asset Actual Cost	\$278.55
Placed in Service	Tatum Ranch Place	Percent Replacement	1.5%
Useful Life	July 2014	Future Cost	\$278.55
Replacement Year	5	Assigned Reserves	\$278.55
Remaining Life	2027	Monthly Assessment	\$3.68
	0	Reserve Allocation	\$3.68



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of the roads may or may not be in an acceptable enough condition not to require a repair at this time. The Board is also encouraged to reach out and seek an properly qualified vendor proficient in asphalt roads refurbishment for a more detailed analysis.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. There is some intermittent cracking which has been sealed, and some small cracks emerging which have not been sealed. To our knowledge, these drives were last seal coated in 2013. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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

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

Asphalt: Repairs - Tatum Ranch Place continued...

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 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.

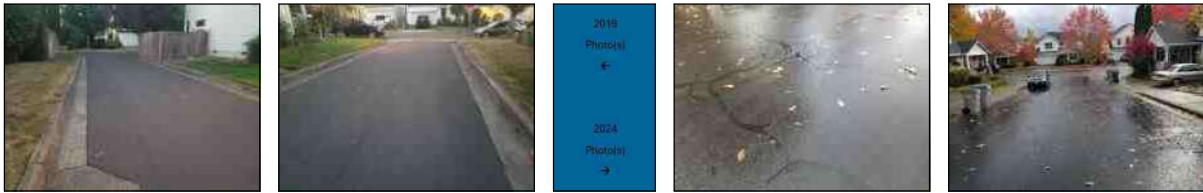
Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied.

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	@ \$0.27
	Non-Capital	Asset Actual Cost	\$375.57
Category	Tatum Ranch Place	Percent Replacement	100%
Placed in Service	September 2013	Future Cost	\$375.57
Useful Life	5	Assigned Reserves	\$375.57
Replacement Year	2027	Monthly Assessment	\$4.96
Remaining Life	0	Reserve Allocation	\$4.96



Notes for 2027 Off-Site Reserve Study Update:

We have adjusted this base price to reflect inflation since the previous reserve study.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Analyst notes that the condition of the roads may or may not be in an acceptable enough condition not to require a repair at this time. The Board is also encouraged to reach out and seek an properly qualified vendor proficient in asphalt roads refurbishment for a more detailed analysis.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Fair; Road surface on association private drives is aging as expected. There is some cracking that has been intermittently sealed. To our knowledge, these drives were last seal coated in 2013. Based on lifespan information from various seal coat vendors, Analyst recommends seal coating association private drives as an action item in FY 2025.

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.

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

Asphalt: Sealcoat - Tatum Ranch Place continued...

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 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

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

Asphalt: Sealcoat - Tatum Ranch Place continued...

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	@ \$25.20
Category	Capital	Asset Actual Cost	\$569.52
Placed in Service	Tatum Ranch Place	Percent Replacement	10%
Useful Life	March 2026	Future Cost	\$807.93
Replacement Year	12	Assigned Reserves	<i>none</i>
Remaining Life	2038	Monthly Assessment	<u>\$4.14</u>
	11	Reserve Allocation	<u>\$4.14</u>



Notes for 2027 Off-Site Reserve Study Update:

Cost per Job number #11815, invoice #11815 from Pavement Maintenance, Inc for concrete repair dated 3/26/2026 for \$13,550. It is our assumption that any and all concrete at the property under HOA domain was addressed and maintained at this time. We have therefore reset this line item.

Management reports an additional \$2,784.44 was spent addressing sidewalk repairs in May 2026.

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History:

Work Done: Sidewalk Repairs (2024, date unspecified)

Vendor: Charter / KNL Industries

Cost: \$30,461

Scope of work was not specified, but cost and visual inspection indicates all association sidewalks were maintained (common area and private streets). Analyst has reset the life of all pedestrian concrete items to reflect maintenance done.

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

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

Asset Condition: Good. Sidewalks presented no obvious hazards and were visibly in good condition.

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. 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,

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

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

operational contingency or reserve contingency.

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

Storm Drains / Underground Inspection: Tatum Ranch Place

Asset ID	1035	1 Total	@ \$2,100.00
Category	Capital	Asset Actual Cost	\$2,100.00
Placed in Service	Tatum Ranch Place	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$2,384.75
Replacement Year	30	Assigned Reserves	\$1,820.00
Remaining Life	2031	Monthly Assessment	\$7.96
	4	Reserve Allocation	\$7.96



Notes for 2027 Off-Site Reserve Study Update:

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

Notes for 2026 Off-Site Reserve Study Update:

Due to of a significant increase in inflation and the aging of the asset, we have raised the base price and reduced its projected useful life by one year.

Notes for 2025 On-Site Reserve Study Update:

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

Recent Expenditure History: Unknown

Asset Condition: Unknown; The condition of underground assets is beyond the scope of this study. This line item is to fund the periodic inspection of said assets.

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.

**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...

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

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

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

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

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

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

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

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

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

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

**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...

Standards.

However, this line item concentrates on approaching these assets with the aid of a technician hired by the Association from an inspection standpoint every 8-10 years (funded in the reserve study) and addressing areas of concern when they are discovered and identified. Analyst submits that it is not within the reserve analyst's scope of work (or ability) to locate and identify any deficiencies for utilities. Additionally, inclusion of this component appears to violate the terms set forth in the National Reserve Study Standards based on the definition above.

The law requires that the reserve study be updated each and every year. This paradigm creates a situation where the report is a living / breathing document and as any utility deficiencies are found by a certified inspector (through these cyclical inspections) to be on the 30-year horizon, they can be chronicled and properly addressed, and new line items can be added to these reserve studies to properly address areas of concerns.

As mentioned before, underground utility failures are often sporadic in nature and fail tests #2 and #3 of the reserve study standards. However, scheduling an inspection every 25-30 years to examine underground utilities would be considered a cyclical occurrence/expense and therefore is a candidate for funding in the reserve study report. Additionally, if any deficiencies of these components are discovered, the repairs can be properly prioritized and added to subsequent reserve study reports on an as-needed basis.

The Association is hereby encouraged to obtain estimates for underground utility inspections in order to determine if this level of funding is sufficient to address the needs of the community.

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

Tatum Ranch Place - Total Current Cost	\$7,427
Assigned Reserves	\$5,402
Fully Funded Reserves	\$5,660

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

Asset ID	Description	Replacement	Page
1036	Arborist / Tree Work	2034	2-41
1001	Asphalt: Overlay - Moon Valley Terrace	2035	2-102
1003	Asphalt: Overlay - Pedestrian Pathway	2054	2-44
1004	Asphalt: Overlay - Silver Creek Place	2035	2-118
1002	Asphalt: Overlay - Tatum Ranch Place	2035	2-140
1006	Asphalt: Repairs - Moon Valley Terrace	2027	2-104
1005	Asphalt: Repairs - Pedestrian Pathway	2029	2-47
1007	Asphalt: Repairs - Silver Creek Place	2027	2-120
1008	Asphalt: Repairs - Tatum Ranch Place	2027	2-142
1009	Asphalt: Sealcoat - Moon Valley Terrace	2027	2-107
1010	Asphalt: Sealcoat - Pedestrian Pathway	2029	2-50
1011	Asphalt: Sealcoat - Silver Creek Place	2027	2-123
1012	Asphalt: Sealcoat - Tatum Ranch Place	2027	2-144
1041	Backflow Device: Common Area - Replacement	2030	2-53
1013	Bark Dust: Replenish - Common Area	2029	2-55
1042	Bollards - Replace	2036	2-58
1014	Brick: Masonry / Repointing & Repairs	2036	2-60
1015	Bridge: Wood - Replacement	2031	2-62
1019	Concrete: Curbs & Gutters: Moon Valley Terrace	2038	2-110
1020	Concrete: Curbs & Gutters: Silver Creek Place	2038	2-126
1021	Concrete: Curbs & Gutters: Tatum Ranch Place	2038	2-147
1016	Concrete: Flatwork - Sidewalks - Common Area	2036	2-64
1017	Concrete: Flatwork - Sidewalks - Moon Valley Terrace	2036	2-112
1018	Concrete: Flatwork - Sidewalks - Silver Creek Place	2036	2-129
1022	Fence: Chain Link - Power Coat - Replace	2041	2-66
1023	Fence: Vinyl - 3 Rail Horse Fence - Replace	2031	2-68
1024	Fence: Vinyl - Wash - 3 Rail Horse Fence	2027	2-70
1044	Landscaping: Irrigation	2029	2-73
1025	Landscaping: Plants & Arborvitae - Phased Replacements	2031	2-75
1040	Landscaping: Power Box - Monument - Replace	2031	2-78

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

Asset ID	Description	Replacement	Page
1045	Landscaping: Renovation	2040	2-80
1027	Lighting: Fixture - Silver Creek Place - Street Light [Removed]	2027	2-132
1026	Lighting: Fixtures - Monuments - Renovation	2027	2-81
1028	Lighting: Power Box - Silver Creek Place - [Removed]	2031	2-134
1039	Mailboxes: 12 Letter / 1 Package - Replace	2041	2-84
1030	Mailboxes: 16 Letter / 2 Package - Replace	2041	2-86
1029	Mailboxes: Clean / Paint / Maintain	2027	2-88
1031	Signs: Common Area	2027	2-91
1032	Signs: Monument - Clean & Maintain	2032	2-94
1033	Storm Drains / Underground Inspection: Moon Valley Terrace	2031	2-114
1034	Storm Drains / Underground Inspection: Silver Creek Place	2031	2-136
1035	Storm Drains / Underground Inspection: Tatum Ranch Place	2031	2-150
1037	Walls: Retaining	2036	2-96
1038	Walls: Retaining - Inspection	2028	2-98
	Total Funded Assets	44	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	44	

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

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Arborist / Tree Work								33,604		
Asphalt: Overlay - Moon Valley Terrace								18,070		
Asphalt: Overlay - Pedestrian Pathway									19,497	
Asphalt: Overlay - Silver Creek Place									5,292	
Asphalt: Overlay - Tatum Ranch Place										
Asphalt: Repairs - Moon Valley Terrace	951					1,115		1,128		
Asphalt: Repairs - Pedestrian Pathway			962							
Asphalt: Repairs - Silver Creek Place	1,079					1,265				
Asphalt: Repairs - Tatum Ranch Place	279					327				
Asphalt: Sealcoat - Moon Valley Terrace	1,282					1,503				
Asphalt: Sealcoat - Pedestrian Pathway			1,298					1,521		
Asphalt: Sealcoat - Silver Creek Place	1,455					1,706				
Asphalt: Sealcoat - Tatum Ranch Place	376					440				
Backflow Device: Common Area - Replacement				3,960						
Bark Dust: Replenish - Common Area			3,555			3,911			4,302	
Bollards - Replace										3,914
Brick: Masonry / Repointing & Repairs					48,831					2,929
Bridge: Wood - Replacement										
Concrete: Curbs & Gutters: Moon Valley Terrace										
Concrete: Curbs & Gutters: Silver Creek Place										
Concrete: Curbs & Gutters: Tatum Ranch Place										
Concrete: Flatwork - Sidewalks - Common Area										15,606
Concrete: Flatwork - Sidewalks - Moon Valley Terrace										7,058
										8,722
Concrete: Flatwork - Sidewalks - Silver Creek Place										
Fence: Chain Link - Power Coat - Replace										
Fence: Vinyl - 3 Rail Horse Fence - Replace					400,638					
Fence: Vinyl - Wash - 3 Rail Horse Fence	7,104			7,815			8,597			9,457
Landscaping: Irrigation			14,386			15,826			17,409	
Landscaping: Plants & Arborvitae - Phased Replacements										
					15,898					18,637
Landscaping: Power Box - Monument - Replace					738					
Landscaping: Renovation										
Lighting: Fixture - Silver Creek Place - Street Light [Removed]										
Lighting: Fixtures - Monuments - Renovation									2,072	

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

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Lighting: Power Box - Silver Creek Place - [Removed]					715					
Mailboxes: 12 Letter / 1 Package - Replace										
Mailboxes: 16 Letter / 2 Package - Replace										
Mailboxes: Clean / Paint / Maintain	3,132					3,672				
Signs: Common Area	760									
Signs: Monument - Clean & Maintain						10,082				
Storm Drains / Underground Inspection: Moon Valley Terrace										
					2,385					
Storm Drains / Underground Inspection: Silver Creek Place										
					2,385					
Storm Drains / Underground Inspection: Tatum Ranch Place										
					2,385					
Walls: Retaining										13,312
Walls: Retaining - Inspection	155			165		176		187		200
Year Total:	19,285	155	20,201	11,940	473,975	40,022	8,597	36,441	66,642	79,835

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

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Arborist / Tree Work								46,180		
Asphalt: Overlay - Moon Valley Terrace										
Asphalt: Overlay - Pedestrian Pathway										
Asphalt: Overlay - Silver Creek Place										
Asphalt: Overlay - Tatum Ranch Place										
Asphalt: Repairs - Moon Valley Terrace	1,307					1,532				
Asphalt: Repairs - Pedestrian Pathway			1,323					1,550		
Asphalt: Repairs - Silver Creek Place	1,483					1,739				
Asphalt: Repairs - Tatum Ranch Place	383					449				
Asphalt: Sealcoat - Moon Valley Terrace	1,762					2,066				
Asphalt: Sealcoat - Pedestrian Pathway			1,783					2,090		
Asphalt: Sealcoat - Silver Creek Place	2,000					2,344				
Asphalt: Sealcoat - Tatum Ranch Place	516					605				
Backflow Device: Common Area - Replacement										
Bark Dust: Replenish - Common Area		4,733			5,206			5,727		
Bollards - Replace										
Brick: Masonry / Repointing & Repairs										
Bridge: Wood - Replacement										
Concrete: Curbs & Gutters: Moon Valley Terrace		940								
Concrete: Curbs & Gutters: Silver Creek Place		1,162								
Concrete: Curbs & Gutters: Tatum Ranch Place		808								21,446
Concrete: Flatwork - Sidewalks - Common Area										9,700
Concrete: Flatwork - Sidewalks - Moon Valley Terrace										11,986
Concrete: Flatwork - Sidewalks - Silver Creek Place					595,591					
Fence: Chain Link - Power Coat - Replace										
Fence: Vinyl - 3 Rail Horse Fence - Replace										
Fence: Vinyl - Wash - 3 Rail Horse Fence		19,151	10,403		21,068	11,444		23,176	12,590	
Landscaping: Irrigation										
Landscaping: Plants & Arborvitae - Phased Replacements					21,848					25,612
Landscaping: Power Box - Monument - Replace										
Landscaping: Renovation				39,683						
Lighting: Fixture - Silver Creek Place - Street Light [Removed]										
Lighting: Fixtures - Monuments - Renovation							2,672			

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

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Lighting: Power Box - Silver Creek Place - [Removed]										
Mailboxes: 12 Letter / 1 Package - Replace					27,154					
Mailboxes: 16 Letter / 2 Package - Replace				140,451						
Mailboxes: Clean / Paint / Maintain	4,304					5,046				
Signs: Common Area	1,044									
Signs: Monument - Clean & Maintain						13,854				
Storm Drains / Underground Inspection: Moon Valley Terrace										
Storm Drains / Underground Inspection: Silver Creek Place										
Storm Drains / Underground Inspection: Tatum Ranch Place										
Walls: Retaining										18,294
Walls: Retaining - Inspection		213		227		242		258		274
Year Total:	12,800	27,007	13,509	39,910	811,318	39,321	2,672	78,981	12,590	87,313

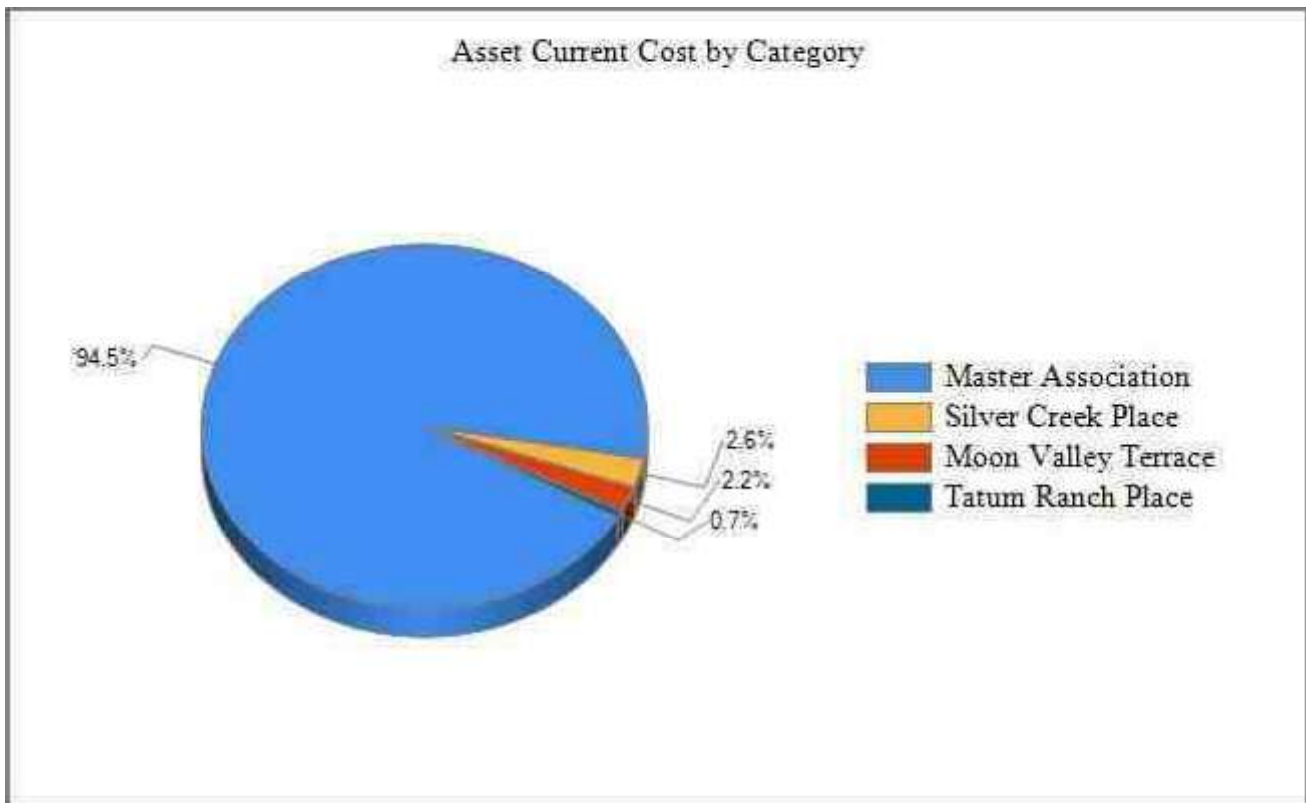
**Arbor Ridge P.U.D. Homeowners Association - Master
Spread Sheet**

Description	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Arborist / Tree Work								63,462		
Asphalt: Overlay - Moon Valley Terrace										
Asphalt: Overlay - Pedestrian Pathway								31,388		
Asphalt: Overlay - Silver Creek Place										
Asphalt: Overlay - Tatum Ranch Place										
Asphalt: Repairs - Moon Valley Terrace	1,796					2,106				
Asphalt: Repairs - Pedestrian Pathway			1,818							
Asphalt: Repairs - Silver Creek Place	2,038					2,390				
Asphalt: Repairs - Tatum Ranch Place	526					617				
Asphalt: Sealcoat - Moon Valley Terrace	2,422					2,839				
Asphalt: Sealcoat - Pedestrian Pathway			2,451					2,873		
Asphalt: Sealcoat - Silver Creek Place	2,748					3,222				
Asphalt: Sealcoat - Tatum Ranch Place	709					831				
Backflow Device: Common Area - Replacement										
Bark Dust: Replenish - Common Area	6,300			6,930			7,624			8,387
Bollards - Replace										
Brick: Masonry / Repointing & Repairs					4,718					
Bridge: Wood - Replacement										108,104
Concrete: Curbs & Gutters: Moon Valley Terrace				1,377						
Concrete: Curbs & Gutters: Silver Creek Place				1,701						
Concrete: Curbs & Gutters: Tatum Ranch Place				1,183						
Concrete: Flatwork - Sidewalks - Common Area										29,472
Concrete: Flatwork - Sidewalks - Moon Valley Terrace										
Concrete: Flatwork - Sidewalks - Silver Creek Place										13,330
Fence: Chain Link - Power Coat - Replace										16,472
Fence: Vinyl - 3 Rail Horse Fence - Replace										
Fence: Vinyl - Wash - 3 Rail Horse Fence		13,849			15,235			16,760		
Landscaping: Irrigation	25,495			28,046			30,852			33,940
Landscaping: Plants & Arborvitae - Phased Replacements					30,024					35,197
Landscaping: Power Box - Monument - Replace									63,929	
Landscaping: Renovation										
Lighting: Fixture - Silver Creek Place - Street Light [Removed]						2,789				
Lighting: Fixtures - Monuments - Renovation					3,445					

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

Description	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Lighting: Power Box - Silver Creek Place - [Removed]										
Mailboxes: 12 Letter / 1 Package - Replace										
Mailboxes: 16 Letter / 2 Package - Replace										
Mailboxes: Clean / Paint / Maintain	5,915					6,934				
Signs: Common Area	1,435									
Signs: Monument - Clean & Maintain						19,039				
Storm Drains / Underground Inspection: Moon Valley Terrace										
Storm Drains / Underground Inspection: Silver Creek Place										
Storm Drains / Underground Inspection: Tatum Ranch Place										
Walls: Retaining										25,140
Walls: Retaining - Inspection		292		312		332		354		377
Year Total:	49,385	14,142	4,268	39,550	53,423	41,099	38,476	114,836	63,929	270,418

**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 WITH ANNUAL INFLATION ADJUSTMENT: EXECUTIVE SUMMARY

SCENARIO OVERVIEW

The following page presents an exploratory scenario where the reported present-day annual contribution is simply applied and adjusted each year to compensate for 3.23% 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, 2027 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 1.02 (1 of 2).

Arbor Ridge P.U.D. Homeowners Association - Master
Appendix - Contribution Scenario with Inflation: Projection

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Beginning Balance: \$397,178

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2027	1,097,479	58,710		19,285	436,603	804,446	54%
2028	1,132,928	60,606		155	497,055	883,115	56%
2029	1,169,522	62,564		20,201	539,417	945,338	57%
2030	1,207,297	64,585		11,940	592,062	1,019,861	58%
2031	1,246,293	66,671		473,975	184,758	621,987	30%
2032	1,286,548	68,824		40,022	213,560	661,120	32%
2033	1,328,104	71,047		8,597	276,011	735,906	38%
2034	1,371,001	73,342		36,441	312,912	786,378	40%
2035	1,415,285	75,711		66,642	321,981	809,554	40%
2036	1,460,998	78,157		79,835	320,302	822,009	39%
2037	1,508,189	80,681		12,800	388,183	906,287	43%
2038	1,556,903	83,287		27,007	444,463	980,913	45%
2039	1,607,191	85,977		13,509	516,931	1,074,248	48%
2040	1,659,103	88,754		39,910	565,776	1,145,787	49%
2041	1,712,692	91,621		811,318	-153,921	425,832	
2042	1,768,012	94,580		39,321	-98,662	482,157	
2043	1,825,119	97,635		2,672	-3,699	580,820	
2044	1,884,070	100,789		78,981	18,109	606,669	3%
2045	1,944,926	104,044		12,590	109,564	704,752	16%
2046	2,007,747	107,405		87,313	129,656	731,821	18%
2047	2,072,597	110,874		49,385	191,145	801,967	24%
2048	2,139,542	114,455		14,142	291,459	913,909	32%
2049	2,208,649	118,152		4,268	405,343	1,042,910	39%
2050	2,279,989	121,969		39,550	487,763	1,142,626	43%
2051	2,353,632	125,908		53,423	560,248	1,234,892	45%
2052	2,429,655	129,975		41,099	649,125	1,346,430	48%
2053	2,508,132	134,173		38,476	744,822	1,467,962	51%
2054	2,589,145	138,507		114,836	768,493	1,518,398	51%
2055	2,672,774	142,981		63,929	847,545	1,626,940	52%
2056	2,759,105	147,599		270,418	724,727	1,529,884	47%

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, 2027 is misuse of the product and potentially a violation of applicable law(s).

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Report Version 1.02 (1 of 2).

Arbor Ridge P.U.D. Homeowners Association - Master
Appendix - Contribution Scenario without Inflation: Projection

Report Date July 13, 2026
Beginning Fiscal Year January 01, 2027
Account Number 1215a

Version Number 1.02 (1 of 2)

Beginning Balance: \$397,178

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2027	1,097,479	58,710		19,285	436,603	804,446	54%
2028	1,132,928	58,710		155	495,158	883,115	56%
2029	1,169,522	58,710		20,201	533,667	945,338	56%
2030	1,207,297	58,710		11,940	580,437	1,019,861	57%
2031	1,246,293	58,710		473,975	165,172	621,987	27%
2032	1,286,548	58,710		40,022	183,860	661,120	28%
2033	1,328,104	58,710		8,597	233,973	735,906	32%
2034	1,371,001	58,710		36,441	256,242	786,378	33%
2035	1,415,285	58,710		66,642	248,310	809,554	31%
2036	1,460,998	58,710		79,835	227,185	822,009	28%
2037	1,508,189	58,710		12,800	273,095	906,287	30%
2038	1,556,903	58,710		27,007	304,798	980,913	31%
2039	1,607,191	58,710		13,509	349,999	1,074,248	33%
2040	1,659,103	58,710		39,910	368,799	1,145,787	32%
2041	1,712,692	58,710		811,318	-383,809	425,832	
2042	1,768,012	58,710		39,321	-364,420	482,157	
2043	1,825,119	58,710		2,672	-308,382	580,820	
2044	1,884,070	58,710		78,981	-328,653	606,669	
2045	1,944,926	58,710		12,590	-282,533	704,752	
2046	2,007,747	58,710		87,313	-311,135	731,821	
2047	2,072,597	58,710		49,385	-301,811	801,967	
2048	2,139,542	58,710		14,142	-257,242	913,909	
2049	2,208,649	58,710		4,268	-202,800	1,042,910	
2050	2,279,989	58,710		39,550	-183,640	1,142,626	
2051	2,353,632	58,710		53,423	-178,352	1,234,892	
2052	2,429,655	58,710		41,099	-160,741	1,346,430	
2053	2,508,132	58,710		38,476	-140,508	1,467,962	
2054	2,589,145	58,710		114,836	-196,633	1,518,398	
2055	2,672,774	58,710		63,929	-201,852	1,626,940	
2056	2,759,105	58,710		270,418	-413,560	1,529,884	

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.



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.



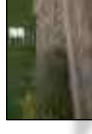
Timely inspections should be conducted to determine the condition of the various materials used on a structure.. Yearly inspection periods are recommended so that the behavior of building materials in various weather conditions can be noted. Inspection records, including conditions and comments, should 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 additional, 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.

