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Lake Forest Home Association Lacey, WA



Report #: 29010-5
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY Update "No-Site-Visit"

May 25, 2023

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Lake Forest Home Association

Report #: 29010-5

Lacey, WA

of Units: 419

Level of Service: Update "No-Site-Visit"

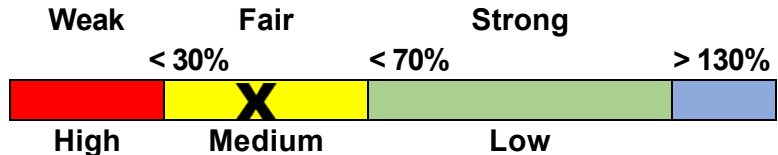
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$239,655
Current Fully Funded Reserve Balance	\$502,251
Percent Funded	47.7 %
Average Reserve (Deficit) or Surplus Per Unit	(\$627)
Recommended 2024 100% Monthly "Full Funding" Contributions	\$1,680
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$1,500
Recommended Special Assessment for 2024	\$175,000
Most Recent Budgeted Contribution Rate	\$1,407

Reserve Fund Strength: 47.7%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 47.7 % Funded. This means the association’s special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$17,535 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range and levy a Special Assessment in the amount of \$175,000 as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

*** This Special Assessment is preliminary in nature and is considered a placeholder amount until vendor estimates are gathered. This Special Assessment is recommended to bolster reserves for the bulkhead restoration/refurbishment by Apex Landscape Solutions as outlined in component #99.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Special Project			
99 Waterfront - Replace/Refurbish	50	0	\$175,000
Site/Grounds			
122 Asphalt Path - Resurface	30	0	\$108,950
135 Metal Gates/Fence - Replace	60	13	\$10,850
143 Park Fence: Chain Link - Replace	50	3	\$37,100
144 Pond Fence: Chain Link - Replace	50	19	\$24,900
170 Landscape - Refurbish	10	3	\$6,300
185 Stormwater Ponds - Clean/Refurbish	15	2	\$17,500
190 Trees - Trim/Remove	3	0	\$3,800
201 Wood Monument Sign - Maintain	30	0	\$7,950
419 Storage shed: Repair/Replace	20	16	\$3,150
Recreation			
340 Play Equipment - Replace	30	2	\$38,300
355 Pavilion Roof - Replace	15	11	\$5,300
358 Bathroom - Replace	30	2	\$3,800
360 Dock Decking - Repair/Replace	30	16	\$31,850
365 Structure/Pilings - Repair/Replace	30	2	\$75,300
370 Piling Sleeves - Replace	30	20	\$5,050

16 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

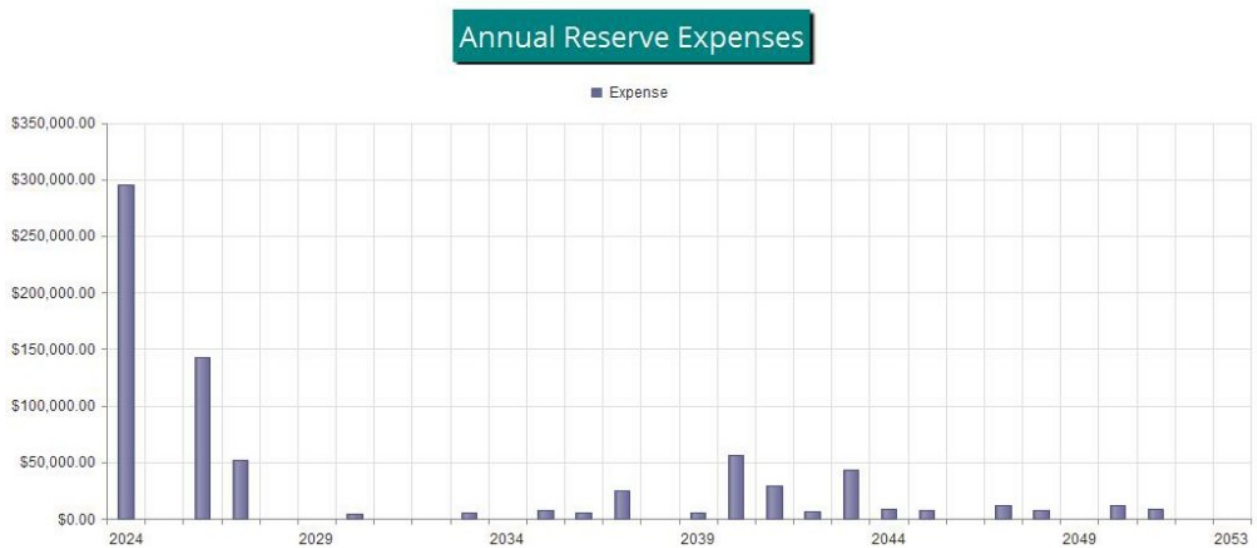


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$239,655 as-of the start of your Fiscal Year on 1/1/2024. As of that date, your Fully Funded Balance is computed to be \$502,251 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$1,680 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

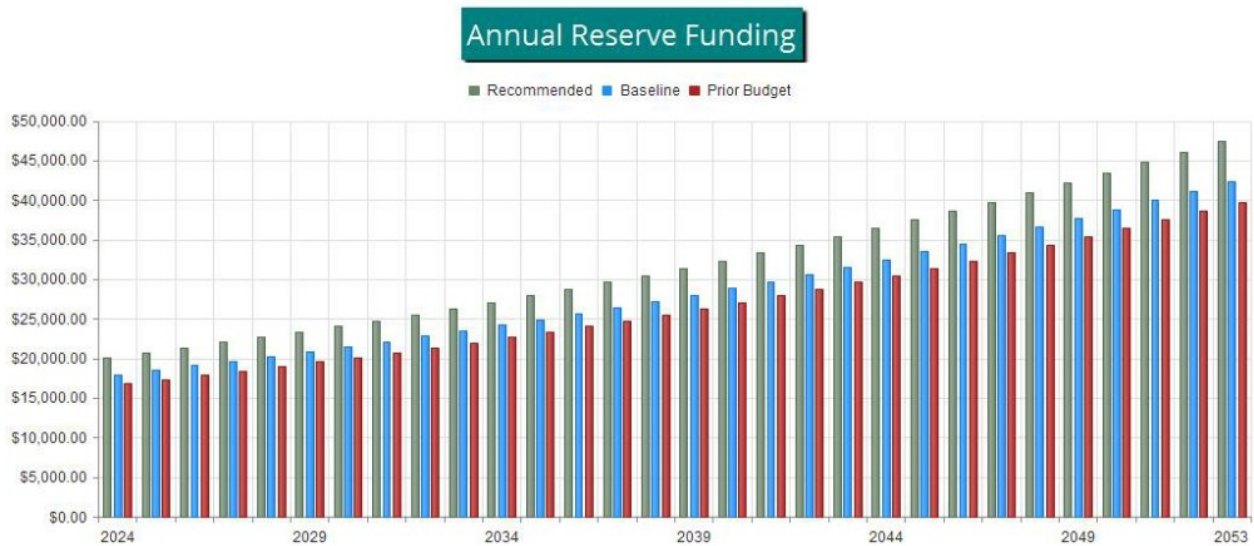


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

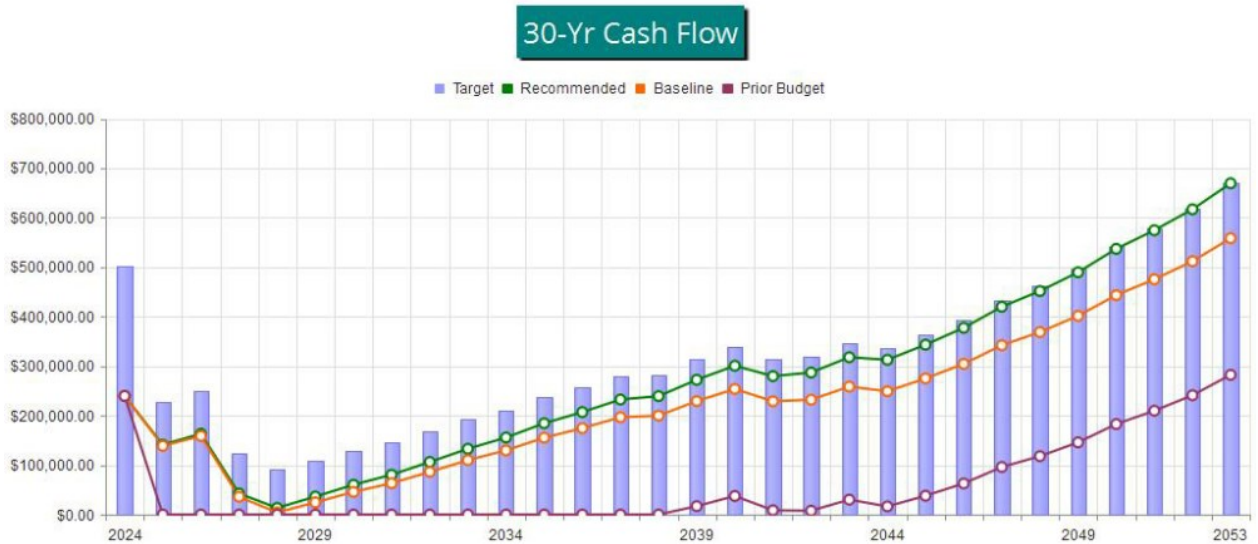


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

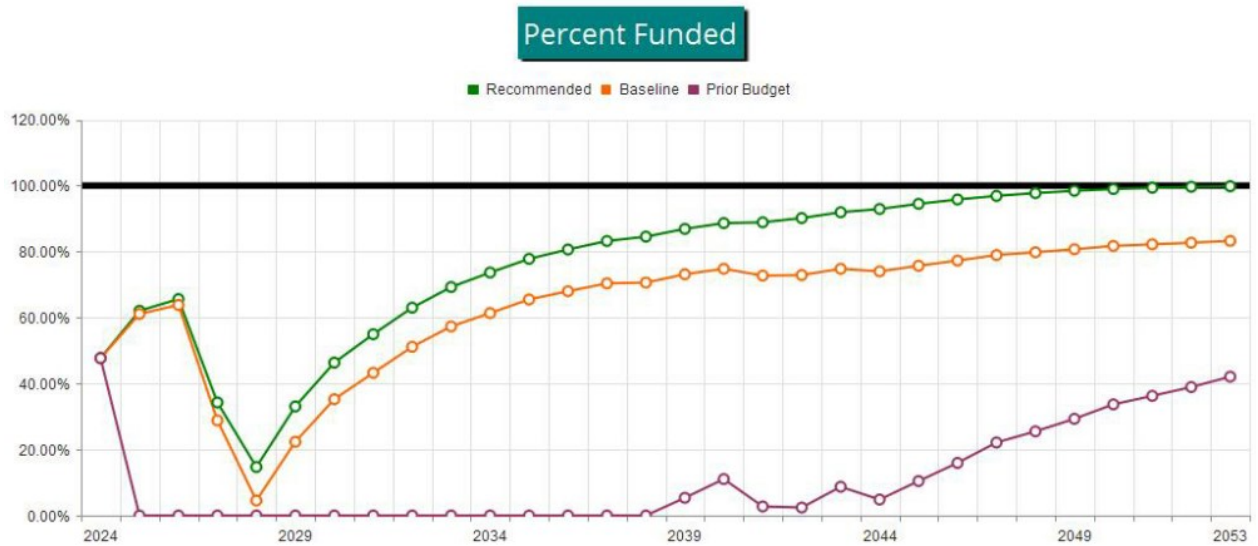


Figure 4



Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Special Project						
99	Waterfront - Replace/Refurbish	Bulkhead, waterfront	50	0	\$150,000	\$200,000
Site/Grounds						
122	Asphalt Path - Resurface	~26,600 GSF	30	0	\$97,900	\$120,000
135	Metal Gates/Fence - Replace	~60 LF	60	13	\$9,000	\$12,700
143	Park Fence: Chain Link - Replace	~1,400 LF	50	3	\$31,800	\$42,400
144	Pond Fence: Chain Link - Replace	~950 LF	50	19	\$21,200	\$28,600
170	Landscape - Refurbish	Common area landscaping	10	3	\$5,000	\$7,600
185	Stormwater Ponds - Clean/Refurbish	(10) assorted sizes	15	2	\$10,600	\$24,400
190	Trees - Trim/Remove	Numerous, assorted	3	0	\$3,200	\$4,400
201	Wood Monument Sign - Maintain	(1) wood sign	30	0	\$5,300	\$10,600
419	Storage shed: Repair/Replace	(1) Storage Shed	20	16	\$2,100	\$4,200
Recreation						
340	Play Equipment - Replace	(3) assorted pieces	30	2	\$31,800	\$44,800
355	Pavilion Roof - Replace	~1,400 GSF	15	11	\$4,800	\$5,800
358	Bathroom - Replace	(1) unit	30	2	\$3,200	\$4,400
360	Dock Decking - Repair/Replace	~850 GSF composite	30	16	\$25,500	\$38,200
365	Structure/Pilings - Repair/Replace	~850 GSF, (6) pilings	30	2	\$70,000	\$80,600
370	Piling Sleeves - Replace	(6) PVC sleeves	30	20	\$4,400	\$5,700
16 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Special Project								
99	Waterfront - Replace/Refurbish	\$175,000	X	50	/	50	=	\$175,000
Site/Grounds								
122	Asphalt Path - Resurface	\$108,950	X	30	/	30	=	\$108,950
135	Metal Gates/Fence - Replace	\$10,850	X	47	/	60	=	\$8,499
143	Park Fence: Chain Link - Replace	\$37,100	X	47	/	50	=	\$34,874
144	Pond Fence: Chain Link - Replace	\$24,900	X	31	/	50	=	\$15,438
170	Landscape - Refurbish	\$6,300	X	7	/	10	=	\$4,410
185	Stormwater Ponds - Clean/Refurbish	\$17,500	X	13	/	15	=	\$15,167
190	Trees - Trim/Remove	\$3,800	X	3	/	3	=	\$3,800
201	Wood Monument Sign - Maintain	\$7,950	X	30	/	30	=	\$7,950
419	Storage shed: Repair/Replace	\$3,150	X	4	/	20	=	\$630
Recreation								
340	Play Equipment - Replace	\$38,300	X	28	/	30	=	\$35,747
355	Pavilion Roof - Replace	\$5,300	X	4	/	15	=	\$1,413
358	Bathroom - Replace	\$3,800	X	28	/	30	=	\$3,547
360	Dock Decking - Repair/Replace	\$31,850	X	14	/	30	=	\$14,863
365	Structure/Pilings - Repair/Replace	\$75,300	X	28	/	30	=	\$70,280
370	Piling Sleeves - Replace	\$5,050	X	10	/	30	=	\$1,683
								\$502,251

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Special Project					
99	Waterfront - Replace/Refurbish	50	\$175,000	\$3,500	19.96 %
Site/Grounds					
122	Asphalt Path - Resurface	30	\$108,950	\$3,632	20.71 %
135	Metal Gates/Fence - Replace	60	\$10,850	\$181	1.03 %
143	Park Fence: Chain Link - Replace	50	\$37,100	\$742	4.23 %
144	Pond Fence: Chain Link - Replace	50	\$24,900	\$498	2.84 %
170	Landscape - Refurbish	10	\$6,300	\$630	3.59 %
185	Stormwater Ponds - Clean/Refurbish	15	\$17,500	\$1,167	6.65 %
190	Trees - Trim/Remove	3	\$3,800	\$1,267	7.22 %
201	Wood Monument Sign - Maintain	30	\$7,950	\$265	1.51 %
419	Storage shed: Repair/Replace	20	\$3,150	\$158	0.90 %
Recreation					
340	Play Equipment - Replace	30	\$38,300	\$1,277	7.28 %
355	Pavilion Roof - Replace	15	\$5,300	\$353	2.02 %
358	Bathroom - Replace	30	\$3,800	\$127	0.72 %
360	Dock Decking - Repair/Replace	30	\$31,850	\$1,062	6.05 %
365	Structure/Pilings - Repair/Replace	30	\$75,300	\$2,510	14.31 %
370	Piling Sleeves - Replace	30	\$5,050	\$168	0.96 %
16	Total Funded Components			\$17,535	100.00 %

30-Year Reserve Plan Summary

Report # 29010-5
No-Site-Visit

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$239,655	\$502,251	47.7 %	Medium	19.43 %	\$20,160	\$175,000	\$1,903	\$295,700
2025	\$141,017	\$227,204	62.1 %	Medium	3.00 %	\$20,765	\$0	\$1,521	\$0
2026	\$163,303	\$248,910	65.6 %	Medium	3.00 %	\$21,388	\$0	\$1,029	\$143,115
2027	\$42,605	\$124,304	34.3 %	Medium	3.00 %	\$22,029	\$0	\$280	\$51,577
2028	\$13,337	\$90,706	14.7 %	High	3.00 %	\$22,690	\$0	\$248	\$0
2029	\$36,275	\$109,698	33.1 %	Medium	3.00 %	\$23,371	\$0	\$482	\$0
2030	\$60,128	\$129,747	46.3 %	Medium	3.00 %	\$24,072	\$0	\$702	\$4,537
2031	\$80,365	\$146,227	55.0 %	Medium	3.00 %	\$24,794	\$0	\$932	\$0
2032	\$106,091	\$168,393	63.0 %	Medium	3.00 %	\$25,538	\$0	\$1,194	\$0
2033	\$132,823	\$191,758	69.3 %	Medium	3.00 %	\$26,304	\$0	\$1,442	\$4,958
2034	\$155,611	\$211,265	73.7 %	Low	3.00 %	\$27,093	\$0	\$1,699	\$0
2035	\$184,403	\$237,031	77.8 %	Low	3.00 %	\$27,906	\$0	\$1,956	\$7,336
2036	\$206,929	\$256,596	80.6 %	Low	3.00 %	\$28,743	\$0	\$2,196	\$5,418
2037	\$232,450	\$279,324	83.2 %	Low	3.00 %	\$29,606	\$0	\$2,357	\$25,185
2038	\$239,228	\$282,992	84.5 %	Low	3.00 %	\$30,494	\$0	\$2,556	\$0
2039	\$272,278	\$313,348	86.9 %	Low	3.00 %	\$31,409	\$0	\$2,863	\$5,920
2040	\$300,630	\$339,173	88.6 %	Low	3.00 %	\$32,351	\$0	\$2,900	\$56,165
2041	\$279,716	\$314,696	88.9 %	Low	3.00 %	\$33,321	\$0	\$2,832	\$28,925
2042	\$286,945	\$318,238	90.2 %	Low	3.00 %	\$34,321	\$0	\$3,023	\$6,469
2043	\$317,819	\$345,732	91.9 %	Low	3.00 %	\$35,351	\$0	\$3,151	\$43,662
2044	\$312,659	\$336,481	92.9 %	Low	3.00 %	\$36,411	\$0	\$3,278	\$9,121
2045	\$343,227	\$363,290	94.5 %	Low	3.00 %	\$37,504	\$0	\$3,601	\$7,069
2046	\$377,263	\$393,800	95.8 %	Low	3.00 %	\$38,629	\$0	\$3,984	\$0
2047	\$419,875	\$433,313	96.9 %	Low	3.00 %	\$39,788	\$0	\$4,355	\$12,434
2048	\$451,585	\$462,036	97.7 %	Low	3.00 %	\$40,981	\$0	\$4,704	\$7,725
2049	\$489,545	\$497,327	98.4 %	Low	3.00 %	\$42,211	\$0	\$5,130	\$0
2050	\$536,885	\$542,515	99.0 %	Low	3.00 %	\$43,477	\$0	\$5,555	\$11,430
2051	\$574,487	\$578,193	99.4 %	Low	3.00 %	\$44,781	\$0	\$5,954	\$8,441
2052	\$616,781	\$618,956	99.6 %	Low	3.00 %	\$46,125	\$0	\$6,428	\$0
2053	\$669,333	\$670,599	99.8 %	Low	3.00 %	\$47,508	\$0	\$6,963	\$0



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 29010-5
No-Site-Visit

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$239,655	\$502,251	47.7 %	Medium	6.63 %	\$18,000	\$175,000	\$1,892	\$295,700
2025	\$138,846	\$227,204	61.1 %	Medium	3.00 %	\$18,540	\$0	\$1,488	\$0
2026	\$158,874	\$248,910	63.8 %	Medium	3.00 %	\$19,096	\$0	\$973	\$143,115
2027	\$35,828	\$124,304	28.8 %	High	3.00 %	\$19,669	\$0	\$200	\$51,577
2028	\$4,120	\$90,706	4.5 %	High	3.00 %	\$20,259	\$0	\$143	\$0
2029	\$24,523	\$109,698	22.4 %	High	3.00 %	\$20,867	\$0	\$351	\$0
2030	\$45,741	\$129,747	35.3 %	Medium	3.00 %	\$21,493	\$0	\$545	\$4,537
2031	\$63,241	\$146,227	43.2 %	Medium	3.00 %	\$22,138	\$0	\$747	\$0
2032	\$86,125	\$168,393	51.1 %	Medium	3.00 %	\$22,802	\$0	\$980	\$0
2033	\$109,907	\$191,758	57.3 %	Medium	3.00 %	\$23,486	\$0	\$1,197	\$4,958
2034	\$129,632	\$211,265	61.4 %	Medium	3.00 %	\$24,190	\$0	\$1,424	\$0
2035	\$155,246	\$237,031	65.5 %	Medium	3.00 %	\$24,916	\$0	\$1,648	\$7,336
2036	\$174,474	\$256,596	68.0 %	Medium	3.00 %	\$25,664	\$0	\$1,854	\$5,418
2037	\$196,574	\$279,324	70.4 %	Low	3.00 %	\$26,434	\$0	\$1,981	\$25,185
2038	\$199,803	\$282,992	70.6 %	Low	3.00 %	\$27,227	\$0	\$2,144	\$0
2039	\$229,174	\$313,348	73.1 %	Low	3.00 %	\$28,043	\$0	\$2,413	\$5,920
2040	\$253,710	\$339,173	74.8 %	Low	3.00 %	\$28,885	\$0	\$2,412	\$56,165
2041	\$228,842	\$314,696	72.7 %	Low	3.00 %	\$29,751	\$0	\$2,303	\$28,925
2042	\$231,972	\$318,238	72.9 %	Low	3.00 %	\$30,644	\$0	\$2,452	\$6,469
2043	\$258,598	\$345,732	74.8 %	Low	3.00 %	\$31,563	\$0	\$2,537	\$43,662
2044	\$249,036	\$336,481	74.0 %	Low	3.00 %	\$32,510	\$0	\$2,619	\$9,121
2045	\$275,044	\$363,290	75.7 %	Low	3.00 %	\$33,485	\$0	\$2,896	\$7,069
2046	\$304,356	\$393,800	77.3 %	Low	3.00 %	\$34,490	\$0	\$3,231	\$0
2047	\$342,077	\$433,313	78.9 %	Low	3.00 %	\$35,525	\$0	\$3,552	\$12,434
2048	\$368,720	\$462,036	79.8 %	Low	3.00 %	\$36,590	\$0	\$3,849	\$7,725
2049	\$401,435	\$497,327	80.7 %	Low	3.00 %	\$37,688	\$0	\$4,222	\$0
2050	\$443,345	\$542,515	81.7 %	Low	3.00 %	\$38,819	\$0	\$4,591	\$11,430
2051	\$475,325	\$578,193	82.2 %	Low	3.00 %	\$39,983	\$0	\$4,934	\$8,441
2052	\$511,801	\$618,956	82.7 %	Low	3.00 %	\$41,183	\$0	\$5,348	\$0
2053	\$558,332	\$670,599	83.3 %	Low	3.00 %	\$42,418	\$0	\$5,822	\$0

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$239,655	\$141,017	\$163,303	\$42,605	\$13,337
Annual Reserve Funding	\$20,160	\$20,765	\$21,388	\$22,029	\$22,690
Recommended Special Assessments	\$175,000	\$0	\$0	\$0	\$0
Interest Earnings	\$1,903	\$1,521	\$1,029	\$280	\$248
Total Income	\$436,717	\$163,303	\$185,720	\$64,913	\$36,275
# Component					
Special Project					
99 Waterfront - Replace/Refurbish	\$175,000	\$0	\$0	\$0	\$0
Site/Grounds					
122 Asphalt Path - Resurface	\$108,950	\$0	\$0	\$0	\$0
135 Metal Gates/Fence - Replace	\$0	\$0	\$0	\$0	\$0
143 Park Fence: Chain Link - Replace	\$0	\$0	\$0	\$40,540	\$0
144 Pond Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$6,884	\$0
185 Stormwater Ponds - Clean/Refurbish	\$0	\$0	\$18,566	\$0	\$0
190 Trees - Trim/Remove	\$3,800	\$0	\$0	\$4,152	\$0
201 Wood Monument Sign - Maintain	\$7,950	\$0	\$0	\$0	\$0
419 Storage shed: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
340 Play Equipment - Replace	\$0	\$0	\$40,632	\$0	\$0
355 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
358 Bathroom - Replace	\$0	\$0	\$4,031	\$0	\$0
360 Dock Decking - Repair/Replace	\$0	\$0	\$0	\$0	\$0
365 Structure/Pilings - Repair/Replace	\$0	\$0	\$79,886	\$0	\$0
370 Piling Sleeves - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$295,700	\$0	\$143,115	\$51,577	\$0
Ending Reserve Balance	\$141,017	\$163,303	\$42,605	\$13,337	\$36,275

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$36,275	\$60,128	\$80,365	\$106,091	\$132,823
Annual Reserve Funding	\$23,371	\$24,072	\$24,794	\$25,538	\$26,304
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$482	\$702	\$932	\$1,194	\$1,442
Total Income	\$60,128	\$84,902	\$106,091	\$132,823	\$160,569
# Component					
Special Project					
99 Waterfront - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
122 Asphalt Path - Resurface	\$0	\$0	\$0	\$0	\$0
135 Metal Gates/Fence - Replace	\$0	\$0	\$0	\$0	\$0
143 Park Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
144 Pond Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
185 Stormwater Ponds - Clean/Refurbish	\$0	\$0	\$0	\$0	\$0
190 Trees - Trim/Remove	\$0	\$4,537	\$0	\$0	\$4,958
201 Wood Monument Sign - Maintain	\$0	\$0	\$0	\$0	\$0
419 Storage shed: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
340 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
355 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
358 Bathroom - Replace	\$0	\$0	\$0	\$0	\$0
360 Dock Decking - Repair/Replace	\$0	\$0	\$0	\$0	\$0
365 Structure/Pilings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Piling Sleeves - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$4,537	\$0	\$0	\$4,958
Ending Reserve Balance	\$60,128	\$80,365	\$106,091	\$132,823	\$155,611

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$155,611	\$184,403	\$206,929	\$232,450	\$239,228
Annual Reserve Funding	\$27,093	\$27,906	\$28,743	\$29,606	\$30,494
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,699	\$1,956	\$2,196	\$2,357	\$2,556
Total Income	\$184,403	\$214,265	\$237,868	\$264,413	\$272,278
# Component					
Special Project					
99 Waterfront - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
122 Asphalt Path - Resurface	\$0	\$0	\$0	\$0	\$0
135 Metal Gates/Fence - Replace	\$0	\$0	\$0	\$15,934	\$0
143 Park Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
144 Pond Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$9,252	\$0
185 Stormwater Ponds - Clean/Refurbish	\$0	\$0	\$0	\$0	\$0
190 Trees - Trim/Remove	\$0	\$0	\$5,418	\$0	\$0
201 Wood Monument Sign - Maintain	\$0	\$0	\$0	\$0	\$0
419 Storage shed: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
340 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
355 Pavilion Roof - Replace	\$0	\$7,336	\$0	\$0	\$0
358 Bathroom - Replace	\$0	\$0	\$0	\$0	\$0
360 Dock Decking - Repair/Replace	\$0	\$0	\$0	\$0	\$0
365 Structure/Pilings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Piling Sleeves - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$7,336	\$5,418	\$25,185	\$0
Ending Reserve Balance	\$184,403	\$206,929	\$232,450	\$239,228	\$272,278

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$272,278	\$300,630	\$279,716	\$286,945	\$317,819
Annual Reserve Funding	\$31,409	\$32,351	\$33,321	\$34,321	\$35,351
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,863	\$2,900	\$2,832	\$3,023	\$3,151
Total Income	\$306,550	\$335,881	\$315,870	\$324,289	\$356,321
# Component					
Special Project					
99 Waterfront - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
122 Asphalt Path - Resurface	\$0	\$0	\$0	\$0	\$0
135 Metal Gates/Fence - Replace	\$0	\$0	\$0	\$0	\$0
143 Park Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
144 Pond Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$43,662
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
185 Stormwater Ponds - Clean/Refurbish	\$0	\$0	\$28,925	\$0	\$0
190 Trees - Trim/Remove	\$5,920	\$0	\$0	\$6,469	\$0
201 Wood Monument Sign - Maintain	\$0	\$0	\$0	\$0	\$0
419 Storage shed: Repair/Replace	\$0	\$5,055	\$0	\$0	\$0
Recreation					
340 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
355 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
358 Bathroom - Replace	\$0	\$0	\$0	\$0	\$0
360 Dock Decking - Repair/Replace	\$0	\$51,110	\$0	\$0	\$0
365 Structure/Pilings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Piling Sleeves - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$5,920	\$56,165	\$28,925	\$6,469	\$43,662
Ending Reserve Balance	\$300,630	\$279,716	\$286,945	\$317,819	\$312,659

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$312,659	\$343,227	\$377,263	\$419,875	\$451,585
Annual Reserve Funding	\$36,411	\$37,504	\$38,629	\$39,788	\$40,981
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,278	\$3,601	\$3,984	\$4,355	\$4,704
Total Income	\$352,348	\$384,332	\$419,875	\$464,018	\$497,269
# Component					
Special Project					
99 Waterfront - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
122 Asphalt Path - Resurface	\$0	\$0	\$0	\$0	\$0
135 Metal Gates/Fence - Replace	\$0	\$0	\$0	\$0	\$0
143 Park Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
144 Pond Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$12,434	\$0
185 Stormwater Ponds - Clean/Refurbish	\$0	\$0	\$0	\$0	\$0
190 Trees - Trim/Remove	\$0	\$7,069	\$0	\$0	\$7,725
201 Wood Monument Sign - Maintain	\$0	\$0	\$0	\$0	\$0
419 Storage shed: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
340 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
355 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
358 Bathroom - Replace	\$0	\$0	\$0	\$0	\$0
360 Dock Decking - Repair/Replace	\$0	\$0	\$0	\$0	\$0
365 Structure/Pilings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Piling Sleeves - Replace	\$9,121	\$0	\$0	\$0	\$0
Total Expenses	\$9,121	\$7,069	\$0	\$12,434	\$7,725
Ending Reserve Balance	\$343,227	\$377,263	\$419,875	\$451,585	\$489,545

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$489,545	\$536,885	\$574,487	\$616,781	\$669,333
Annual Reserve Funding	\$42,211	\$43,477	\$44,781	\$46,125	\$47,508
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,130	\$5,555	\$5,954	\$6,428	\$6,963
Total Income	\$536,885	\$585,917	\$625,222	\$669,333	\$723,804
# Component					
Special Project					
99 Waterfront - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
122 Asphalt Path - Resurface	\$0	\$0	\$0	\$0	\$0
135 Metal Gates/Fence - Replace	\$0	\$0	\$0	\$0	\$0
143 Park Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
144 Pond Fence: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
185 Stormwater Ponds - Clean/Refurbish	\$0	\$0	\$0	\$0	\$0
190 Trees - Trim/Remove	\$0	\$0	\$8,441	\$0	\$0
201 Wood Monument Sign - Maintain	\$0	\$0	\$0	\$0	\$0
419 Storage shed: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
340 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
355 Pavilion Roof - Replace	\$0	\$11,430	\$0	\$0	\$0
358 Bathroom - Replace	\$0	\$0	\$0	\$0	\$0
360 Dock Decking - Repair/Replace	\$0	\$0	\$0	\$0	\$0
365 Structure/Pilings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Piling Sleeves - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$11,430	\$8,441	\$0	\$0
Ending Reserve Balance	\$536,885	\$574,487	\$616,781	\$669,333	\$723,804



Accuracy, Limitations, and Disclosures

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

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Special Project

Comp #: 99 Waterfront - Replace/Refurbish

Quantity: Bulkhead, waterfront

Location: Waterfront in Lake Forest Park.

Funded?: Yes.

History: None known

Comments: Board reported approval of project by APEX Landscape Solutions. Scope of works is composed of three-part project: (1) Removal of Existing Concrete, (2) Installation of Rock walls, sitting areas, guard rails and etc., (3) Installation of Gravel Beach.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 150,000

Worst Case: \$200,000

Cost Source: Provided Bid by APEX Landscape Solutions

Site/Grounds

Comp #: 100 Concrete - Repair/Replace**Quantity: Walkways and stairs**

Location: Walkway and steps in Lake Forest Park leading to the lake.

Funded?: No. Remaining life not predictable

History: One step repaired in park 2018, county performed trip hazard repairs in localized areas ~2017.

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 102 Concrete Curb - Repair/Replace**Quantity: ~240 LF**

Location: The north Lake Forest Dr. entrance to community, and street tree island on 37th Ct. SE.

Funded?: No. Best addressed through operating funds when needed

History: Entrance curbing repaired ~2015.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 120 Asphalt Roadways - Maintain**Quantity: Public roadways**

Location: Public roads throughout Association.

Funded?: No. Maintained by Thurston County.

History: None known.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 122 Asphalt Path - Resurface**Quantity: ~26,600 GSF**

Location: Pathway through Lake Forest Park.

Funded?: Yes.

History: None known.

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

NOTE: This component has been significantly affected by inflation.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 97,900

Worst Case: \$120,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 135 Metal Gates/Fence - Replace**Quantity: ~60 LF**

Location: Forest Lake Park entrance/exit at intersection of Hawk Rd. and Carnegie Dr. SE.

Funded?: Yes.

History: Installed ~1977.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 60 years

Remaining Life: 13 years

Best Case: \$ 9,000

Worst Case: \$12,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 137 Gate Keypads - Replace**Quantity: (2) keypads**

Location: Forest Lake Park entrance/exit at intersection of Hawk Rd. and Carnegie Dr. SE.

Funded?: No. Cost projected to be too low to qualify for reserve funding. Repair/replace with operating funds.

History: Replaced 2018, installed 2002.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 138 Bathroom Door Keypad - Replace**Quantity: (1) keypad**

Location: Bathroom inside the park.

Funded?: No. Cost projected to be too low to qualify for reserve funding. Repair/replace through operating funds.

History: Installed 2013.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 140 Fence: Split Rail – Repair/Replace**Quantity: ~90 LF**

Location: Common area tract near intersection of Lake Forest Drive and Harvard Drive.

Funded?: No. Cost projected to be too small for reserve funding.

History: Installed ~2015, owner-constructed from fallen tree.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 143 Bulletin Board Shelters - Replace**Quantity: (2) Wood shelters**

Location: Islands at intersections of Lake Forest Dr. SE and Marvin Rd. SE.

Funded?: No. Cost projected to be too low to qualify for reserve funding - repair as needed using operating funds.

History: None known.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 143 Park Fence: Chain Link - Replace**Quantity: ~1,400 LF**

Location: East and west perimeters of Lake Forest Park.

Funded?: Yes.

History: Installed ~1977.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 3 years

Best Case: \$ 31,800

Worst Case: \$42,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 144 Pond Fence: Chain Link - Replace**Quantity: ~950 LF**

Location: Partial perimeter of Oxford Lp. field, east perimeter of Oxford Ave. stormwater pond, and southeast perimeter of Oxford Lp. SE. stormwater pond.

Funded?: Yes.

History: Various minor repairs over the years, installed ~1993.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 19 years

Best Case: \$ 21,200

Worst Case: \$28,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 155 Wood Borders - Repair/Replace**Quantity: Extensive linear footage**

Location: In Lake Forest Park around play area, BBQs, benches, and along steps leading to lake.

Funded?: No. Useful life is not predictable.

History: Replaced most of play area border 2017.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 156 Rockery - Repair/Replace**Quantity: Waterfront retaining wall**

Location: Adjacent to dock in Lake Forest Park.

Funded?: No. Useful life is not predictable.

History: Updated 2012.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 157 Concrete Retaining Walls - Maintain**Quantity: ~260 LF**

Location: Adjacent to dock in Lake Forest Park.

Funded?: No. Useful life is not predictable.

History: Anticipated replacement in 2018.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 158 Wood Retaining Wall - Replace**Quantity: ~200 GSF**

Location: Adjacent to walkway leading to dock.

Funded?: No. Association does not plan to replace.

History: Built 1997.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 160 Pole Lights - Replace**Quantity: (8) metal assemblies**

Location: Various street islands on "Court" roadways.

Funded?: No. Maintained by Puget Sound Energy.

History: Anticipated to be converted to LED in 2018 ~\$7,500.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 161 LED Pole Lights - Replace**Quantity: (48) metal assemblies**

Location: Adjacent to roadways throughout community.

Funded?: No. Maintained by Puget Sound Energy.

History: Converted to LED 2017 ~\$16,000.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 164 Monument Lights - Replace**Quantity: Assorted LED lights**

Location: Landscaped areas in front of entry monuments, and top corners of monuments.

Funded?: No. Cost projected to be too small for reserve funding.

History: None known.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 170 Landscape - Refurbish**Quantity: Common area landscaping**

Location: Common area open spaces throughout community.

Funded?: Yes.

History: Refurbishment ~2017, 2009.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,000

Worst Case: \$7,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 175 Irrigation System - Repair/Replace**Quantity: Common irrigation**

Location: The north Lake Forest Dr. entrance to the community.

Funded?: No. System deactivated.

History: 2022 - Appeared to be newly installed; Deactivated ~2016, installed 2004.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 182 Drainage/Stormwater Sys - Maintain**Quantity: Common drainage**

Location: Hidden components in common areas.
 Funded?: No. Useful life is not predictable.
 History: Drainage work 2010/2011.
 Comments: Not funded- no changes from previous reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 185 Stormwater Ponds - Clean/Refurbish**Quantity: (10) assorted sizes**

Location: Oxford Lp., (2) on Gonzaga Ct., Oxford Ave., Dartmouth Ct., Stanford Ct., Fordham Ct., Duke Ct., Radcliff Ct., and the intersection of Lake Forest Dr. and Harvard Dr.
 Funded?: Yes.
 History: Routine community volunteer maintenance, excavated and repaired in 2010/2011.
 Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
 Useful Life: 15 years
 Best Case: \$ 10,600
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 2 years
 Worst Case: \$24,400

Comp #: 190 Trees - Trim/Remove**Quantity: Numerous, assorted**

Location: Throughout common areas.
 Funded?: Yes.
 History: Ongoing tree service reported.
 Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
 Useful Life: 3 years
 Best Case: \$ 3,200
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 0 years
 Worst Case: \$4,400

Comp #: 200 Entry Monuments - Maintain**Quantity: (2) masonry**

Location: Intersections of Lake Forest Dr. SE and Marvin Rd. SE.
 Funded?: No. Useful life is not predictable.
 History: None known.
 Comments: Not funded- no changes from previous reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 201 Wood Monument Sign - Maintain**Quantity: (1) wood sign**

Location: Intersection of Hawk Rd. and Carnegie Dr. SE.
 Funded?: Yes.
 History: End posts replaced ~2015.
 Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
 Useful Life: 30 years
 Best Case: \$ 5,300
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 0 years
 Worst Case: \$10,600

Comp #: 202 Common Signage - Replace**Quantity: Mult. types of signs**

Location: Lake Forest Park, and stormwater ponds.
 Funded?: No. Useful life is not predictable.
 History: None known.
 Comments: Not funded- no changes from previous reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 205 Mailboxes - Replace**Quantity: (419) individual boxes**

Location: Adjacent to roadways throughout community.
 Funded?: No. Owner responsibility to maintain.
 History: None known.
 Comments: Not funded- no changes from previous reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 419 Storage shed: Repair/Replace**Quantity: (1) Storage Shed**

Location: Lake Forest Park

Funded?: Yes.

History: 2020 - Installed for \$2,500

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 2,100

Worst Case: \$4,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 599 Reserve Study - Update**Quantity: Annual update**

Location: Common areas of association.

Funded?: No. Annual costs - best handled with operating funds.

History: 2024 NSV, 2022 WSV, 2019 WSV, 2016 Full.

Comments: Not funded- no changes from previous reserve study.

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 990 Ancillary Evaluations**Quantity: Specialty evaluations**

Location: To augment reserve planning.

Funded?: No. Operating expense in year of occurrence

History: None known

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time.

The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company, HVAC vendor or consulting engineer to assess efficiency, and cost benefit to retrofit existing equipment. WA Clean Building Performance Standard is a new law in Washington for residential buildings 20,000 GSF and larger - see the Dept. of Commerce for more information. Rules and compliance are not yet fully formed.

Note: There are several other important professional evaluations to augment reserves planning that are of heightened importance such as Life-Safety and/or Building Envelope & Structural issues, and Plumbing. Those components are addressed separately within this report.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Recreation

Comp #: 340 Play Equipment - Replace**Quantity: (3) assorted pieces**

Location: Lake park.

Funded?: Yes.

History: Swing seats replaced ~2017.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 31,800

Worst Case: \$44,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 342 Bike Rack - Replace**Quantity: (1) metal rack**

Location: Adjacent to pavilion at park.

Funded?: No. Cost projected to be too small for reserve funding.

History: None known.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 343 Pet Stations - Repair/Replace**Quantity: (5) stations**

Location: Scattered common area locations.

Funded?: No. Cost projected to be too small for reserve funding.

History: None known.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 345 Metal Tables/Bench - Replace**Quantity: (5) tables & (1) bench**

Location: Lake Forest Park.

Funded?: No. Useful life is not predictable.

History: None known.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 346 Composite Benches - Replace**Quantity: (4) composite benches**

Location: Lake Forest Park.

Funded?: No. Cost projected to be too small for reserve funding.

History: None known.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 347 Wood Benches - Replace**Quantity: (4) oak benches**

Location: Lake Forest Park.

Funded?: No. Cost projected to be too small for reserve funding.

History: Constructed by homeowner from fallen oak tree.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 348 Barbeques - Replace**Quantity: (4) metal barbeques**

Location: Lake Forest Park.

Funded?: No. Cost projected to be too small for reserve funding.

History: No history reported

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 350 Pavilion Structure - Replace**Quantity: (1) 42 x 22, wood framed**

Location: Lake Forest Park.

Funded?: No. Annual costs - best handled with operating funds.

History: 2020 - repairs due to fallen tree; Constructed 1993.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 355 Pavilion Roof - Replace**Quantity: ~1,400 GSF**

Location: Rooftop of park pavilion.

Funded?: Yes.

History: 2020 - Re-roofed for \$4,530; Re-roofed 2007 ~\$2,320.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 4,800

Worst Case: \$5,800

Cost Source: Client Cost History

Comp #: 358 Bathroom - Replace**Quantity: (1) unit**

Location: Adjacent to pavilion in Lake Forest Park.

Funded?: Yes.

History: Replaced 1996 ~\$1,795.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 3,200

Worst Case: \$4,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 360 Dock Decking - Repair/Replace**Quantity: ~850 GSF composite**

Location: Deck surface boards.

Funded?: Yes.

History: Installed 2003 ~\$17,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 25,500

Worst Case: \$38,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 365 Structure/Pilings - Repair/Replace**Quantity: ~850 GSF, (6) pilings**

Location: Pilings and underlayment below decking.

Funded?: Yes.

History: Repaired 2017, 2001.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 70,000

Worst Case: \$80,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 370 Piling Sleeves - Replace**Quantity: (6) PVC sleeves**

Location: Wrapped around dock pilings.

Funded?: Yes.

History: Installed 2014.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 4,400

Worst Case: \$5,700

Cost Source: Inflated Client Cost History

Comp #: 375 Railing - Replace**Quantity: ~33 LF**

Location: Adjacent to dock entry and steps.

Funded?: No. Cost projected to be too small for reserve funding.

History: Installed 2003.

Comments: Not funded- no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: