

MORRISON HERSHFIELD



Arbor Terrace Community 2015/2016 Reserve Study Draft



Presented to:

Arbor Terrace Homeowners Association Sherwood, Oregon

Project No. P150243.00 December 2, 2015

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1. SCOPE OF SERVICES AND BACKGROUND DOCUMENTATION

Morrison Hershfield (MH) was retained to conduct a reserve study of the shared common elements for the Arbor Terraces Homeowners Association, (ATHOA) for their 2016/2017 fiscal year. The work undertaken by MH was in general conformance to our proposal dated September 23, 2015, and authorized by Ms. Amy Boyle, Board Member on October 29, 2015. As per the direction of the signed agreement, MH did not perform a physical analysis of the shared common elements. The information and recorded data from the 2015/2016 RS completed by MH, (dated September 11, 2014) was used to update this year's reserve funding analysis. For copies of the previous year's reserve study, please contact the Association's Board of Directors.

The objective of this RS is to provide a realistic assessment of the monetary reserves required to undertake necessary repairs or replacements of the shared common element as dictated by their estimated life spans. This RS is designed to be in general conformance with "Oregon Revised Statute 100.175" and the Arbor Terrace HOA's governing documents.

The ATHOA is comprised of three separate entities. They include:

- Tamarack Single Family Homes, (SFH), Total: 45 Commonly identified by the metal railings installed at the front elevations of each home. See Subsection 1: Tamarack SFH for clarification of other known shared common elements for this specific entity.
- Row Homes, (Townhomes), Total: 65 Units RS covers only the shared common elements that belong to the owners living within the multifamily townhouse units. See Subsection 2: Row Homes for clarification of all the known shared common elements related to this specific entity.
- All Lots, Total: 160 Covers shared common elements for all residential dwellings, (both SFH & Multi-Family) within the ATHOA that have not already been accounted for within the Tamarack and Row Homes section of this study. See Subsection 3: All Lots for clarification of the known shared common elements/components for this specific entity.

The following information, documentation and communication were used to assist in completing the ATHOA's 2016/2017 RS update:

- Communication with Ms. Amy Boyle HOA Board Member
- Financial information Provided by Mr. Dick Messenger HOA Board Member
- Previous Years' Reserve Studies: 2015/2016 Completed by MH

2. MH PROJECT TEAM

Morrison Hershfield has over sixty years of Architectural and Engineering experience within the Buildings and Facilities industry. Our resume' includes designs for new construction along with the rehabilitation of existing buildings. MH has sixteen offices located throughout the United States and Canada with a staff of over 800, consisting primarily of design and engineering professionals. The following personnel from our Portland Oregon office were assigned to complete your RS.

• Justin Barnhart– Project Manager / Building Science Consultant

3. COMMUNITY HISTORY

Arbor Terrace is a planned community consisting of 95 Single Family Homes, (SFH) and 17 multi-plex buildings containing 65 residential townhouse units known as Rowhomes. All buildings/homes are two-story, wood-framed structures supported on concrete foundations over crawl spaces. Each residential unit/home appears to have a patio, (rear elevation) and porch, (front elevation) composed of concrete flatwork placed on grade. In addition, each residential unit/home has an attached garage with a poured concrete driveway that leads to the garage positioned at the front elevation.

All buildings/homes are clad with fiber cement lap siding, fiber cement paneling and white wood trims. The windows and sliding glass doors consist of vinyl-framed, flange mounted units. The window types include fixed units and units with horizontal sliding and single-hung operable sashes. Wood-framed swing doors provide access to the front entries of the residential units, the sliding glass doors provide access to the patios, and overhead doors provide car access into the garages.

The roofs and canopies throughout the complex are steep pitched and are clad with composite asphalt-shingled roofing. The roofs and canopies drain into gutters and down rainwater leaders. The roof structures are constructed over pre-fabricated wood truss framing. The attics contained within the truss framing are vented under the eaves and just below the ridge through individual roof vents.

In 2010 the ATHOA acquired Morrison Hershfield's services to investigate areas of their Rowhome buildings that were experiencing water intrusion problems. A building envelope condition assessment was conducted that identified construction defects as a result of improperly constructed waterproofing and flashing assemblies that lead to water damage to the underlying wall assemblies. Upon reviewing the assessment summary completed by MH, the Association decided to pursue legal action against their developer for the identified deficiencies. In early 2011 the Association obtained a settlement from their developer for the construction defect claim.

Later that same year, the Association again retained the consulting services of MH to put together a targeted repair scope and design package to rehabilitate their exterior wall assemblies of the Rowhomes affected by the initial construction deficiencies. A summary of areas repaired during the 2012/2013 rehabilitation project was provided in the 2013/2014 fiscal year RS, completed by MH on May 29, 2013.

A reserve study update was performed in September of 2015, based on the original reserve study, and was approved by the Board of Directors.

4. FINANCIAL DATA

The financial data provided within this year's RS will enable the Association to plan long term, (30 years) as opposed to only next year when budgeting for the replacement of their shared common elements. There are several different funding methods typically used by HOA's when planning their reserves. Below is a list and description of the more commonly used strategies:

- Full Funding The goal of this funding strategy is to attain and maintain the reserves at or near 100 percent. For example, if the association has a component with a ten year life and a \$5000 replacement cost, it should have \$1500 set aside for its replacement after three years, (\$5000 divided by 10 years = \$500 per year X 3 years = \$1500). In this example, \$1500 equals full funding.
- Baseline Funding The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance does not drop below zero during the projected period. An association using this funding method should understand that any reduction in a component's remaining useful life can result in a deficit in the reserve's cash balance.
- Threshold Funding This method is based on the baseline-funding concept.
 However, the minimum reserve cash balance in threshold funding is set at a
 predetermined dollar amount and is to remain at or above this amount for the entire
 30 years.

We recommend a "Baseline Funding" method so that sufficient reserves are maintained to ensure a positive closing balance for the duration of this study. For this year's RS we have used the following information provided by the ATHOA:

- Fiscal Year Duration: July 1, 2016 to June 30, 2017.
- Estimated Reserve's Account Balances as of June 30, 2016:

Tamarack SFH: \$23,145.24Row Homes: \$143,045.02

o All Lots: \$124,608.02

Current Annual Contributions to the Reserve Accounts:

Tamarack SFH: \$9,720.00Row Homes: \$46,753.20

o All Lots: \$25,612.80

Annual "Earned Interest Rate", (EIR): Per the ATHOA, the assumed annual EIR that will be applied to the "All Lots" reserve's account balance will be set at 1.00% (percent). The interest earned on the reserves for each year is based on a Mid-Year Interest Calculation. With the Mid-Year Interest Calculation, the interest earned is calculated at the middle of the fiscal year assuming that half the expenses have been

taken out and half the annual contributions have been deposited into the reserves' account.

• Inflation Rate, (IR): An estimated annual increase of 2.32% (percent) will be applied to the previous year's reserve contribution, (see each scenario in the sections that follow for further clarification). The increase will cover the assumed "Inflation Rate" of 2.32% (percent) used for the 30-year period of this study. The inflation rate in the United States during over a ten year period of 2004-2014 was 2.32%.

Funding Scenario One - HOA's Current Path

This scenario is based on the ATHOA's current funding path for their reserves, and is based on the beginning account balances and current contributions previously mentioned for each of the three entities that consist within the Arbor Terrace community. As a result of the account balance deficiencies to the reserves that were discovered during the development of the 2015/2016 RS, the Association took action to increase the annual contributions for each of the three entities in order to overcome the financial shortfalls. In order to bridge the deficit gap created by the previous funding paths, the Board of Directors formulated a reasonable funding path that would stretch out the necessary increases to the reserves' annual contributions over a longer period of time as opposed to burdening the current owners with a huge increase at year one. This progressive approach allowed the Association's reserve accounts for all three entities to function as designed, keeping the balances at an amount greater than \$0, (Baseline Funding). In addition, all future expenditures were able to be fully funded at the end of each fiscal year, (2016 through 2045).

MH can recommend this funding scenario as it provides the necessary amount of available funds within the reserve's account for all three entities, so all future anticipated renewal costs of the shared common elements included within this RS.

As previously stated, per the direction of the Association, MH has assumed a graduated annual increase to each entity's reserve contributions for the 30 year duration of this study which is outlined in the "Cash Flow Table" in each subsection. In addition, we used an EIR of 1% to be applied annually to the "All-Lots" reserve accounts remaining balances. Annual contributions within this scenario have been aligned with the expenditures shown in each entity's subsection under Appendix B, Table 1: "Anticipated Cost Summary", (assuming the expenditure is scheduled to be replaced by June 30, 2046). Scenario One's resulting cash flow analysis is depicted in the three graphics that are located within Appendix C, for each entity, and illustrates what the Association should anticipate over the next 30 years in terms of their available reserve funds.

The following shows each entity's largest expenditures periods over the life of this study:

| Entity | Estimated Fees | Renewal Period | Description of Renewal Scope |
|----------|----------------|-------------------|--|
| Tamarack | \$285K | 2030 – 2034 | Replacement of Metal Fencing @ Front Elv. |
| Rowhomes | \$700K | 2018 – 2033 | Renewal of Exterior Wall Components & Painting |
| All Lots | \$333K | 2016-2046 | Concrete Sidewalks |

Please note, that the repairs and replacements we have forecasted do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than we have anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time, and may not be required at all. However, it is prudent to budget for such repairs since failure of some components is somewhat unpredictable.

Funding Scenario Two - Board of Directors

The Board of Directors has requested alternate scenarios to illustrate the consequences of funding below the levels recommended by Morrison Hershfield. These scenarios are provided in appendix D of each section. Funding Scenario Two is not endorsed by Morrison Hershfield

5. TABLES & GRAPHICS

Table 1: Anticipated Cost Summary - Appendix B

The Anticipated Cost Summary table provides a list of the shared common elements that includes information such as each component's quantities, dates of initial installation or renewal, and estimated unit costs. In addition, this table includes a list of brief comments or recommendations for each corresponding item. MH recommends that close attention be maintained for systems that have an "elevated maintenance" requirement. These components are typically exposed to conditions where they are unlikely to fulfill their usual service life. However it should be noted that in some instances a heightened maintenance plan can maximize the component's serviceable life span. Where a specific material, component or assembly could not be verified during our review, we have assumed the components are suitable for their intended use.

Opinions of probable cost are provided only as an indication of possible cost for remedial work. The repair or replacement costs are based on published construction cost data, recent bid prices on similar work, and information provided by the owner or their representatives. The opinions of probable cost we have presented can vary due to a number of reasons including changing market conditions, availability of newer materials and systems, and increased or decreased scope of work than we had identified. More precise opinions of probable cost would require a more detailed investigation to define the scope of work.

As previously noted, the repairs and replacements we have forecasted do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than we have anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time, and may not be required at all. However, it is prudent to budget for such repairs since failure of some components is somewhat unpredictable. The estimated service life assigned to each item assumes proper maintenance is conducted. Lack of maintenance will result in a decreased service life of various components.

MH recommends that Association utilize the services of a 3rd party consultant when faced with the renewal of components that are categorized as complex or have a significant cost associated with their replacement. These design or engineering professionals will identify irregularities typically before any work begins, minimizing their client's exposure to unnecessary risks and ultimately saving them time and money. They should be actively involved in all phase of the rehabilitation process, (Design, Bidding, and Construction Administration). MH cautions the Association from taking on these responsibilities themselves.

For renewal items considered to be more intricate or carry a significantly higher replacement cost, MH has included a budgetary value for consulting services.

Table 2: Detailed Cash-Flow Plan - Appendices C & D

Scenarios One and Two's Detailed Cash-Flow Plans are generated based on Table 1: Anticipated Cost Summary, and are designed to anticipate the necessary cash flow for each year over the 30 year period of this study.

Table 3: Cash Flow Tables - Appendices C & D

Information found here provides a snapshot of the key financial data for each year. Yearly information includes, total contributions and expenditures, annual rate increases, as well as the beginning and closing balances within the reserve account. In short Table 3 is a simple, easy to use tool that summarizes how much money is estimated to be within the reserves during the 30-year scope of this study.

Table 4 "Cash Flow Chart" - Appendices C & D

Table Four provides a visual representation of the annual reserve balance, expenses and contributions for each scenario throughout the 30-year life of this study.

6. SUMMARY

Morrison Hershfield has reviewed and assessed the reserve requirements for the ATHOA in accordance with the scope of services indicated within our proposal and the "Limitations" outlined in Appendix D of this report.

The following table summarizes the results of the study:

| | Total Anticipated | Scheduled Annual | Avg. Monthly |
|-----------|-------------------|------------------|----------------|
| Entity | Expenses | Contribution* | Contributions* |
| Tamarack | \$429K | \$10,100 | \$841.66 |
| Row Homes | \$2.5M | \$55,420 | \$4618.33 |
| All Lots | \$1.6M | \$24,125 | \$2010.42 |

^{*} Financial figures represent year one of this study, July 1, 2016

Provided the anticipated future expenditures used within this study come to fruition, the current funding path outlined in Scenario One will allow the Association's reserve account to stay above \$0 through 2045, (30 Years). Our calculations of the accumulated funds within the reserve's account include the interest earned per the estimated rates established by the Association.

The RS is a dynamic document that will change over time as repairs and/or replacements are carried out for each of the shared common elements included within this RS, as well as the ever-changing interest and inflation rates that affect our economy. As such, regular updates to the available reserve funds, including visual reviews of the shared common elements are necessary to re-assess the financial planning needs of the Association. MH also recommends that the Board of Directors review local and state laws, the Association's governing documents, as well as their community's goals and objectives in relationship to their investment decisions. We also recommend that the Association utilize the services of a financial planner who can implement an investment strategy to maximize the rate of return on the accumulated reserve funds. This will put the Association in a proactive position to plan for future replacement work prior to the common elements reaching a fully deteriorated condition, which may result in less expensive repair costs.

The annual contributions to the reserve account have been established by the Board of Directors.

Sincerely, Morrison Hershfield Corporation

Justin Barnhart
Building Science Consultant/Project Manager

7. SUBSECTION 1: TAMARACK SFH FINANCIAL TABLES & GRAPHICS

APPENDIX A SUMMARY OF DATA AND RESULTS



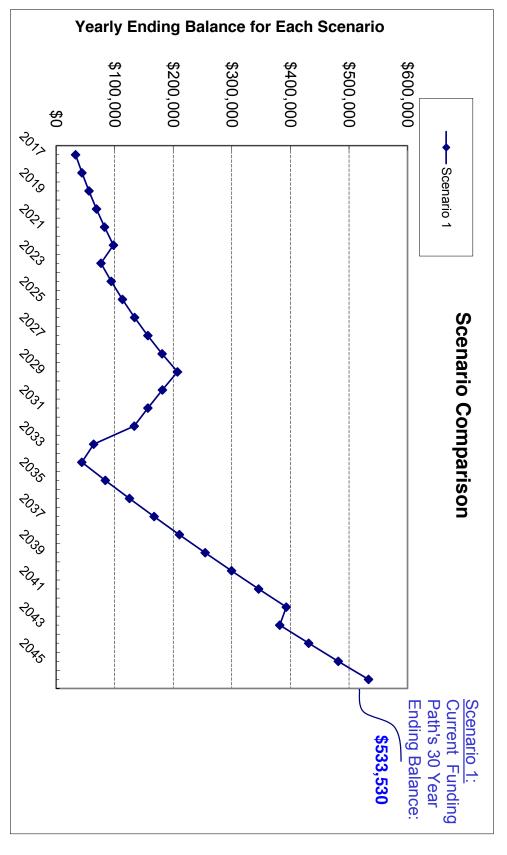
Summary of Data & Results - Final

| Class of Reserve Fund Study | Baseline Funding |
|-------------------------------------|--------------------------------------|
| Property Name Arb | oor Terrace Community - Tamarack SFH |
| Entity Name | Arbor Terrace HOA |
| Current Date | October 14, 2015 |
| Year Building Constructed | 2007 |
| Starting Year (Current Fiscal Year) | 2017 |
| Dollar Year | 2016 |
| Fiscal Year Start | July 1, 2016 |
| Fiscal Year End | June 30, 2017 |
| Inflation Rate | 2.32% |
| Interest Rate | 0.00% |
| Estimated Starting Balance | \$23,145 |
| Number of Units | 45 |

| Scenario 1 (Based on Current Contributions) | |
|---|---------------|
| Yearly Contribution - | \$ 10,100 |
| Monthly Contribution Per Unit - | \$ 19 |
| Minimum Balance | \$ 33,245 |
| Maximum Balance | \$ 533,530 |
| 30-year study closing balance | \$ 533,530 |

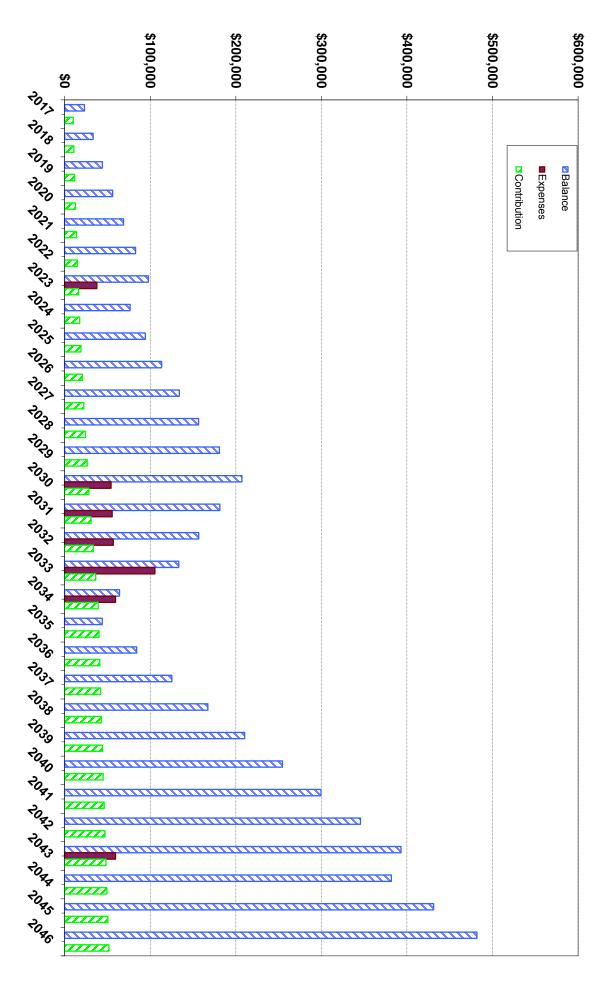
Scenario 2 (Based on MH's Suggested Funding Path)

| Yearly Contribution, (Year One) | N/A |
|---|-----|
| Monthly Contribution Per Unit, (Year One) | N/A |
| Minimum Balance | N/A |
| Maximum Balance | N/A |
| 30-year study closing balance | N/A |



Arbor Terrace Community - Tamarack SFH

APPENDIX B TABLE 1: ANTICIPATED COST SUMMARY



Arbor Terrace Community - Tamarack SFH Table 4: Cash Flow Chart Scenario 1 - Current Funding Path - Final

Arbor Terrace HOA
Arbor Terrace Community - Tamarack SFH
Table 1; Anticipated Cost Summary - Final

MORRISON HERSHFIELD

Metallic Fencing System
32 42 Tall Metallic Fence @ Front Ev. Of SFH
33 Refinishing, (Product Pending) ARED COMMON ELEMENTS #3: FENCING Bevarled Normal Life Assumed Year Present Age Adjustment To Years Over Life United Which Works Quantity Item (YM) 2007 3,277 Units of Measure Ln. Ft. Add Alfowance for Replacement Correct (YNA) Alfowance for Replacement MH Comments/Recommendations (YNA) \$60.00 \$5,000 801.830 This component is shared by the whole community. Planewall costs include replacement of concrete footings if necessary, \$32,770. This component is shared by the whole community. Otherk manufacture's recommendation for refinishing force.

APPENDIX C FUNDING SCENARIO ONE

Arbor Terrace Community - Tamarack SFH Table 3 Cash Flow Table Scenario 1 - Current Funding Path - Final

Yearly Contribution -\$10,100Monthly Contribution Per Unit -\$19Assumed Interest Rate0.0%Assumed Inflation Rate2.3%Reserve's Starting Balance as of 2017\$23,145Reserve's Minimum Annual Ending Balance Within 30 Year Scope\$33,245

| Year | Opening Balance | Annual Contribution* | Percent Increase over Previous Year | Other Contributions | Estimated Future Inflated Expenditures | Projected Interest Earned | Closing Balance |
|------|--------------------|-------------------------|---|------------------------|--|------------------------------|-----------------|
| 2017 | \$23,145 | \$10,100 | | \$0 | \$0 | \$0 | \$33,245 |
| 2018 | \$33,245 | \$10,940 | 8.3% | \$0 | \$0 | \$0 | \$44,185 |
| 2019 | \$44,185 | \$11,851 | 8.3% | \$0 | \$0 | \$0 | \$56,036 |
| 2020 | \$56,036 | \$12,837 | 8.3% | \$0 | \$0 | \$0 | \$68,872 |
| 2021 | \$68,872 | \$13,905 | 8.3% | \$0 | \$0 | \$0 | \$82,777 |
| 2022 | \$82,777 | \$15,061 | 8.3% | \$0 | \$0 | \$0 | \$97,838 |
| 2023 | \$97,838 | \$16,314 | 8.3% | \$0 | \$37,604 | \$0 | \$76,548 |
| 2024 | \$76,548 | \$17,672 | 8.3% | \$0 | \$0 | \$0 | \$94,220 |
| 2025 | \$94,220 | \$19,142 | 8.3% | \$0 | \$0 | \$0 | \$113,362 |
| 2026 | \$113,362 | \$20,735 | 8.3% | \$0 | \$0 | \$0 | \$134,097 |
| 2027 | \$134,097 | \$22,460 | 8.3% | \$0 | \$0 | \$0 | \$156,557 |
| 2028 | \$156,557 | \$24,329 | 8.3% | \$0 | \$0 | \$0 | \$180,886 |
| 2029 | \$180,886 | \$26,353 | 8.3% | \$0 | \$0 | \$0 | \$207,238 |
| 2030 | \$207,238 | \$28,545 | 8.3% | \$0 | \$54,331 | \$0 | \$181,452 |
| 2031 | \$181,452 | \$30,920 | 8.3% | \$0 | \$55,592 | \$0 | \$156,780 |
| 2032 | \$156,780 | \$33,493 | 8.3% | \$0 | \$56,882 | \$0 | \$133,392 |
| 2033 | \$133,392 | \$36,279 | 8.3% | \$0 | \$105,499 | \$0 | \$64,172 |
| 2034 | \$64,172 | \$39,298 | 8.3% | \$0 | \$59,551 | \$0 | \$43,918 |
| 2035 | \$43,918 | \$40,210 | 2.3% | \$0 | \$0 | \$0 | \$84,127 |
| 2036 | \$84,127 | \$41,142 | 2.3% | \$0 | \$0 | \$0 | \$125,270 |
| 2037 | \$125,270 | \$42,097 | 2.3% | \$0 | \$0 | \$0 | \$167,367 |
| 2038 | \$167,367 | \$43,074 | 2.3% | \$0 | \$0 | \$0 | \$210,440 |
| 2039 | \$210,440 | \$44,073 | 2.3% | \$0 | \$0 | \$0 | \$254,513 |
| 2040 | \$254,513 | \$45,095 | 2.3% | \$0 | \$0 | \$0 | \$299,608 |
| 2041 | \$299,608 | \$46,142 | 2.3% | \$0 | \$0 | \$0 | \$345,750 |
| 2042 | \$345,750 | \$47,212 | 2.3% | \$0 | \$0 | \$0 | \$392,962 |
| 2043 | \$392,962 | \$48,307 | 2.3% | \$0 | \$59,491 | \$0 | \$381,779 |
| 2044 | \$381,779 | \$49,428 | 2.3% | \$0 | \$0 | \$0 | \$431,207 |
| 2045 | \$431,207 | \$50,575 | 2.3% | \$0 | \$0 | \$0 | \$481,781 |
| 2046 | \$481,781 | \$51,748 | 2.3% | \$0 | \$0 | \$0 | \$533,530 |

^{*} The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.



| Ourrent Yearly Contribution | on \$10,100 | | Cun | rent Monthly Conf | Current Monthly Contribution Per Unit | \$19 | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------|----------|----------|-------------------|---------------------------------------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|-----------|----------|--------------|----|------------------|---------|---------------|-------------|--------------|-----------|-----------|-----------|-----------|
| Stating Balance | ce \$23,145 | \$33,246 | \$44,985 | 960,003 | \$68,872 | \$82,777 | \$97,838 | \$76,548 | \$94,220 | \$113,362 | \$134,097 | \$156,557 | \$180,886 | \$207,238 | \$181,452 | \$ 087,928.\$ | | | \$43,938 \$8 | | ,270 \$167,367 | | 140 \$254,513 | 13 \$299,60 | 3 \$3.45,750 | \$392,952 | \$381,779 | \$431,207 | \$481.781 |
| Total Expenses infated at 2,32% annually | sty so | \$0 | \$0 | \$0 | 8 | 8 | \$37,004 | 8 | \$0 | \$0 | 8 | \$0 | \$0 | \$54,331 | \$55,592 | \$56,882 \$ | \$105,499 | \$59,551 | | 8 | \$0 | \$0 \$0 | | | \$0 | | 8 | \$0 | \$0 |
| Interest at 0% annually | aly 90 | \$0 | \$0 | \$0 | 90 | 90 | \$0 | 90 | \$0 | \$0 | 8 | \$0 | \$0 | 8 | \$0 | 8 | | | 8 | | \$0 | | \$0 \$0 | 90 | | \$0 | 8 | \$0 | \$0 |
| Annual Reserve Contribution | on \$10,100 | \$10,940 | \$11,851 | \$12,837 | \$13,905 | \$15,061 | \$16,314 | \$17,672 | \$19,142 | \$20,735 | \$22,460 | \$24,329 | \$26,353 | \$28,545 | \$30,920 | \$33,493 | | | | | | | | | | | \$49,428 | \$50,575 | 85174 |
| Other Contribution | ig. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ending Balance | Ke \$33,245 | \$44,385 | \$56,036 | \$68,872 | 882,777 | \$97,838 | \$76,548 | \$94,220 | \$113,362 | \$134,097 | \$156,557 | \$180,886 | \$207,238 | \$181,462 | \$156,780 | \$133,392 | 864,172 | | | | \$167,367 \$210. | 13 | | | | | \$431,207 | \$481,781 | \$633,634 |
| Fiscal Year | 194 | 2 | 3 | 4 | ga Ga | 6 | 7 | 00 | 9 | 10 | == | 12 | 2 | £ | 15 | 8 | 77 | 18 | 3 | 20 | 21 22 | | 23 24 | 24 25 | 5 26 | 3 27 | | 29 | |
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | | | | 2037 : | | | | | | 2044 | 2045 | 204 |
| SHARED COMMON ELEMENTS #3: FENCING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Metallic Fencing System | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32 42* Tall Mystils Fenoe @ Front Etv. Of SFH | | | | | | | | | | | | | | \$54,331 | \$55,592 | \$56,882 | \$58,201 | \$69,651 | | | | | | | | | | | |
| 33 Refrishing, (Product Pending) | | | | | | | \$37,604 | | | | | | | | | | \$47,298 | | | | | | | | | \$59,491 | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

APPENDIX D FUNDING SCENARIO TWO



Summary of Data & Results - Board Of Directors Scenario

| Class of Reserve Fund Study | Baseline Funding |
|-------------------------------------|--|
| Property Name | Arbor Terrace Community - Tamarack SFH |
| Entity Name | Arbor Terrace HOA |
| Current Date | October 14, 2015 |
| Year Building Constructed | 2007 |
| Starting Year (Current Fiscal Year) | 2017 |
| Dollar Year | 2016 |
| Fiscal Year Start | July 1, 2016 |
| Fiscal Year End | June 30, 2017 |
| Inflation Rate | 2.32% |
| Interest Rate | 0.00% |
| Estimated Starting Balance | \$23,145 |
| Number of Units | 45 |

| Scenario 1 (Based on Current Contributions) | |
|---|---------------|
| Yearly Contribution - | \$ 8,963 |
| Monthly Contribution Per Unit - | \$ 17 |
| Minimum Balance | \$ 0 |
| Maximum Balance | \$ 427,814 |
| 30-year study closing balance | \$ 427,814 |

Scenario 2 (Based on MH's Suggested Funding Path)

| Yearly Contribution, (Year One) | N/A |
|---|-----|
| Monthly Contribution Per Unit, (Year One) | N/A |
| Minimum Balance | N/A |
| Maximum Balance | N/A |
| 30-year study closing balance | N/A |

Arbor Terrace Community - Tamarack SFH Table 3 Cash Flow Table Scenario 1 - Current Funding Path - Board Of Directors Scenario

Yearly Contribution -\$8,963Monthly Contribution Per Unit -\$17Assumed Interest Rate0.0%Assumed Inflation Rate2.3%Reserve's Starting Balance as of 2017\$23,145Reserve's Minimum Annual Ending Balance Within 30 Year Scope\$0

| Year | Opening Balance | Annual Contribution* | Percent Increase over Previous Year | Other Contributions | Estimated Future Inflated Expenditures | Projected Interest Earned | Closing Balance |
|------|--------------------|-------------------------|---|------------------------|--|------------------------------|-----------------|
| 2017 | \$23,145 | \$8,963 | | \$0 | \$0 | \$0 | \$32,108 |
| 2018 | \$32,108 | \$9,709 | 8.3% | \$0 | \$0 | \$0 | \$41,817 |
| 2019 | \$41,817 | \$10,517 | 8.3% | \$0 | \$0 | \$0 | \$52,334 |
| 2020 | \$52,334 | \$11,392 | 8.3% | \$0 | \$0 | \$0 | \$63,726 |
| 2021 | \$63,726 | \$12,340 | 8.3% | \$0 | \$0 | \$0 | \$76,066 |
| 2022 | \$76,066 | \$13,366 | 8.3% | \$0 | \$0 | \$0 | \$89,432 |
| 2023 | \$89,432 | \$14,478 | 8.3% | \$0 | \$37,604 | \$0 | \$66,306 |
| 2024 | \$66,306 | \$15,683 | 8.3% | \$0 | \$0 | \$0 | \$81,989 |
| 2025 | \$81,989 | \$16,988 | 8.3% | \$0 | \$0 | \$0 | \$98,977 |
| 2026 | \$98,977 | \$18,401 | 8.3% | \$0 | \$0 | \$0 | \$117,378 |
| 2027 | \$117,378 | \$19,932 | 8.3% | \$0 | \$0 | \$0 | \$137,310 |
| 2028 | \$137,310 | \$21,591 | 8.3% | \$0 | \$0 | \$0 | \$158,901 |
| 2029 | \$158,901 | \$23,387 | 8.3% | \$0 | \$0 | \$0 | \$182,288 |
| 2030 | \$182,288 | \$25,333 | 8.3% | \$0 | \$54,331 | \$0 | \$153,289 |
| 2031 | \$153,289 | \$27,440 | 8.3% | \$0 | \$55,592 | \$0 | \$125,138 |
| 2032 | \$125,138 | \$29,723 | 8.3% | \$0 | \$56,882 | \$0 | \$97,979 |
| 2033 | \$97,979 | \$32,196 | 8.3% | \$0 | \$105,499 | \$0 | \$24,676 |
| 2034 | \$24,676 | \$34,875 | 8.3% | \$0 | \$59,551 | \$0 | \$0 |
| 2035 | \$0 | \$35,684 | 2.3% | \$0 | \$0 | \$0 | \$35,684 |
| 2036 | \$35,684 | \$36,512 | 2.3% | \$0 | \$0 | \$0 | \$72,196 |
| 2037 | \$72,196 | \$37,359 | 2.3% | \$0 | \$0 | \$0 | \$109,556 |
| 2038 | \$109,556 | \$38,226 | 2.3% | \$0 | \$0 | \$0 | \$147,781 |
| 2039 | \$147,781 | \$39,113 | 2.3% | \$0 | \$0 | \$0 | \$186,894 |
| 2040 | \$186,894 | \$40,020 | 2.3% | \$0 | \$0 | \$0 | \$226,914 |
| 2041 | \$226,914 | \$40,949 | 2.3% | \$0 | \$0 | \$0 | \$267,863 |
| 2042 | \$267,863 | \$41,899 | 2.3% | \$0 | \$0 | \$0 | \$309,762 |
| 2043 | \$309,762 | \$42,871 | 2.3% | \$0 | \$59,491 | \$0 | \$293,142 |
| 2044 | \$293,142 | \$43,865 | 2.3% | \$0 | \$0 | \$0 | \$337,007 |
| 2045 | \$337,007 | \$44,883 | 2.3% | \$0 | \$0 | \$0 | \$381,890 |
| 2046 | \$381,890 | \$45,924 | 2.3% | \$0 | \$0 | \$0 | \$427,814 |

^{*} The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.

8. SUBSECTION 2: ROW HOMES FINANCIAL TABLES & GRAPHICS

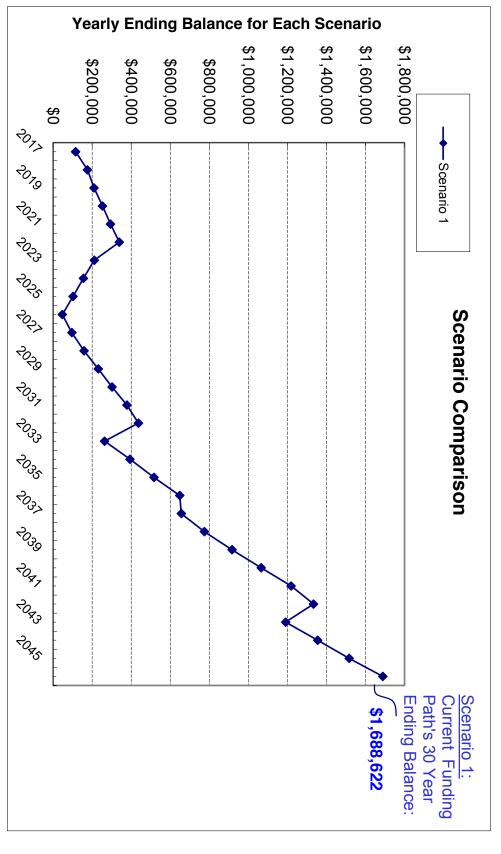
APPENDIX A SUMMARY OF DATA AND RESULTS



Summary of Data & Results - Final

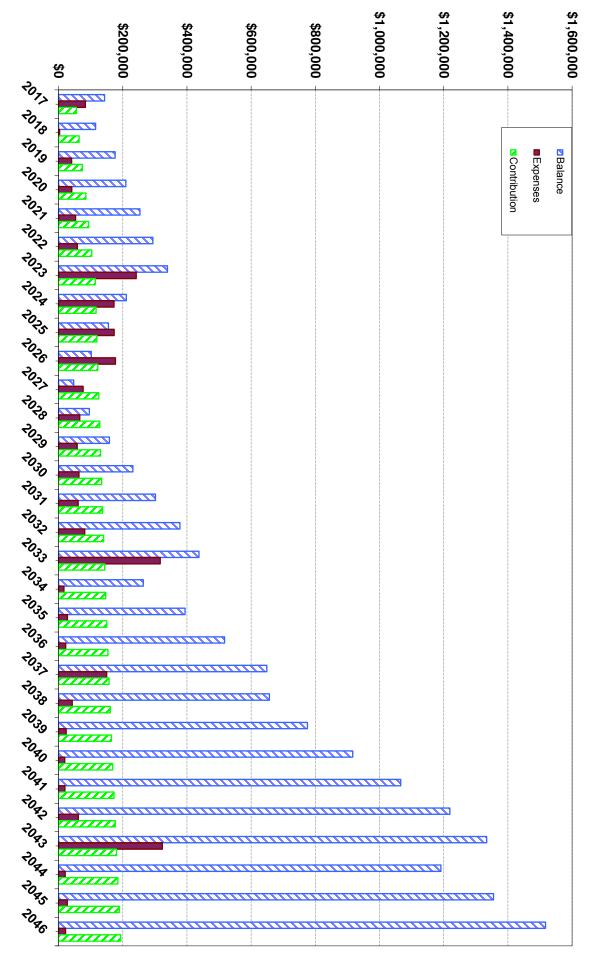
| Class of Reserve Fund Study | Baselin | e Funding |
|---|-----------------------------|-------------|
| Property Name | Arbor Terrace Community - R | owhomes |
| Entity Name | Arbor Ter | race HOA |
| Current Date | Decemb | er 2, 2015 |
| Year Building Constructed | | 2007 |
| Starting Year (Current Fiscal Year) | | 2017 |
| Dollar Year | | 2016 |
| Fiscal Year Start | Ju | ıly 1, 2016 |
| Fiscal Year End | June | 30, 2017 |
| Inflation Rate | | 2.32% |
| Interest Rate | | 0.00% |
| Estimated Starting Balance | : | \$143,045 |
| Number of Units | | 65 |
| Scenario 1 (Based on Current Contribution For 2015/ | 2016 Fiscal Year) | |
| Yearly Contribution - | \$ | 55,420 |
| Monthly Contribution Per Unit - | \$ | 71 |
| Minimum Balance | \$ | 47,208 |
| Maximum Balance | | ,688,622 |
| 30-year study closing balance | | ,688,622 |
| Scenario 2 (Based on MH's Suggested Funding Path |) | |
| Yearly Contribution, (Year One) | N/A | |
| Monthly Contribution Per Unit, (Year One) | N/A | |
| Minimum Balance | N/A | ١ |
| Maximum Balance | N/A | |
| 30-year study closing balance | N/A | |





APPENDIX B TABLE 1: ANTICIPATED COST SUMMARY

Arbor Terrace Community - Rowhomes
Table 4: Cash Flow Chart
Scenario 1 - Current Funding Path - Final





| PRESENTING PROTEOTO NET 1985 19 | Arbor Terrace HOA Arbor Terrace Community - Rowhomes Table 1: Anticipated Cost Summary - Fi | et Cummany - Final | | | | | | | | | | | | | | | MORRISON HERSHFIELD |
|--|---|---|--------|---------------------------|------|--------------|---------------------------------|---------------------------|-------------|-------|---|--------|---|--------------------------------|-----------------|-----------------------------|--|
| Control Cont | Item# | Item Description | | Normal Life Expectancy | | resent Age A | djustment To Life Expectancy Re | me To First Supplement Re | Time to Ye. | | | | | vdd Allowa tant Fee Consult | nce for Replace | | mments/Recommendations |
| The contribution of the | SHARED COMMON ELEMENT | 'S #1: BUILDING ENVELOPE - TH ONLY | | | | | | | | | - | - | ŀ | - | | | |
| Control Cont | Townhomes Only- Component | e Barlarad During the 2013 Rehah Project | ı | ı | | ı | | | | ı | | | ı | | | | |
| The control of the co | Townhomes Only- Component 1 Exterior Wall Assemblies - 1 | s Replaced During the 2013 Rehab Prolect Sdina & Trim Details | ≺ | 50 | 2013 | 4 | 0 | å | 50 | | | 20 | | * | | | terior Envelore Componentis' page for derification of components covered within this renewal task |
| 1 | | 4 | ~ | 25 | 2013 | 4 | 0 | 21 | 25 | | | n.Fl. | | z | | | replaced with a major string or roofing project |
| Contract | Exterior Finishes & Sealant | | ~ | 10 | 2013 | 4 | 0 | 6 | 10 | | | 'n. | | | | \$166,920 Renew | 1 costs covers the replacement of both static and dynamic sealant joints |
| Protection of the control of the con | Townhomes Only - Component | ts "NOT" Replaced During the 2013 Rehab Projec | | | | | | | | | | | | | | | |
| The control of the co | 4 Exerior Wall Assemblies - : | Siding & Trim Details | | 30 | 2007 | 10 | -18 | ы | 30 | | | Ą. | | × | | | ns 4A - 4D for clarification of components covered within this renewal task |
| The control of the co | 4A - Five Year Renewal | Items: | | | | | | | | | | | | | | Funds |) replace these components are covered under Item 4 Exterior Wall Assemblies |
| Principals 1 | - Base of Wall Co | omponents | | | | | | | | | | | | | | Replac drainag |) cladding and weather-resistive barrier assembly at base of wall with new assembles that protect the sheathing and provide postly. 1. Buildings G, H, & F have the most damage per General Contractor. |
| The control of the co | - Front Elevation | Flat Work | | | | | | | | | | | | | | Correc | front sleps near entrances where sheathing#raming is below adjacent conceive |
| Description of the control of the co | 4B - 5 to 10 Year Renev | val items: | | | | | | | | | | | | | | Funds |) replace these components are covered under from 4 Exterior Wall Assemblies |
| The Control of the Co | - Crawl Spaces | | | | | | | | | | | | | | | Correc no bres | the defectively installed polyethylene ground cover within the crawl spaces by securely tuming it up the foundation wats 12 in, and a sor improper tapping of the ground cover material within the field. Clean success construction debies from the surface of the ground to |
| Principativa I | - Front Corner Tite | m Detail | | | | | | | | | | | | | | Replac trims a | existing white wood tims with fully primed codar tims. Note: Rear corner tims are being replaced at all buildings. Existing front sheing left in place as part of the current scope of regair. |
| Participation of the control of the | - Column Replace | ment Work | | | | | | | | | | | | | | Replac positive Howev | s all daddry, tim, and weather-resistive barrier assembles on entrance odumns of all bowhomes with new assembles that providerance, to know Compaged tims sourcedly being replaced and ventry is being provided for existing columns as pair of the current report. -rupper firms are not protected with fashing and caldading this ind opposity proproposed to the current report. |
| Death of the control | - Replace Expose | d Oypsum @ Eaves | | | | | | | | | | | | | | Replac | exposed gypsum board eaves to correct staining. Note: Eaves can be addressed most economically at same time that roof is reg |
| Septimination of the property | 4C - 10 to 20 Year Rene | awal items: | | | | | | | | | | | | | | Funds | replace these components are covered under them 4 Exterior Wall Assemblies |
| Paramoniana No. 10, 10, 10, 10, 10, 10, 10, 10, 10, 10, | - Exterior Wall Ass | sembles - Rear Elevations | | | | | | | | | | | | | | Replac drainag screen | s all cladding and weather-resistive barrier assemblies on mar elevations of all townhomes with new assemblies that provide posits, and mirpowe ar leastage controls. Note: Repair conducted was targeted, so punel claddling has typically all been replaced with a Lap softly replacement has been largeted; as there is no retracemen. |
| Patrin Detain No. 2007 10 44 6 80 10 72.00 84 R 80.00 V 80.00 10 80.00 V 80.0 | - Exterior Wall As | sembles - Side Elevations | | | | | | | | | | | | | | Replac provide with a | s af daddig and washe-resistve barier assemblies on exposed side elevations (and units) of all bumbanes with new assemble posieve dreade and improve are leasage control. Note: Repair conducted was targeted, so parel dadding has syncatly all been in screen. Lip soding registerment has been stagedus, to these is no microcens. |
| PRIMERIAL NOTICES IN 10 10 10 10 10 10 10 10 10 10 10 10 10 | - Exterior Wall Ass | sembles - Msc Clading & Trim Detials | | | | | | | | | | | | | | a) Rep gable v assemi | as belly band irim on belling. A with new assemblies that protect that provide positive drainage. b) Replace clading at front entit In new assemblies that provide positive drainage. c) Replace at Clading on engaged columns between garage doors with new tes that provide positive drainage. |
| Section Paramore | - Windows & Doa | 18 | | | | | | | | | | | | | | Windo | and Silding Glass Door units have typically been reused unless frame damage was observed. |
| Patenty Pate | 4D - 30 Year Renewal II | ams: | | | | | | | | | | | | | | | |
| Patenty Pate | - Attics & Crawl S | paces | | | | | | | | | | | | | | Seal at been fi | ics and crawl spaces to limit air leakage, and ensure aftic and crawl space ventilation is adequate and free flowing. Note: Aftic du ht-limed as part of the 2013 Rehab scope |
| No. | 5 Gutters & Downspouts | | | | | | | | | | | | | | | Typical | y septaced with a major siding or rooting project |
| N 20 2007 10 14 6 20 7 7 25 3 72,00 81,R 2010 V 81,R 2010 S 91,P 2010 S 91,R 2 | Other Building Envelope Eleme | nts | | | | | | | | | | | | | | | |
| Particulty No. 25. 2007 10 -9 1 20 20 20 20 2007 10 -9 1 20 20 20 20 20 20 20 20 20 20 20 20 20 | 6 Attic Insulation | | z | 30 | 2007 | 10 | 4 | 6 | 30 | | | Ą. P. | | ~ | \$0 | | additional information to be provided by the HOA |
| Parlamin) V 20 2007 10 0 0 1 20 1 274 Ln. Ft. E4400 V 54.500 583700 TEFLAT WORK & RETAINING WALLS V 2007 10 0 0 0 0 25 10.000 Sq. R. St. O. V 54.500 583700 V 2007 10 0 4 6 00 25 10.000 Sq. R. St. O. V 57.01 513200 V 2007 10 0 4 6 00 25 25 25.00 Sq. R. St. O. V 57.01 513200 V 2007 10 0 4 6 0 0 25 25 25.00 Sq. R. St. O. V 57.01 513200 V 2007 10 0 34 6 0 0 25 25 25.00 Sq. R. St. O. V 57.00 57.30 V 2007 10 0 34 6 0 0 25 11.00 Sq. R. St. O. V 57.00 57.30 V 2007 10 0 34 6 0 0 0 25 11.00 Sq. R. St. O. V 57.00 57.30 V 2007 10 0 34 6 0 0 0 25 11.00 Sq. R. St. O. V 57.00 57.30 V 2007 10 0 34 6 0 0 0 25 11.00 Sq. R. St. O. V 57.00 57.30 V 2007 10 0 34 6 0 0 0 1 1 1 1 Selm St. O. V 58.00 Sq. R. S | | Rod Shingles) | ~ | 25 | 2007 | 10 | å | 7 | 25 | | | , P. | | ~ | | | d Maintenance tiem |
| RETAINING WALLS 1 2007 10 0.0 1 27 1.0. 1 | HARED COMMON ELEMENT | 'S #3: FENCING | | | | | | | | | | | | | | | |
| PRETAINING WALLS 10 207 10 0.9 1 0.0 | Wood Fences @ Townhomes C | Iniv. (6' Tall Avg.) | | | | | | | | | | | | | | | |
| RETAINING WALLS 10 2007 10 0 0 0 1 274 1.0.70 N 5100 N 51050 | 29 6' Tall Wood Fence, (Vertic | al Boards, Alternating Pattern) | Υ | 20 | 2007 | 10 | -9 | 1 | 20 | | | n. Ft. | | Υ | | \$69,700 This oc | nponent is shared by the whole community. Renewal costs include replacement of concrete foolings if necessary. |
| PRETAINING WALLS Y 00 2007 10 34 0 00 25 10.500 8q.R. \$10.00 Y \$1.211 \$112070 Y 00 2007 10 34 6 00 25 25 2.000 8q.R. \$10.00 Y \$1.000 \$21230 Y 00 2007 10 34 6 00 25 10.000 8q.R. \$10.00 Y \$1.000 \$21230 Y 00 2007 10 34 6 00 25 10.000 8q.R. \$10.00 Y \$1.000 \$21230 Y 01 2013 4 0 0 0 1 1 1 1 6665 \$10.000 N \$10.000 N \$10.000 Y 3 2013 0 1 1 1 6665 \$10.000 N \$10.000 N \$10.000 N \$10.000 Y 3 2013 0 1 1 1 6665 \$10.000 N \$10.000 | | Coat) | ~ | 7 | 2007 | 10 | 0 | 0 | Ch | | | n.Ft. | | z | | \$13,570 This oc | nponent is shared by the whole community |
| Y 20 2007 10 34 6 50 25 10,500 50, R. \$10.00 Y \$1,271 \$11,2870 Y \$2,2740 \$1,2870 | SHARED COMMON ELEMENT | S #5: CONCRETE FLAT WORK & RETAININ | GWALLS | | | | | | | | | | | | | | |
| Y 10 2007 10 34 6 20 23 10.00 54 8 10.00 7 81,207 81,2 | Concrete Flat Work @ Townho. | mes Only | | | | | | | | | | | | | | | |
| Y 20 2007 10 34 6 20 23 2400 54 10.00 Y 51.000 S17.200 S | 69 Driveways - Pebble Finish | | ~ | 50 | 2007 | 10 | -34 | 6 | | | | Ą. | | × | | \$112,670 Assum | d an average of 165 sq. ft, per unit. Actual take-off of each unit's shared common component was not done for this RS |
| Y 90 2007 10 34 6 90 25 13,000 54,R \$10,000 Y \$8,000 \$9,000 \$10,000 Y \$8,000 \$10,000 Y \$8,000 \$10,000 Y \$10,0 | | ie Finish | ~ | 50 | 2007 | 10 | -34 | 6 | | | | Ą. P. | | ~ | | \$27,820 Assum | d an average of 40 sq. ft, per unit. Actual take-off of each unit's shared common component was not done for this RS |
| Y 1 2013 4 0 0 1 1 1 Each \$1,000 N \$0 \$1,000 Y 3 2013 4 0 3 7 1 1 Each \$1,000 N \$0 \$2,000 Y 3 2013 4 0 3 7 1 1 Each \$1,000 N \$0 \$2,000 Y 3 2013 0 -1 2 3 1 1 1 Each \$1,000 N \$0 \$2,000 | | om Finish | Y | 50 | 2007 | 10 | -34 | 6 | | | | q. R. | | Υ | | | d an average of 200 sq. ft. per unit. Actual take-off of each unit's shared common component was not done for this RS |
| Y 1 2013 4 0 0 1 1 1 Each \$5000 N \$0 \$0 Y 7 2013 4 0 3 7 1 1 Each \$70000 N \$0 \$7000 Y 3 2013 0 -1 2 3 1 1 Each \$1,0000 N \$0 \$7000 | SHARED COMMON ELEMENT | 'S #8: PROFESSIONAL SERVICES | | | | | | | | | | | | | | | |
| Building Envirope Condition Assessment - One Year Warriery Review Y 1 2013 4 0 0 1 1 Each \$0,000 N 90 \$1,000 N \$2,000 | Building Science Consulting Science | ervices - Townhomes Only | | | | | | | | | | | | | | | |
| Building Enviroides Condition Assessment - Sheeth Year Perbinnance Herkew Y 7 2013 4 0 3 7 1 1 Each \$1,000.00 N \$0 \$1,000 Building Enviroides Condition Assessment - These Year Brewew Y 3 2013 0 -1 2 3 1 1 Each \$3,000.00 N \$0 \$3,000 | | n Assessment - One Year Warranty Kewew | : - | | 2013 | | | | | . - | | | | : 2 | | | during the 2012 rehabilitation project. mmends that the Association hire an Ervelope Consultant to observe how the various exterior wall assembles are performing that |
| | | n Assessment - Three Year Review | ~ | 3 | 2013 | 0 | 4 | 12 | 3 | - | | | | z | | \$3,000 MH rec | sude contractor support Transents that the Association schedule every three years an assesment of the exterior wall assemblies for the townhomes |

APPENDIX C FUNDING SCENARIO ONE

Arbor Terrace Community - Rowhomes Table 3 Cash Flow Table Scenario 1 - Current Funding Path - Final

Yearly Contribution -\$55,420Monthly Contribution Per Unit -\$71Assumed Interest Rate0.0%Assumed Inflation Rate2.3%Reserve's Starting Balance as of 2017\$143,045Reserve's Minimum Annual Ending Balance Within 30 Year Scope\$47,208

| Year | Opening Balance | Annual Contribution* | Percent Increase over Previous Year | Other Contributions | Estimated Future Inflated Expenditures | Projected Interest Earned | Closing Balance |
|------|--------------------|-------------------------|---|------------------------|--|------------------------------|-----------------|
| 2017 | \$143,045 | \$55,420 | | \$0 | \$83,270 | \$0 | \$115,195 |
| 2018 | \$115,195 | \$63,910 | 15.3% | \$0 | \$3,070 | \$0 | \$176,036 |
| 2019 | \$176,036 | \$73,701 | 15.3% | \$0 | \$40,253 | \$0 | \$209,484 |
| 2020 | \$209,484 | \$84,992 | 15.3% | \$0 | \$41,187 | \$0 | \$253,289 |
| 2021 | \$253,289 | \$93,764 | 10.3% | \$0 | \$53,104 | \$0 | \$293,949 |
| 2022 | \$293,949 | \$103,440 | 10.3% | \$0 | \$58,339 | \$0 | \$339,050 |
| 2023 | \$339,050 | \$114,115 | 10.3% | \$0 | \$242,115 | \$0 | \$211,050 |
| 2024 | \$211,050 | \$116,763 | 2.3% | \$0 | \$172,504 | \$0 | \$155,308 |
| 2025 | \$155,308 | \$119,471 | 2.3% | \$0 | \$172,902 | \$0 | \$101,878 |
| 2026 | \$101,878 | \$122,243 | 2.3% | \$0 | \$176,913 | \$0 | \$47,208 |
| 2027 | \$47,208 | \$125,079 | 2.3% | \$0 | \$76,270 | \$0 | \$96,017 |
| 2028 | \$96,017 | \$127,981 | 2.3% | \$0 | \$65,723 | \$0 | \$158,275 |
| 2029 | \$158,275 | \$130,950 | 2.3% | \$0 | \$58,030 | \$0 | \$231,196 |
| 2030 | \$231,196 | \$133,988 | 2.3% | \$0 | \$63,418 | \$0 | \$301,766 |
| 2031 | \$301,766 | \$137,097 | 2.3% | \$0 | \$60,754 | \$0 | \$378,109 |
| 2032 | \$378,109 | \$140,277 | 2.3% | \$0 | \$81,305 | \$0 | \$437,081 |
| 2033 | \$437,081 | \$143,532 | 2.3% | \$0 | \$316,888 | \$0 | \$263,724 |
| 2034 | \$263,724 | \$146,862 | 2.3% | \$0 | \$16,516 | \$0 | \$394,070 |
| 2035 | \$394,070 | \$150,269 | 2.3% | \$0 | \$27,477 | \$0 | \$516,862 |
| 2036 | \$516,862 | \$153,755 | 2.3% | \$0 | \$21,930 | \$0 | \$648,687 |
| 2037 | \$648,687 | \$157,322 | 2.3% | \$0 | \$149,427 | \$0 | \$656,583 |
| 2038 | \$656,583 | \$160,972 | 2.3% | \$0 | \$42,384 | \$0 | \$775,171 |
| 2039 | \$775,171 | \$164,707 | 2.3% | \$0 | \$23,492 | \$0 | \$916,386 |
| 2040 | \$916,386 | \$168,528 | 2.3% | \$0 | \$18,953 | \$0 | \$1,065,961 |
| 2041 | \$1,065,961 | \$172,438 | 2.3% | \$0 | \$19,393 | \$0 | \$1,219,007 |
| 2042 | \$1,219,007 | \$176,438 | 2.3% | \$0 | \$61,661 | \$0 | \$1,333,784 |
| 2043 | \$1,333,784 | \$180,532 | 2.3% | \$0 | \$323,330 | \$0 | \$1,190,985 |
| 2044 | \$1,190,985 | \$184,720 | 2.3% | \$0 | \$20,774 | \$0 | \$1,354,932 |
| 2045 | \$1,354,932 | \$189,006 | 2.3% | \$0 | \$26,958 | \$0 | \$1,516,980 |
| 2046 | \$1,516,980 | \$193,391 | 2.3% | \$0 | \$21,749 | \$0 | \$1,688,622 |

^{*} The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.



| 31 | 5 A | 103 Br | 102 Bu | Building S | SHARED | 71 20 | 30 Fro | | Concrete | SHARED | | 30 Re | 29 6 | WoodFe | SHARED | 7 | | Other Bu | os Q | ÷ | ð | ٧. | | ÷ | ÷ | 8 | ÷ | ÷ | | ÷ | ð | | _ | ŝ | 4 | Townhorr | 3 8 | 2 @ | 1 6 | Townhon | SHARED | | | | | Scenark |
|---|-------------------|---|---|---|---|-------------------------------------|------------------------------------|---------------------------|-------------------------------------|--|---|--------------------------------------|--|--|-----------------------------------|---|------------------|----------------------------------|------------------------|------------------------|-----------------------------|-------------------|---|---|--|-----------------------------------|----------------------------------|---------------------------|----------------------------|----------------|----------------------------------|-----------------------------|---------------------------|-------------------------------|--|--|------------------------------|----------------------|---|---|---|----------------------------------|--|--|---|---|
| and the second missing an extension is a second result. | Idea Frankon Co | 53 Building Envelope Condition Assessment - Seven Year Preformance Payers | 902 Building Envelope Condition Assessment - One Year Warranty Review | Building Science Consulting Services - Townhomes Only | HARED COMMON ELEMENTS #8: PROFESSIONAL SERVICES | Rear Elevation Pabbs - Broom Firish | FrantEntry Parches - Pebble Finish | Driveways - Pebble Finish | Concrete Flat Work ® Townhomes Only | HARED COMMON ELEMENTS #5: CONCRETE FLAT WORK & RETAINING WALLS | | 30 Refristing, (Stain or Clear Coat) | 29 8 Tall Wood Fence, (Vertical Boards, Alternating Pattern) | Wood Fences ® Townhomes Only, (6' Tall Avg.) | HARED COMMON ELEMENTS #3: FENCING | Roding System, (Asphallic Rod Strigles) | Attic Insulation | Other Building Envelope Elements | 5 Gutters & Downspouts | - Attics & Craw Spaces | 4D - 30 Year Renewal Items: | - Windows & Doors | Exterior Wall Assemblies - Mes: Cladding & Trim Detiats | Ederior Wall Assemblies - Side Elevations | - Exterior Wall Assemblies - Rear Elevations | 4C - 10 to 20 Year Renewal items: | - Replace Exposed Gypsum @ Eaves | - Column Replacement Work | - Front Corner Trim Detail | - Crawl Spaces | 48 - 5 to 10 Year Renewal Items: | - Frant Elevation Flat Work | - Base of Wall Components | 4A - Five Year Renewal Items. | 4 Exterior Wall Assemblies - Siding & Trim Details | Townhomes Only - Components "NOT" Replaced During the 2013 Rehab Project | Exterior Finishes & Sealants | Gutters & Downsports | Ederior Wall Assemblies - Siding & Trim Details | Townhomes Only- Components Replaced During the 2013 Rehab Project | HARED COMMON ELEMENTS #1: BUILDING ENVELOPE - TH ONLY | | | | | Scenario 1 - Current Funding Path - Final |
| 0.00000.0000000000000000000000000000000 | mid im Louis sma | andian Assessme | anditan Assessme | ting Services - | EMENTS #8: | s - Broom Firish | - Pebble Firish | inish | ownhomes On | EMENTS #5: | l | Clear Coat) | (Vertical Boards, J | omes Only, (6" | EMENTS #3: | phatic Roof String | | Elements | ts. | 860 | al berns: | | nbles - Mec Clade | mbiles - Side Eleva | nbles - Rear Elev | enewal berns: | ypsum @ Eaves | ant Work | Octail | | newal items: | t Wak | ponents | walltoms: | bles-Sidny&Tri | ponents "NOT | sad ants | ts | bles-Sidng & Tri | ponents Replac | EMENTS #1: | | | | | it Funding F |
| 1100 1001 | of . Thron Year D | rt - Seven Year F | rit - One Year Wa | Townhomes 6 | PROFESSIO | | | | × | CONCRETE | | | shemating Pattern | Tall Avg.) | FENCING | les) | | | | | | | sing & Trim Detial | itions | dions | | | | | | | | | | m Details | * Replaced Du | | | im Dataks | ped During the | BUILDING E | | | | | Path - Final |
| 0.000 | au jau | reformance Revie | manty Review | yang | NAL SERVIC | | | | | FLAT WOR | | | | | | | | | | | | | | | | | | | | | | | | | | ring the 2013 I | | | | 2013 Rehab P | :NVELOPE - | | , | Total Expenses | Q | |
| | | e. | | | SES | | | | | K & RETAINI | | | | | | | | | | | | | | | | | | | | | | | | | | Rehab Project | | | | roject | TH ONLY | Endn | Annual Reserve Contribution Other Contribution | Staring Balance Total Expenses interest at 232% annually interest at 0% annually | Ourrent Yearly Contribution | |
| | | | | | | | | | | NG WALLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | artribution | | | |
| | | | | | | | | | | | | \$13,570 | \$69,700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$116,195 1 2017 | \$55,420 | \$11,270 \$0 | \$55,420 | |
| 90,010 | 02003 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$176,036 2 2018 | 953,910 | \$3,070 | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$40,253 | | | | | | | \$209,484 3 2019 | \$73,701 | \$40,253 | Current N | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$41,587 | | | | | | | \$253,289 4 2020 | \$84,992 | \$41,187 | Current Monthly Contribution Per Unit | |
| 40,810 | 89.0.79 | \$7,673 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$42.143 | | | | | | | \$293,949 5 2021 | \$93,764 | 00 801,104 602,1036 | ion Per Unit | |
| | | | | | | | | | | | | \$15,219 | | | | | | | | | | | | | | | | | | | | | | | \$43,121 | | | | | | | \$339,090 6 2022 | \$103,440 | 00 600'9:08 646'0:07 | \$71 | |
| | | | | | | | \$1,277 | \$5,172 | | | | | | | | | | | | | | | | | | | | | | | | | | | \$44,121 | | \$191,545 | | | | | \$211,050 7 2023 | \$114,115 | \$242,115 | | |
| W40,04 | 62 629 | | | | | | \$1,307 | \$5,292 | | | | | | | | \$113,807 | | | \$3,362 | | | | | | | | | | | | | | | | \$45,145 | | | | | | | \$156,308 8 2024 | \$110,763 | \$172,504 | 200 | |
| | | | | | | | \$1,337 | 85,414 | | | | | | | | \$116,489 | | | \$3,480 | | | | | | | | | | | | | | | | \$46,192 | | | | | | | \$101,878 9 2025 | \$119,471 | \$172,902 | 200 | |
| | | | | | | | \$1,368 | \$6,540 | | | | | | | | \$119,202 | | | \$3,540 | | | | | | | | | | | | | | | | \$47,264 | | | | | | | \$47,208 10 2028 | \$122,243 | \$176,913 | 200 | |
| 91110 | 63.779 | | | | | | \$1,400 | \$5,600 | | | | \$17,068 | | | | | | | | | | | | | | | | | | | | | | | \$48,360 | | | | | | | \$96,017 11 2027 | \$125,079 | \$76,270 \$0 | 24700 | |
| | | \$9,009 | | | | | \$1,432 | \$5,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | \$49,482 | | | | | | | \$169.276 12 2028 | \$127,981 | \$65,723 | *** | |
| | | | | | | | \$1,466 | \$6,935 | | | | | | | | | | | | | | | | | | | | | | | | | | | \$50,630 | | | | | | | \$231,196 13 2029 | \$130,950 | \$58,000 | | |
| 4.00 | can no | | | | | | \$1,499 | \$6,072 | | | | | | | | | | | | | | | | | | | | | | | | | | | \$51,805 | | | | | | | \$301,796 14 2030 | \$133,988 | \$23,418 \$0,418 | | |
| | | | | | | | \$1,534 | \$6,213 | | | | | | | | | | | | | | | | | | | | | | | | | | | \$53,006 | | | | | | | \$378,109 15 2031 | \$137,097 | \$60,754 | | |
| | | | | | | | \$1,570 | \$6,367 | | | | \$19,142 | | | | | | | | | | | | | | | | | | | | | | | \$54,235 | | | | | | | \$407,081 16 20:32 | \$140,277 | \$1,305 \$0,305 | 270 | |
| 4.000 | 64.179 | | | | | 89,031 | \$1,606 | 96,505 | | | | | | | | | | | | | | | | | | | | | | | | | | | \$65,494 | | \$240,922 | | | | | \$263,724 17 2033 | \$ 143,532 | \$310,888 | | |
| | | | | | | 89,217 | \$1,643 | 96,656 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$394,070 18 2034 | \$140,002 | \$16,516 | 000 | |
| | | \$10.578 | | | | \$8,408 | \$1,682 | \$6,890 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$516,862 19 2035 | \$150,209 | \$27,477 \$0 | *************************************** | |
| 4000 | 87.12 | | | | | \$9,503 | \$1,721 | \$6,968 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$648,687 20 2036 | \$153,766 | \$21,930 | | |
| | | | | | | \$8,802 | \$1,760 | \$7,530 | | | | \$21,468 | \$110,266 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$6.66,693 21 2037 | \$167,322 | \$149,427 | 2 | |
| | | | | | | \$9,007 | \$1,801 | \$7,295 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$24,281 | | | | \$776,171 22 2038 | \$160,972 | \$42,384 \$0 | *************************************** | |
| 9000 | 24 080 | | | | | \$9,216 | \$1,843 | \$7,464 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$9.16,3.06 23 2039 | \$164,707 | \$23,492 | | |
| | | | | | | \$9,429 | \$1,886 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$1,065,961 24 2040 | | \$19,953 | | |
| | | | | | | \$9,648 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$1,219,007 25 2041 | | \$1,050,961 | | |
| 0.00,000 | 60.00 | \$12,420 | | | | 89,872 | | | | | | \$24,076 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$1,333,784 26 2042 | | \$01,001 | | |
| | | | | | | \$10,901 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$303,028 | | | | | \$1,190,985 27 2043 | | \$1,333,784 \$123,330 \$0 | | |
| | | | | | | 1 \$10,335 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | - | | | | | \$ \$1,354,932 7 28 3 2044 | | \$20,774 | | |
| morton | 66 30 | | | | | 35 \$10,576 | 57 \$2,116 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 \$1,5%,980 29 44 2045 | | 0 31,364,958 4 \$26,958 0 \$0 | | |
| | 3 | | | | | 75 \$10,820 | | 86 \$8,764 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 30 \$1,688,622 29 3 | | 50 \$21,749 50 \$21,749 | | |
| ٢ | | | | | | | 2 | 2 | 1 | | - | | | | | - | | 7 | | | | | | | | | | | | | | | | | | f | | | | 7 | | 882 | - 3 | - e c | 1 | |

APPENDIX D FUNDING SCENARIO TWO



Summary of Data & Results - Board Of Directors Scenario

| Class of Reserve Fund Study | Ba | seline Funding |
|--|------------------------|----------------|
| Property Name | Arbor Terrace Communit | y - Rowhomes |
| Entity Name | Arboi | r Terrace HOA |
| Current Date | Dec | ember 2, 2015 |
| Year Building Constructed | | 2007 |
| Starting Year (Current Fiscal Year) | | 2017 |
| Dollar Year | | 2016 |
| Fiscal Year Start | | July 1, 2016 |
| Fiscal Year End | | June 30, 2017 |
| Inflation Rate | | 2.32% |
| Interest Rate | | 0.00% |
| Estimated Starting Balance | | \$143,045 |
| Number of Units | | 65 |
| Scenario 1 (Based on Current Contribution For 2015/2016 Fisc | cal Year) | |
| Yearly Contribution - | \$ | 48,140 |
| Monthly Contribution Per Unit - | \$ | 62 |
| Minimum Balance | \$ | 0 |
| Maximum Balance | \$ | 2,311,351 |
| 30-year study closing balance | \$ | 2,311,351 |
| Scenario 2 (Based on MH's Suggested Funding Path) | | |
| Yearly Contribution, (Year One) | | N/A |
| Monthly Contribution Per Unit, (Year One) | | N/A |
| Minimum Balance | | N/A |
| Maximum Balance | | N/A |
| 30-year study closing balance | | N/A |

Arbor Terrace Community - Rowhomes Table 3 Cash Flow Table Scenario 1 - Current Funding Path - Board Of Directors Scenario

Yearly Contribution -\$48,140Monthly Contribution Per Unit -\$62Assumed Interest Rate0.0%Assumed Inflation Rate2.3%Reserve's Starting Balance as of 2017\$143,045Reserve's Minimum Annual Ending Balance Within 30 Year Scope\$0

| Year | Opening Balance | Annual Contribution* | Percent Increase over Previous Year | Other Contributions | Estimated Future Inflated Expenditures | Projected Interest Earned | Closing Balance |
|------|--------------------|-------------------------|---|------------------------|--|------------------------------|-----------------|
| 2017 | \$143,045 | \$48,140 | | \$0 | \$83,270 | \$0 | \$107,915 |
| 2018 | \$107,915 | \$54,552 | 13.3% | \$0 | \$3,070 | \$0 | \$159,398 |
| 2019 | \$159,398 | \$61,819 | 13.3% | \$0 | \$40,253 | \$0 | \$180,963 |
| 2020 | \$180,963 | \$70,053 | 13.3% | \$0 | \$41,187 | \$0 | \$209,829 |
| 2021 | \$209,829 | \$79,384 | 13.3% | \$0 | \$53,104 | \$0 | \$236,109 |
| 2022 | \$236,109 | \$89,958 | 13.3% | \$0 | \$58,339 | \$0 | \$267,727 |
| 2023 | \$267,727 | \$101,940 | 13.3% | \$0 | \$242,115 | \$0 | \$127,553 |
| 2024 | \$127,553 | \$115,519 | 13.3% | \$0 | \$172,504 | \$0 | \$70,567 |
| 2025 | \$70,567 | \$130,906 | 13.3% | \$0 | \$172,902 | \$0 | \$28,571 |
| 2026 | \$28,571 | \$148,342 | 13.3% | \$0 | \$176,913 | \$0 | \$0 |
| 2027 | \$0 | \$151,784 | 2.3% | \$0 | \$76,270 | \$0 | \$75,514 |
| 2028 | \$75,514 | \$155,305 | 2.3% | \$0 | \$65,723 | \$0 | \$165,097 |
| 2029 | \$165,097 | \$158,908 | 2.3% | \$0 | \$58,030 | \$0 | \$265,975 |
| 2030 | \$265,975 | \$162,595 | 2.3% | \$0 | \$63,418 | \$0 | \$365,152 |
| 2031 | \$365,152 | \$166,367 | 2.3% | \$0 | \$60,754 | \$0 | \$470,765 |
| 2032 | \$470,765 | \$170,227 | 2.3% | \$0 | \$81,305 | \$0 | \$559,687 |
| 2033 | \$559,687 | \$174,176 | 2.3% | \$0 | \$316,888 | \$0 | \$416,975 |
| 2034 | \$416,975 | \$178,217 | 2.3% | \$0 | \$16,516 | \$0 | \$578,676 |
| 2035 | \$578,676 | \$182,352 | 2.3% | \$0 | \$27,477 | \$0 | \$733,551 |
| 2036 | \$733,551 | \$186,582 | 2.3% | \$0 | \$21,930 | \$0 | \$898,203 |
| 2037 | \$898,203 | \$190,911 | 2.3% | \$0 | \$149,427 | \$0 | \$939,687 |
| 2038 | \$939,687 | \$195,340 | 2.3% | \$0 | \$42,384 | \$0 | \$1,092,644 |
| 2039 | \$1,092,644 | \$199,872 | 2.3% | \$0 | \$23,492 | \$0 | \$1,269,024 |
| 2040 | \$1,269,024 | \$204,509 | 2.3% | \$0 | \$18,953 | \$0 | \$1,454,580 |
| 2041 | \$1,454,580 | \$209,254 | 2.3% | \$0 | \$19,393 | \$0 | \$1,644,442 |
| 2042 | \$1,644,442 | \$214,108 | 2.3% | \$0 | \$61,661 | \$0 | \$1,796,889 |
| 2043 | \$1,796,889 | \$219,076 | 2.3% | \$0 | \$323,330 | \$0 | \$1,692,634 |
| 2044 | \$1,692,634 | \$224,158 | 2.3% | \$0 | \$20,774 | \$0 | \$1,896,019 |
| 2045 | \$1,896,019 | \$229,359 | 2.3% | \$0 | \$26,958 | \$0 | \$2,098,420 |
| 2046 | \$2,098,420 | \$234,680 | 2.3% | \$0 | \$21,749 | \$0 | \$2,311,351 |

^{*} The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.

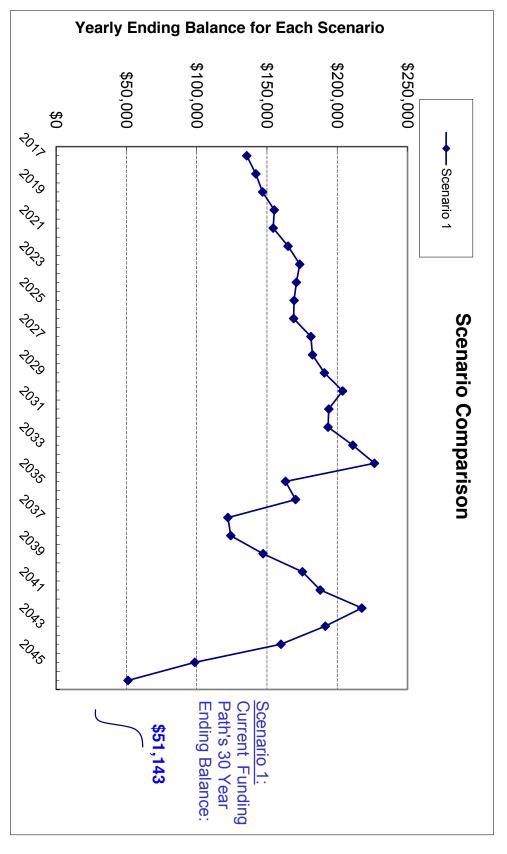
9. SUBSECTION 3: ALL LOTS FINANCIAL TABLES & GRAPHICS

APPENDIX A SUMMARY OF DATA AND RESULTS



Summary of Data & Results - Final

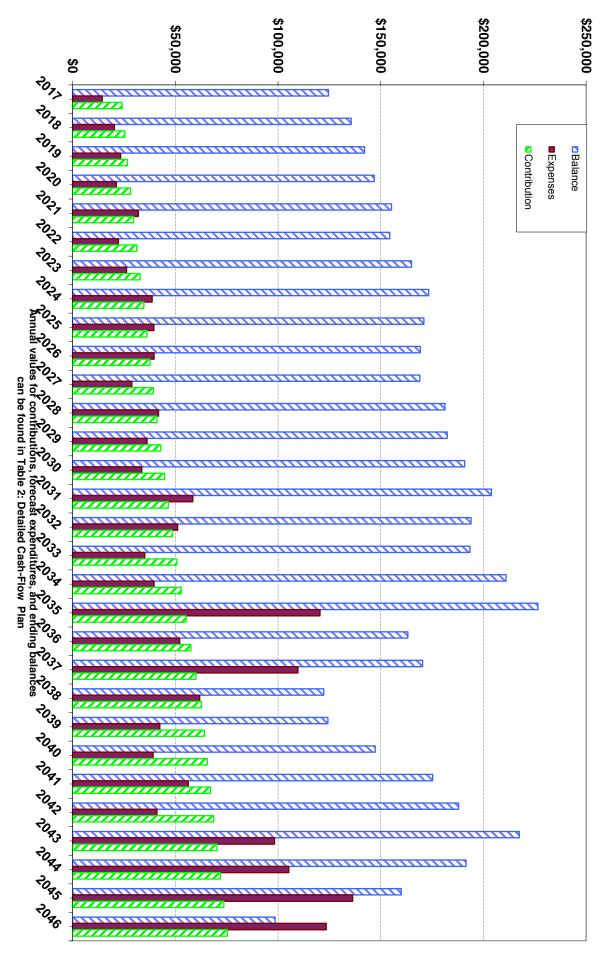
| | Class of Reserve Fund Study | Baseline Funding |
|---|---|------------------------------------|
| | Property Name | Arbor Terrace Community - All Lots |
| | Entity Name | Arbor Terrace HOA |
| | Current Date | December 2, 2015 |
| | Year Building Constructed | 2007 |
| | Starting Year (Current Fiscal Year) | 2017 |
| | Dollar Year | 2016 |
| | Fiscal Year Start | July 1, 2016 |
| | Fiscal Year End | June 30, 2017 |
| | Inflation Rate | 2.32% |
| | Interest Rate | 1.00% |
| | Estimated Starting Balance | \$124,608 |
| _ | Number of Units | 160 |
| | Scenario 1 (Based on Current Contributions) | |
| | Yearly Contribution - | \$ 24,125 |
| | Monthly Contribution Per Unit - | \$ 13 |
| | Minimum Balance | \$ 51,143 |
| | Maximum Balance | \$ 226,513 |
| | 30-year study closing balance | \$ 51,143 |
| | Scenario 2 (Based on MH's Suggested Funding Path) | |
| | Yearly Contribution, (Year One) | N/A |
| | Monthly Contribution Per Unit, (Year One) | N/A |
| | Minimum Balance | N/A |
| | Maximum Balance | N/A |
| | 30-year study closing balance | N/A |
| | , , , | |



Arbor Terrace Community - All Lots

APPENDIX B TABLE 1: ANTICIPATED COST SUMMARY

Arbor Terrace Community - All Lots
Table 4: Cash Flow Chart
Scenario 1 - Current Funding Path - Final



Arbor Terrace HOA
Arbor Terrace Community - All Lots

MORRISON HERSHFIELD

| Table 1: Anticipated Cost Summary - Final | | | | | | | | | | | | | | | |
|---|----------------------------------|---------------|-----------------------------|----------------|------------------------|-------------------|--|----|----------|------------|---------------|------------------------------|------------------------------------|----------|---|
| Item# Item Description | Elevated Maintenance Item, (Y/N) | Normal Life A | Assumed Year of Acquisition | Present Age Eb | Adjustment To Life Rep | Time To First Sub | Time to Subsequent Which Work is Replacements Phased | | Quantity | Units of L | Unit Cost Cor | Add All Consultant Fee (Y/N) | Allowance for Consulting Fee Costs | | MH Comments/Recommendations |
| SHARED COMMON ELEMENTS #2: PARK AREA | | | | | | | | | | | | | | | |
| Tot Lot | | | | | | | | | | | | | | | |
| 9 Perimeter Fence, (Metallic) | N | 30 | 2007 | 10 | 0 | 20 | 30 | 1 | 250 | Ln. Ft. | \$60.00 | N | \$0 | \$15,000 | Refrishing costs covered under Item #7? |
| 10 Concrete Pathways | z | 50 | 2007 | 10 | -19 | 21 | 50 | 10 | 1,480 | Sq. Ft. | \$10.00 | z | \$0 | \$14,800 | Assumed replacement of this component would be addressed as the need arises and over an extended period of time. |
| 11 Park Benches | N | 40 | 2007 | 10 | 0 | 30 | 40 | 1 | 4 | Each | \$1,000.00 | N | \$0 | \$4,000 | Maintenance and upkeep fall under the "Operation Budget" |
| 12 Play Equipment | z | 30 | 2007 | 10 | 0 | 20 | 30 | - | - | Each | \$30,000.00 | z | \$0 | \$30,000 | Maintenance and upkeep fall under the "Operation Budget" |
| 13 Bark Chips | N | 5 | 2007 | 10 | 2 | 2 | 5 | 1 | 32 | Cu.Yd. | \$0.00 | N | \$0 | \$0 | Per the Association's request, renewalkepair costs will be addressed under the "Operation Budget" |
| Gazebo | | | | | | | | | | | | | | | |
| 14 Cancrete Pathways | z | 50 | 2007 | 10 | -24 | 16 | 50 | Ch | 100 | Sq. Ft. | \$10.00 | z | \$0 | \$1,000 | Assumed replacement of this component would be addressed as the need arises and over an extended period of time. |
| 15 Concrete Slab/Foundation | N | 50 | 2007 | 10 | 0 | 40 | 50 | 1 | 624 | Sq. Ft. | \$15.00 | N | \$0 | \$9,360 | |
| 16 Stone Column Bases | ~ | 25 | 2007 | 10 | 0 | 15 | 25 | - | 00 | Each | \$750.00 | z | \$0 | \$6,000 | Maintenance and upkeep fall under the "Operation Budget" |
| 17 Structure | z | 50 | 2007 | 10 | 0 | 40 | 50 | 1 | 4 | Each | \$50,000.00 | ~ | \$2,500 | \$52,500 | \$52,500 MH recommends the Association consider hiring a Structural Engineer during the renewal period for this component |
| 18 Stained T&G Soffit, (Ventilated) | ٧ | 10 | 2015 | 2 | 0 | 8 | 10 | 1 | 1,000 | Sq. Ft. | \$10.00 | z | \$0 | \$10,000 | Maintenance and upkeep fall under the "Operation Budger" |
| 19 Park Benches, (Altached) | z | 8 | 2007 | 10 | 0 | 30 | 40 | - | 2 | Each | \$1,000.00 | z | \$0 | \$2,000 | Maintenance and upkeep fall under the "Operation Budget" |
| 20 HOA Bulletin Board, (Free Standing) | z | 20 | 2011 | 6 | 0 | 4 | 20 | - | - | Each | \$500.00 | z | \$0 | \$500 | Naintenance and upkeep fall under the "Operation Budget" |
| 21 Roofing System, (Asphaltic Roof Shingles) | z | 25 | 2007 | 10 | 0 | 15 | 25 | _ | 1,000 | Sq. Ft. | \$3.75 | z | \$0 | \$3,750 | \$3,750 Maintenance and upkeep fall under the "Operation Budger" |
| 22 Misc. Trim Details | z | 25 | 2007 | 10 | 0 | 15 | 25 | _ | - | Each | \$1,500.00 | z | \$0 | \$1,500 | \$1,500 Maintenance and upkeep fall under the "Operation Budger" |
| 23 Refinishing, (Painting & Staining) | ~ | 10 | 2015 | 2 | 3 | ⇉ | 10 | _ | - | Each | \$7,500.00 | z | \$0 | \$7,500 | Costs include the restaining of the soffit material |
| Other Shared Common Elements at the Park Area | | | | | | | | | | | | | | | |
| 24 Viryl Fence, (42' Tall) | ~ | 50 | 2007 | 10 | 0 | 40 | 50 | - | 465 | In Ft | \$30.00 | z | \$0 | \$13,950 | Maintenance and upkeep fall under the "Operation Budget" |
| 25 Cancrete Pathways | z | 50 | 2007 | 10 | -19 | 21 | 50 | 10 | 1,800 | Sq. Ft. | \$10.00 | z | \$0 | \$18,000 | Assumed replacement of this component would be addressed as the need arises and over an extended period of time. |
| 26 Landscaping | z | - | 2007 | 10 | 0 | 0 | 1 | - | 0 | | \$0.00 | z | \$0 | \$0 | Per the Association's request, renewal/repair costs will be addressed under the "Operation Budget" |
| | | | | | | | | | | | | | | | |
| SHARED COMMON ELEMENTS #3: FENCING | | | | | | | | | | | | | | | |
| Wood Fences @ Single Family Homes Only. (6' Tall Avg.) | | | | | | | | | | | | | | | |
| 27 6 Tall Wood Fence, (Decorative Detail @ Top of Fence Line) | ~ | 30 | 2007 | 10 | 4 | 6 | 30 | 10 | 1,514 | In Ft | \$25.00 | ~ | \$2,650 | \$40,500 | This component is shared by the whole community. Renewal costs include replacement of concrete foolings if necessary. |
| 28 Refinishing, (Stain or Clear Coat) | ~ | 7 | 2007 | 10 | 0 | 0 | 7 | _ | 1,514 | In Ft. | \$5.00 | z | \$0 | \$7,570 | This component is shared by the whole community |
| Vinyl Fence | | | | | | | | | | | | | | | |
| 31 Vinyl Fence, (42" Tall) | ~ | 50 | 2007 | 10 | 0 | 40 | 50 | - | 1,487 | P. F. | \$30.00 | ~ | \$3,123 | \$47,730 | This component is shared by the whole community. Renewal costs include replacement of concrete footings if necessary. |
| | | | | | | | | | | | | | | | |



| Arbor Terrace Community - All Lots Table 1: Anticipated Cost Summary - Final | | | | | = | | | | - | - | | | | - | |
|--|---------------------------------------|---------------------------|-----------------------------|-------------|----------------------|-----------------------------|---|----|----------|------------|---------------|-------------------------|---|---------------------|---|
| Item # Item Description | Elevated Maintenance Item, (YN) | Normal Life Expectancy | Assumed Year of Acquisition | Present Age | Adjustment To Life F | Time To First Replacement R | Time to Years Over Subsequent Which Work is Replacements Phased | | Quantity | Units of L | Unit Cost Con | Add Alk Sultant Fee Con | Add Consultant Fee Consulting Fee Costs | urrent acement P | MH Comments/Recommendations |
| HARED COMMON ELEMENTS #4: CONCRETE & ASPHALT AREAS | | | | | | | | | | | | | | | |
| Asphalt Roadways - Slurry Seal. (Major Maintenance Task) | | | | | | | | | | | | | | | |
| 34 SW Holand Lane | ٧ | Oh . | 2007 | 10 | 0 | 0 | Ch | - | 26,950 | Sq. Ft. | \$0.00 | ~ | \$0 | \$0 F | Per the HOA's instructions, Renewal Costs for this component are covered by others |
| | ~ | Oi | 2007 | 10 | 0 | 0 | O1 | - | 9,975 | Sq. Ft. | \$0.00 | ~ | \$0 | | Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 36 SW Sto Terrace | * | 5 | 2007 | 10 | 0 | 0 | 6 | 1 | 8,925 | Sq. Ft. | \$0.00 | Y | \$0 | \$0 F | \$0 Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 37 SW Bronner Lane | ¥ | 5 | 2007 | 10 | 0 | 0 | 5 | 1 | 10,850 | Sq. Ft. | \$0.00 | Υ | \$0 | \$0 F | Per the HQA's instructions, Renewal Costs for this component are covered by others |
| 38 SW Harvester Lane | ~ | 5 | 2007 | 10 | 0 | 0 | Gi . | _ | 22,770 | Sq. Ft. | \$0.00 | ~ | \$0 | \$0 F | Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 39 SW Massey Terrace | ~ | 6 | 2007 | 10 | 0 | 0 | 5 | - | 3,630 | Sq. Ft. | \$0.00 | ~ | \$0 | \$0 F | Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 40 SW Feiguson Terrace | ~ | Oi | 2007 | 10 | 0 | 0 | Oh | - | 5,940 | Sq. Ft. | \$0.00 | ~ | \$0 | \$0 F | \$0 Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 41 SW Fallow Terrace | Y | 6 | 2007 | 10 | 0 | 0 | 6 | 1 | 3,960 | Sq. Ft. | \$0.00 | ٧ | \$0 | \$0 F | Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 42 Alley-Way @ SW Window Lane | ~ | Oh | 2015 | 2 | 0 | 3 | Ot | _ | 7,520 | Sq. Ft. | \$0.35 | ~ | \$184 | \$2,820 M | MH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| 43 Alley-Way @ SW Bronner Lane | ~ | os. | 2015 | 2 | 0 | 3 | 5 | - | 9,440 | Sq. Ft. | \$0.35 | ~ | \$231 | \$3,540 M | NH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| Asphalt Roadways - Re-Top Application, (Major Renewal Task) | | | | | | | | | | | | | | | |
| 44 SW Holand Lane | ~ | 25 | 2007 | 10 | 0 | 15 | 25 | - | 26,950 | Sq. Ft. | \$0.00 | ~ | \$0 | \$0 F | Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 45 SW Windrow Lane | Υ | 25 | 2007 | 10 | 0 | 15 | 25 | 1 | 9,975 | Sq. Ft. | \$0.00 | Υ | \$0 | \$0 F | Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 46 SW Sto Terrace | ٧ | 25 | 2007 | 10 | 0 | 15 | 25 | 1 | 8,925 | Sq. Ft. | \$0.00 | Υ | \$0 | | Per the HQA's Instructions, Renewal Costs for this component are covered by others |
| 47 SW Bromer Lane | Υ | 25 | 2007 | 10 | 0 | 15 | 25 | 1 | 10,850 | Sq. Ft. | \$0.00 | Υ | \$0 | \$0 F | Per the HQA's Instructions, Renewal Costs for this component are covered by others |
| 48 SW Harvester Lane | * | 25 | 2007 | 10 | 0 | 15 | 25 | - | 22,770 | Sq. Ft. | \$0.00 | ~ | \$0 | \$0 F | Per the HCA's instructions, Renewal Costs for this component are covered by others |
| 49 SW Massey Terrace | Υ | 25 | 2007 | 10 | 0 | 15 | 25 | 1 | 3,630 | Sq. Ft. | \$0.00 | Υ | \$0 | \$0 F | Per the HCA's Instructions, Renewal Costs for this component are covered by others |
| 50 SW Ferguson Terrace | ¥ | 25 | 2007 | 10 | 1 | 16 | 25 | 1 | 5,940 | Sq. Ft. | \$0.00 | × | \$0 | \$0 F | Per the HQA's Instructions, Renewal Costs for this component are covered by others |
| 51 SW Fallow Terrace | Υ | 25 | 2007 | 10 | 1 | 16 | 25 | 1 | 3,960 | Sq. Ft. | \$0.00 | ~ | \$0 | \$0 F | \$0 Per the HOA's instructions, Renewal Costs for this component are covered by others |
| 52 Alley-Way @ SW Window Lane | ٧ | 25 | 2007 | 10 | 1 | 16 | 25 | 1 | 7,520 | Sq. Ft. | \$2.50 | ~ | \$1,316 | \$20,120 N | \$20,120 MH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| 53 Alley-Way @ SW Bronner Lane | Υ | 25 | 2007 | 10 | 1 | 16 | 25 | 1 | 9,440 | Sq. Ft. | \$2.50 | 4 | \$1,652 | \$25,250 M | \$25,250 MH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| Concrete Sidewalks. (5' Wide Pathway, with attached Curb & Gutter) | | | | | | | | | | | | | | | |
| 54 SW Holland Lane | ~ | 50 | 2007 | 10 | -39 | _ | 50 | 50 | 8,640 | Sq. Ft. | \$10.00 | ~ | \$6,048 | \$92,450 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 55 SW Windrow Lane | ~ | 50 | 2007 | 10 | -39 | _ | 50 | 50 | 3,420 | Sq. Ft. | \$10.00 | ~ | \$2,394 | \$36,590 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 56 SW Sio Terrace | ~ | 50 | 2007 | 10 | -39 | - | 50 | 50 | 3,060 | Sq. Ft. | \$10.00 | ~ | \$2,142 | \$32,740 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 57 SW Bromer Lane | ~ | 80 | 2007 | 10 | -39 | _ | 50 | 50 | 3,720 | Sq. Ft. | \$10.00 | ~ | \$2,604 | \$39,800 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| Concrete Sidewalks. (5' Wide Pathway, with detached Curb & Gutter) | | | | | | | | | | | | | | | |
| 58 SW Harvester Lane | ~ | 50 | 2007 | 10 | -39 | _ | 50 | 50 | 7,686 | Sq. Ft. | \$10.00 | ~ | \$5,380 | \$82,240 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 59 SW Massey Terrace | ~ | 50 | 2007 | 10 | -39 | - | 50 | 50 | 1,518 | Sq. Ft. | \$10.00 | ~ | \$1,063 | \$16,240 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 60 SW Feiguson Terrace | ٧ | 50 | 2007 | 10 | -39 | 1 | 50 | 50 | 2,160 | Sq. Ft. | \$10.00 | Υ | \$1,512 | \$23,110 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 61 SW Falow Terrace | ~ | 50 | 2007 | 10 | -39 | _ | 50 | 50 | 1,638 | Sq. Ft. | \$10.00 | ~ | \$1,147 | \$17,530 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 62 SW Baler Way | * | 50 | 2007 | 10 | -39 | - | 50 | 50 | 5,430 | Sq. Ft. | \$10.00 | ~ | \$3,801 | \$58,100 L | Lineal measurement does not include pathways adjacent to shopping center |
| Concrete Sidewalks. (7' Wide Pathway, with detached Curb & Gutter) | | | | | | | | | | | | | | | |
| 63 SW Adams Avenue | ٧ | 50 | 2007 | 10 | -39 | 1 | 50 | 50 | 2,604 | Sq. Ft. | \$10.00 | Υ | \$1,823 | \$27,860 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 64 SW Langer Drive | Υ | 50 | 2007 | 10 | -39 | 1 | 50 | 50 | 7,455 | Sq. Ft. | \$10.00 | ~ | \$5,219 | \$79,770 / | Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| 65 SW Century Drive | ~ | 50 | 2007 | 10 | -39 | - | 50 | 50 | 6,300 | Sq. Ft. | \$10.00 | ~ | \$4,410 | \$67,410 / | \$67,410 Assumed replacement of this component would be addressed as the need arises and over an extended period of time |
| Misc. Concrete & Asphalt Components | | | | | | | | | | | | | | | |
| 66 Concrete Pathways, (4' Wide, No Curb or Gutter) | ~ | 50 | 2007 | 10 | -39 | - | 50 | 50 | 800 | Sq. Ft. | \$10.00 | ~ | \$560 | \$8,560 F | Renewal costs cover various small walkways/sidewalks that are not adjacent to roadways |
| | z | 50 | 2007 | 10 | 0 | 8 | 50 | - | 560 | Sq. Ft. | \$3.00 | z | \$0 | \$1,680 F | \$1,680 Pathway is located on west end of the community, leading from adjacent apartment complex |
| | | | | | | | | | | | | | | | |

Arbor Terrace HOA
Arbor Terrace Community - All Lots



| Arbor Terrace Community - All Lots Table 1: Anticipated Cost Summary - Final | | | | | | | | | | |
|--|---|--|------------------------------|---|---------------------------------------|------------|---------------|-------------------------------------|---------------------------------|--|
| Elevated Maintenance Item, (YN) Expectancy | Assumed Year of Acquisition Present Age | Adjustment To nt Age Life Expectancy | Time To First Replacement | Time to Subsequent W Replacements | Years Over Which Work is Phased | Quantity (| Units of Unit | Add Onit Cost Consultant Fee (Y/N) | Allowance for Consulting Fee | Corrent Replacement MH CommertsRecommerclations |
| SHARED COMMON ELEMENTS #5: CONCRETE FLAT WORK & RETAINING WALLS | | - | | | | | | | | |
| Retaining Walls | | | | | | | | | | |
| 75 Rock Retaining Wall @ SW Langer Dr. & SW Holland Lane Y 50 2 | 2007 10 | -9 | 31 | 50 | - | 425 | Sq. Ft. | \$50.00 Y | \$1,488 | \$22,740 MH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| 76 CMU Retaining Walls, (< 1 Tall) Y 90 2 | 2007 10 | -29 | == | 80 | 10 | 500 | Sq. Ft. | \$10.00 Y | \$350 | \$5,350 MH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| 77 CMU Relating Walts. (< 3 Tal) Y 50 2 | 2007 10 | -29 | = | 8 | 10 | 500 | Sq. Ft. | \$10.00 Y | \$350 | \$5,350 MH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| SHARED COMMON ELEMENTS #6: ELECTRICAL, PLUMBING & COMMUNICATION | | | | | | | | | | |
| Electrical Components - Townhomes Only | | | | | | | | | | |
| 78 Bectrical Unit #1: Below Grade Component w/Steel Hinged Doors N 1 | 2007 10 | 0 | 0 | 1 | 1 | 1 | Each | \$0.00 N | \$0 | \$0 Per the HOA's Instruction's this Component's Renewal Cods are Addressed by City of Sherwood & PGE |
| 79 Bectrical Unit #2: Above & Bebw Grade Component, (3 Tall x 1" Sq. Fiberglass Box) N 1 | 2007 10 | 0 | 0 | 1 | 1 | 16 | Each | \$0.00 N | \$0 | \$0 Per the HOA's Instruction's this Component's Renewal Cods are Addressed by City of Sherwood & PGE |
| 80 Bectrical Unit #3: Above & Bebw Gade Component, (1.5 Tall x 1" Sq. Metal Box) N 1 | 2007 10 | 0 | 0 | 1 | 1 | 16 | Each | \$0.00 N | \$0 | \$0 Per the HOA's instruction's this Component's Renewal Cods are Addressed by City of Sherwood & PGE |
| 81 Electrical Unit Mr.: Above & Below Grade Component, (2.5 Tat x 3' Sq. Metal Box) N 1 | 2007 10 | 0 | 0 | 1 | 1 | 15 | Each | \$0.00 N | \$0 | \$0 Per the HOA's Instruction's this Component's Renewal Costs are Addressed by City of Sherwood & PGE |
| 82 Bectrical Unit #5; Below Grade Component, (1.5' x Z Concrete Housing) N 1 | 2007 10 | 0 | 0 | 1 | 1 | 8 | Each | \$0.00 N | \$0 | \$0 Per the HOA's Instruction's this Component's Renewal Cods are Addressed by City of Sherwood & PGE |
| Electrical Components - Single Family Homes Only | | | | | | | | | | |
| 83 Bectrical Unit #1: Below Grade Component w/Steel Hinged Doors N 1 | 2007 10 | 0 | 0 | 1 | 1 | 0 | Each | \$0.00 N | \$0 | \$0 Per the HOA's instruction's this Component's Renewal Costs are Addressed by City of Sherwood & PGE |
| 84 Electrical Unit #2: Above & Bebw Grade Component, (3 Tall x 1' Sq. Fiberglass Box) N 1 | 2007 10 | 0 | 0 | - | - | 0 | Each | \$0.00 N | \$0 | 30 Per the HOA's Instruction's this Component's Renewal Costs are Addressed by City of Sherwood & PGE |
| Bectrical Unit #3; Above & Below Grade Component, (1,5 Tall x 1' Sq. Metal Box) N 1 | | | 0 | _ | _ | | Each | | \$0 | |
| 87 Bedrical Unit #5: Below Grade Component. (1.5' x Z Contrete Housing) N | 2007 10 | 0 0 | 0 0 | _ . | <u>.</u> | 0 | Each | \$0.00 N | \$0 | 30 Per the HOA's Instruction's this Component's Renywal Cods are Addressed by City of Sherwood & PGE |
| Misc Electrical & Communication Components | | | | | | | | | | |
| 88 Broadband Unit #1: Above Grade Component, (Townhomes Only) N 1 | 2007 10 | 0 | 0 | 1 | 1 | 16 | Each | \$0.00 N | \$0 | All this time, per the Association's direction, renewal costs associated with this component are handed by the service provider for broadband cable, phone, & internet |
| 89 16' Verifical Omimental Street Lamps N 1 | 2007 10 | 0 | 0 | - | - | 24 | Each | \$0.00 N | \$0 | 30 Per the HOA's Instruction's this Component's Renewal Cods are Addressed by City of Sherwood & PGE |
| 90 Large Vertical Street Lamps N 1 | 2007 10 | 0 | 0 | - | - | 0 | Each | \$0.00 N | \$0 | \$0 Per the HOA's Instruction's this Component's Renewal Costs are Addressed by City of Sherwood & PGE |
| Plumbina & Storm Drainage Systems | | | | | | | | | | |
| 91 Water Meter & Shut-Off Valve N 50 2 | 2007 10 | -14 | 26 | 50 | 15 | 160 | Each \$ | \$3,000.00 N | \$0 | \$490,000 Includes both SFH and TH components |
| | 2007 10 | 0 | 90 | 100 | 25 | | Each \$25 | \$250,000.00 Y | \$17,500 | \$287,500 Renewal costs used are for budgeting purposes only. Actual cost to replace these components will require further information as to where and how many of these components are to be covered by the HQA and/or the Cty of Sherwood. |
| 93 Fire Hydrants N 50 2 | 2007 10 | 4 | 36 | 50 | 10 | 12 | Each | \$0.00 Y | \$1,000 | \$1,000 Addressed by City of Sharwood & PSE |
| 94 Drainage Swale | | | | | | | | | | |
| 95 - Chairlink Fenze, (6' Tall Approx) N 40 2 | 2007 10 | 0 | 30 | 80 | - | 400 | 5. Ft. | \$17.00 N | \$0 | \$6,800 |
| 96 - CMU Retaining Wall, (2' x 3' Blocks, Stacked Approx 6' Tall) N 50 2 | 2007 10 | 0 | 8 | 50 | - | 750 :: | Sq. Ft. | \$75.00 Y | \$3,938 | \$60,190 MH recommends the Association consider hiring a Consultant/Engineer during the renewal period for this component |
| 97 - Concrete Flatwork, (Includes States) N 90 | 2007 10 | 0 | 40 | 50 | - | 240 : | Sq. Ft. | \$25.00 Y | \$420 | \$6,420 MH recommends the Association consider himg a Consultant/Engineer during the renewal period for this component |
| 98 - Handinille (Metal) N 50 2 | 2007 10 | 0 | 40 | 50 | - | 18 | In Ft | \$50.00 N | \$0 | \$900 Replacement schedule will more than likely coincide with the concrete flatwork's renewal schedule |
| SHARED COMMON ELEMENTS #7: MISC COMPONENTS | | | | | | | | | | |
| Misc Components | | | | | | | | | | |
| 99 Malbox Klosks N 25 2 | 2007 10 | 0 | 75 | 25 | Ch | 4 | Each \$ | \$1,500.00 N | \$0 | \$21,000 Based on information provided by the local Post Office, the renewal cost for these components are the responsibility of the HOA |
| Signage. (Stop Signs, Violation Signs, Street Name Signs, Etc.) Y 10 | 2007 10 | 0 | 0 | 10 | 5 | - | Each \$ | \$5,000.00 N | \$0 | \$5,000 Budgetary Item |
| 101 Emergency Resewal Fund Y 30 2 | 2014 3 | -29 | 0 | 8 | 30 | 160 | Each \$ | \$1,000.00 N | \$0 | \$160,000 Budglany Line Item - Covers Potential Unknown-Unknowns, (MH ecommends the Association place \$1,000 per unit for the 30 year duration of the study). |
| | | | | | | | | | | |
| SHARED COMMON ELEMENTS #8: PROFESSIONAL SERVICES | | | | | | | | | | |
| SHARED COMMON ELEMENTS #8: PROFESSIONAL SERVICES HOA Buddedn'r Planning Tools Related To Their Shand Common Components | | 0 | _ | Ot | - | - | Each \$ | \$4,000.00 N | \$0 | \$4,000 MH recommends the Association update their RS with a full analysis of all their shared common elements once every five years, minimium |
| omeonents Y 5 | 4 0103 | | | | | | | | | \$1.500 Required as ner Oregon State Law |
| unconents | | 0 | 0 | 4 | 4 | _ | | \$1,500.00 N | \$0 | 1 |

APPENDIX C FUNDING SCENARIO ONE

Arbor Terrace Community - All Lots Table 3 Cash Flow Table Scenario 1 - Current Funding Path - Final

Yearly Contribution -\$24,125Monthly Contribution Per Unit -\$13Assumed Interest Rate1.0%Assumed Inflation Rate2.3%Reserve's Starting Balance as of 2017\$124,608Reserve's Minimum Annual Ending Balance Within 30 Year Scope\$51,143

| Year | Opening Balance | Annual Contribution* | Percent Increase over Previous Year | Other Contributions | Estimated Future Inflated Expenditures | Projected Interest Earned | Closing Balance |
|------|--------------------|-------------------------|---|------------------------|--|------------------------------|-----------------|
| 2017 | \$124,608 | \$24,125 | 15.0% | \$0 | \$14,403 | \$1,295 | \$135,624 |
| 2018 | \$135,624 | \$25,408 | 5.3% | \$0 | \$20,332 | \$1,382 | \$142,082 |
| 2019 | \$142,082 | \$26,760 | 5.3% | \$0 | \$23,421 | \$1,438 | \$146,859 |
| 2020 | \$146,859 | \$28,184 | 5.3% | \$0 | \$21,286 | \$1,503 | \$155,260 |
| 2021 | \$155,260 | \$29,683 | 5.3% | \$0 | \$32,039 | \$1,541 | \$154,444 |
| 2022 | \$154,444 | \$31,262 | 5.3% | \$0 | \$22,285 | \$1,589 | \$165,011 |
| 2023 | \$165,011 | \$32,926 | 5.3% | \$0 | \$26,302 | \$1,683 | \$173,317 |
| 2024 | \$173,317 | \$34,677 | 5.3% | \$0 | \$38,736 | \$1,713 | \$170,971 |
| 2025 | \$170,971 | \$36,175 | 4.3% | \$0 | \$39,551 | \$1,693 | \$169,288 |
| 2026 | \$169,288 | \$37,738 | 4.3% | \$0 | \$39,682 | \$1,683 | \$169,027 |
| 2027 | \$169,027 | \$39,368 | 4.3% | \$0 | \$28,830 | \$1,743 | \$181,309 |
| 2028 | \$181,309 | \$41,069 | 4.3% | \$0 | \$41,815 | \$1,809 | \$182,373 |
| 2029 | \$182,373 | \$42,843 | 4.3% | \$0 | \$36,201 | \$1,857 | \$190,872 |
| 2030 | \$190,872 | \$44,694 | 4.3% | \$0 | \$33,672 | \$1,964 | \$203,858 |
| 2031 | \$203,858 | \$46,625 | 4.3% | \$0 | \$58,483 | \$1,979 | \$193,979 |
| 2032 | \$193,979 | \$48,639 | 4.3% | \$0 | \$51,122 | \$1,927 | \$193,423 |
| 2033 | \$193,423 | \$50,740 | 4.3% | \$0 | \$35,132 | \$2,012 | \$211,044 |
| 2034 | \$211,044 | \$52,932 | 4.3% | \$0 | \$39,639 | \$2,177 | \$226,513 |
| 2035 | \$226,513 | \$55,219 | 4.3% | \$0 | \$120,450 | \$1,939 | \$163,221 |
| 2036 | \$163,221 | \$57,604 | 4.3% | \$0 | \$52,107 | \$1,660 | \$170,378 |
| 2037 | \$170,378 | \$60,093 | 4.3% | \$0 | \$109,698 | \$1,456 | \$122,228 |
| 2038 | \$122,228 | \$62,689 | 4.3% | \$0 | \$61,869 | \$1,226 | \$124,274 |
| 2039 | \$124,274 | \$64,143 | 2.3% | \$0 | \$42,485 | \$1,351 | \$147,284 |
| 2040 | \$147,284 | \$65,631 | 2.3% | \$0 | \$39,234 | \$1,605 | \$175,286 |
| 2041 | \$175,286 | \$67,154 | 2.3% | \$0 | \$56,374 | \$1,807 | \$187,872 |
| 2042 | \$187,872 | \$68,712 | 2.3% | \$0 | \$41,075 | \$2,017 | \$217,525 |
| 2043 | \$217,525 | \$70,306 | 2.3% | \$0 | \$98,306 | \$2,035 | \$191,561 |
| 2044 | \$191,561 | \$71,937 | 2.3% | \$0 | \$105,230 | \$1,749 | \$160,016 |
| 2045 | \$160,016 | \$73,606 | 2.3% | \$0 | \$136,314 | \$1,287 | \$98,595 |
| 2046 | \$98,595 | \$75,314 | 2.3% | \$0 | \$123,511 | \$745 | \$51,143 |

^{*} The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.



| Contract Contract Contract Contract Contract Contract C | 31 1 | VinylFence | 28 | 27 6 | Wood Fe | SHARED | 8 | 88 | 24 14 | Other Sh | 23 R | 22 M | 21 A | 28 | 8 | 88 99 | 17 8 | 8 9 | at o | ¥ 0 | Gazebo | 33 B | iS P | # P | 8 0 | 9 7 | TotLot | SHARED | | | | | |
|---|------------------|------------|-------------------|-------------------|-----------------|------------|------------|------------------|------------------|---------------|------------------|-------------------|------------------|-------------------|------------------|-----------------|-----------|-----------------|------------------|------------------|--------|-----------|---------------|-------------|------------------|------------------|--------|-------------|------------------------------|----------------|---------------------------------|------------------|------------------|
| Content Cont | Anyl Fence, (42* | 000 | atristing, (Stain | Tall Wood Fend | ences ® Singl | COMMONE | andscaping | Concrete Pathway | Anyl Fence, (42* | named Commo | etristing, (Part | Asc. Trim Details | anding System. (| OA Bulletin Boar | ark Bandnes, (At | Sained T&G Soft | Structure | Sone Column Bar | Smorete Slab/Fou | Sonorete Pathway | | ark Chips | Yay Equipment | ark Bandnes | Concrete Pathway | remeter Fenos, i | | COMMONE | | | | | |
| Content Cont | Tal() | | or Clear Coat) | a, (Decorative De | e Family Home | ELEMENTS | | a | Tal() | n Elements at | ing & Staining) | | Asphabic Roof Sh | d, (Free Standing | tached) | t (Vertilated) | | 905 | indation | a | | | | | a | (Metallic) | | ELEMENTS | | | | | |
| Content Cont | | | | tal @ Top of Fen | es Only. (6" Ta | 3: FENCING | | | | the Park Area | | | ingles) | | | | | | | | | | | | | | | 12: PARK AR | | | | | |
| | | | | os Line) | ell Avg.) | | | | | | | | | | | | | | | | | | | | | | | ŒΑ | | | | Total Expe | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Othi | Interest i | nes infated at 2 | Ourrent Yearly |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | rding Balance Fiscal Year | r Contribution | t 1% annually e Contribution | 32% annually | Contribution |
| Control Cont | | | \$7,570 | | | | | | | | | | | | | | | | | | | | | | | | | | \$136,624 | | \$1,295 \$24,125 | \$124,608 | \$24,125 |
| Real | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$142.082 2 20.18 | | \$1,382 | \$20,332 | |
| First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$145,859 3 2019 | | \$1,438 \$26,760 | \$23,421 | Current |
| First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$165.260 4 2020 | | \$1,503 | \$21,286 | Monthly Contribu |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$154,444 5 2021 | | \$1,541 \$29,683 | \$10,200 | ation Per Unit |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$165,011 6 2022 | | \$1,589 | \$22,285 | 813 |
| 100-101 (100-101) (100-101 | | | | \$4,647 | | | | | | | | | | | | | | | | | | | | | | | | | \$173,317 7 2023 | | \$1,683 | \$26,302 | |
| | | | \$8,888 | \$4,765 | | | | | | | | | | | | | | | | | | | | | | | | | \$170,971 8 2024 | | \$1,713 | \$18,736 | |
| READON R | | | | \$4,986 | | | | | | | | | | | | \$12,014 | | | | | | | | | | | | | \$169,288 9 2025 | | \$1,693 | \$39,551 | |
| | | | | \$4,979 | | | | | | | | | | | | | | | | | | | | | | | | | \$169,027 10 2026 | | \$1,683 | \$39,682 | |
| | | | | \$5,094 | | | | | | | | | | | | | | | | | | | | | | | | | \$181,309 | | \$1,743 | \$28,830 | |
| | | | | \$5,212 | | | | | | | \$9,652 | | | | | | | | | | | | | | | | | | \$182,373 12 2028 | | \$1,809 \$41,089 | \$41,815 | |
| EDURAN 1815/9 1814/1 ENITAN 1815/9 1814/9 18 | | | | \$6,333 | | | | | | | | | | | | | | | | | | | | | | | | | \$190,872 13 2029 | | \$1,857 | \$36,201 | |
| ## 150.00 ## 150 | | | | \$5,457 | | | | | | | | | | | | | | | | | | | | | | | | | \$203,888 14 2030 | | \$1,964 | \$190,872 | |
| \$20,423 \$21,644 \$20,610 \$20,223 \$100,293 \$1,600,203 \$1,000 | | | \$10,436 | \$5,593 | | | | | | | | | | \$689 | | | | | | | | | | | | | | | \$193,979 15 2031 | | \$1,979 | \$69,493 | |
| ETIAM SEZZEN STRUM, STR | | | | \$6,713 | | | | | | | | \$2,196 | \$6,290 | | | | | \$8,464 | | | | | | | | | | | \$193,423 16 2032 | | \$1,927 | \$51,122 | |
| \$20,000 \$20,000 \$10,000 \$2,000 \$10,000 | | | | | | | | | | | | | | | | | | | | \$2.89 | | | | | | | | | \$211,044 17 2033 | | \$2,012 \$50,740 | \$16,132 | |
| 983.20 \$10.250 \$ 982.20 \$10.250 \$ \$17.02 \$10.250 \$ \$17.02 \$10.250 \$ \$17.02 \$10.250 \$ \$17.02 \$10.250 \$ \$17.00 \$ | | | | | | | | | | | | | | | | | | | | \$296 | | | | | | | | | | | \$62,977 | \$39,639 | |
| \$10,270 \$ \$10,00 | | | | | | | | | | | | | | | | \$15,111 | | | | \$302 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | \$309 | | | | | | | | | \$170,378 20 2036 | | \$1,680 | \$52,107 | |
| 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 | | | | | | | | | | | | | | | | | | | | \$316 | | | \$47,460 | | | \$23,730 | | | \$122,228 21 2037 | | \$1,456 \$60,093 | \$109,098 | |
| | | | \$12.254 | | | | | \$2.914 | | | \$12,140 | | | | | | | | | | | | | | \$2,395 | | | | \$124,274 22 2038 | | \$1,236 \$62,689 | 801.00 | |
| 10 A | | | | | | | | \$2,981 | | | | | | | | | | | | | | | | | 22,451 | | | | | | \$1,351 | \$42,485 | |
| \$17.3 May 12.00 | | | | | | | | \$3,050 | | | | | | | | | | | | | | | | | \$2,508 | | | | \$175,286 24 2040 | | \$1,605 | \$39,234 | |
| \$ 073.00 \$ 073. | | | | | | | | \$3,121 | | | | | | | | | | | | | | | | | \$2,506 | | | | \$187,872 25 2041 | | \$1,807 | \$170,200 | |
| 10 A | | | | | | | | \$3,794 | | | | | | | | | | | | | | | | | \$2,626 | | | | \$217,525 26 2042 | | \$2,017 | \$41,075 | |
| 12.00 to 10.00 to 10. | | | | | | | | \$3,268 | | | | | | | | | | | | | | | | | \$2,687 | | | | \$191,961 27 2043 | | | | |
| 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | | | | | | | \$3,344 | | | | | | | | | | | | | | | | | \$2,749 | | | | 2044 | | \$1,749 \$71,937 | \$105,230 | |
| \$10,000 \$10,00 | | | \$14,388 | | | | | \$3,421 | | | | | | | | \$19,006 | | | | | | | | | \$2,813 | | | | \$98,996 29 2045 | | | | |
| 10.000 | L | | | | | | | \$3,500 | | | | | | | | | | | | | | | | | \$2,878 | | | | 20-46 | | \$745 \$75,314 | \$123,511 | |

| 7 |
|---------------------|
| MORRISON HERSHFIELD |

| | 66 Concrete Pathways. (4' Wide, No Curb or Gutter) | 85 SW Century Drive | 63 SW Adams Avenue 64 SW Langer Drive | On the Column of | | | 60 SW Ferguson Terrace | | 88 SW Harvestor Lane | Concrete Sidewalks, (5' Wide Pathway, with detached Curb & Gutter) | | | | 54 SW Hotand Lane | Concrete Sidewalks, (5' Wide Pathway, with attached Curb & Gutter) | | 52 Alley-Way @ SW Window Lane | 51 SW Fallow Terrace | 5) SW Ferguson Terrace | 49 SW Massey Torrac e | 48 SW Harvester Lane | 47 SW Bronner Lane | 48 SW Sto Terrace | 45 SW Windrow Lane | 44 SW Holland Lane | Asphalt Roadways - Re-Top Application, (Maj or Renewal Task) | 43 May-Way @ SW Bronner Lane | 42 Aley-Way @ SW Window Lane | 41 SW Fallow Terrace | 4) SW Ferguson Terrace | 39 SW Massay Terrace | 38 SW Harvestor Lane | 37 SW Bronner Lane | 36 SW Sto Terrace | 35 SW Windrow Lane | 34 SW Hotend Lane | SHARED COMMON ELEMENTS #4: CONCRETE & ASPHALT AREAS | | | Annu | Total Expenses in | | Ourse |
|-------------|--|---------------------|--|--|----------|----------------|------------------------|-------|----------------------|--|---------|---------|---------|-------------------|--|----------|-------------------------------|----------------------|------------------------|-----------------------|----------------------|--------------------|-------------------|--------------------|--------------------|--|------------------------------|------------------------------|----------------------|------------------------|----------------------|----------------------|--------------------|-------------------|--------------------|-------------------|---|------------------------------------|------------------|--------------|---|---------------|---------------------------------------|
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | NEAS | Fiscal Year | Coner Corenauton | | Total Expenses infated at 2,32% annually Interest at 1% annually | | Ourrent Yearly Contribution |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2017 | | | \$1,295 | | 24125 |
| \$399 | \$176 | | \$1,632 | 47.100 | \$1199 | \$399 | \$473 | | \$1683 | | \$814 | 02.98 | | \$1.802 | | | | | | | | | | | | | | | | | | | | | | | | 2018 | | | \$1,382 | | |
| \$408 | \$179 | \$1.411 | \$683 | William | \$1.217 | \$367 | \$484 | \$340 | \$1.722 | | \$833 | 8086 | | \$1,936 | | | | | | | | | | | | | | | | | | | | | | | | 2019 | | | \$23,421 | 42,082 \$ | Current Mont |
| \$417 | \$ 183 | | \$1,709 | 41,000 | | \$376 | \$496 | | \$1.762 | | \$853 | 1078 | | \$1,981 | | | | | | | | | | | | | | | | | | | | | | | | 2020 | | | \$1503 | \$146,899 \$1 | Current Monthly Contribution Per Unit |
| \$427 | \$188 | | \$1,749 | 4 (2.17 | | \$384 | \$507 | | \$1803 | | \$9.72 | \$7 18 | | \$2,027 | | | | | | | | | | | | | \$3,880 | \$3,091 | | | | | | | | | | 2021 | | | \$1,541 | | Nr Unit |
| \$437 | \$192 | | \$1,789 | 4.000 | | \$193 | 88 88 | | \$1845 | | \$893 | \$734 | | \$2,074 | | | | | | | | | | | | | | | | | | | | | | | | 2022 | | \$31,262 \$: | | | \$13 |
| \$447 | \$196 | | \$1,831 | 91,000 | | | \$530 | | \$1.887 | | \$913 | 155 | | \$2,122 | | | | | | | | | | | | | | | | | | | | | | | | 2023 | | | \$1,683 | | |
| \$457 | \$201 | | \$1,873 | 41,009 | | | | | \$1931 | | \$935 | | | \$2171 | | | | | | | | | | | | | | | | | | | | | | | | 2024 | | | \$1.73 \$ | | |
| \$458 | \$206 | | \$1,917 \$ | 91,000 | | | | | \$1,976 | | \$956 | | | \$2,221 | | | | | | | | | | | | | | | | | | | | | | | | 2025 | | | \$1,693 \$1 | | |
| \$479 | \$210 | | \$1961 \$ | 4000 | | | | | \$2022 | | | | | \$2,273 \$: | | | | | | | | | | | | | \$4,352 | \$3,467 | | | | | | | | | | 10 11 2026 2027 | | | \$1,683 \$1,743 | | |
| \$490 | 123 | | \$2,007 \$2 | 4000 | | | | | \$2000 | | | | | \$2,326 \$2 | | | | | | | | | | | | | | | | | | | | | | | | 307 9102,313 11 12 2027 2028 | | | 830 \$41,815 743 \$1,809 | | |
| \$901 \$ | \$220 \$ | | \$717 \$ | 40,000 | | | | | \$2.117 \$2. | | | | | \$2,380 \$2 | | | | | | | | | | | | | | | | | | | | | | | | ١. | | | 815 \$36,201 | | |
| \$513 | \$225 | | \$734 \$751 \$2,101 \$2,190 | 4 (1000 | | | | | \$2.96 \$2.29 | | 60 | | | \$2,435 \$2,491 | | | | | | | | | | | | | | | | | | | | | | | | | | | 01 \$33,672 57 \$1,964 | | |
| \$525 \$537 | \$231 \$236 | | \$751 \$768 \$2,190 \$2,199 | W()00A | | | | | 88.28 | | | | | 91 \$2,549 | | | | | | | | | | | | | \$4,880 | \$3,888 | | | | | | | | | | 94 15 2030 2031 | | | 72 \$59,483 64 \$1,979 | | |
| 37 \$590 | 36 \$241 | | 68 \$796 99 \$2,250 | | 02 81630 | | | | 68 \$2320 | | | | | 49 \$2,608 | | | | | | | | | | | | | 80 | 88 | | | | | | | | | | 15 93 | | | 9 \$1,927 | | |
| 0 \$562 | 1 2247 | | 0 82,303 | | | | | | 0 82374 | | | | | 8 \$2,69 | | | | | | | | | | | | | | | | | | | | | | | | 2 2033 | | | \$2012 | | |
| \$676 | \$253 | | \$2,366 | | 21 716 | | | | 22.629 | | \$1,176 | | | \$2,731 | | | | | | | | | | | | | | | | | | | | | | | | 18 2034 | | | \$39,639 | | |
| \$5.89 | \$2.99 | | \$2.411 | | \$1790 | 00.38 | 8638 | | \$2.485 | | \$1,203 | 9999 | \$1,106 | \$2.794 | | \$38,165 | \$30,403 | | | | | | | | | | | | | | | | | | | | | 2035 | | | \$120,490 | | |
| \$602 | \$265 | 22.085 | \$2,467 | 410.00 | \$1.797 | \$542 | \$715 | \$502 | 8543 | | \$1,231 | \$1,012 | \$1,131 | \$2,869 | | | | | | | | | | | | | \$5,473 | \$4,360 | | | | | | | | | | 2036 | | \$57,604 | \$1,680 | \$163,221 | |
| \$616 | \$271 | E 133 | \$2,024 | 91,000 | \$1,818 | \$956 | \$731 | \$614 | \$2.002 | | \$1,259 | \$1,036 | \$1,158 | \$2,925 | | | | | | | | | | | | | | | | | | | | | | | | 2037 | | \$00,093 | \$1,456 | \$170,378 | |
| \$631 | \$277 | \$2.182 | \$2,583 | # (J001 | \$1,881 | \$5.03 | \$748 | 8526 | \$2662 | | \$1,288 | \$1,000 | \$1,185 | \$2,993 | | | | | | | | | | | | | | | | | | | | | | | | 2038 | | \$62,689 | \$1,236 | \$122,228 | |
| \$645 | \$284 | \$2.233 | \$2,642 | Vanie of the last | \$1 905 | \$931 | 994.8 | \$638 | 22.724 | | \$1,318 | \$1,085 | \$1,212 | \$3,062 | | | | | | | | | | | | | | | | | | | | | | | | 2039 | | \$64,143 | \$42,485 | \$124,274 | |
| \$650 | \$290 | \$2.285 | \$2704 | 4 (1000 | \$1919 | \$994 | \$783 | \$650 | \$2.787 | | \$1,349 | \$1,110 | \$1,240 | \$3,133 | | | | | | | | | | | | | | | | | | | | | | | | 2040 | | \$65,631 | \$1,605 | \$147,284 | |
| 95.00 | \$297 | \$2338 | \$2765 | 44,000 | \$20% | \$6.08 | \$801 | \$563 | \$2.862 | | \$1,380 | \$1,135 | \$1,269 | \$3,208 | | | | | | | | | | | | | \$6,138 | \$4,890 | | | | | | | | | | 2041 | | 807,154 | \$1,807 | \$176,286 | |
| \$891 | \$304 | \$2.392 | \$989 | 90,000 | 50 030 | \$622 | \$820 | \$676 | 22 918 | | \$1,412 | \$1,162 | \$1,298 | \$3,281 | | | | | | | | | | | | | | | | | | | | | | | | 26 | | \$68,712 | \$41,075 | \$187,872 | |
| \$707 | \$311 | \$2.448 | \$1,012 | 900,000 | \$2 110 | \$636 | \$839 | \$990 | \$2.986 | | \$1,445 | \$1.89 | \$1,229 | \$3,357 | | | | | | | | | | | | | | | | | | | | | | | | 27 2043 | | \$70,336 | \$2,036 | \$217,626 | |
| \$724 | 83 88 | \$2504 | \$2963 | 92,100 | \$2 198 | 9661 | 60.00 | \$603 | \$3,066 | | \$1,479 | \$1,216 | \$1,369 | \$3,435 | | | | | | | | | | | | | | | | | | | | | | | | 2044 | | | \$105,230 | | |
| \$740 | \$325 | 82.982 | \$1,059 | 90,000 | 9000 | \$006 | \$878 | \$617 | SI 126 | | \$1,513 | \$1,246 | \$1,391 | \$3,514 | | | | | | | | | | | | | | | | | | | | | | | | 29 | | | \$136,314 | | |
| \$7.93 | 8333 | \$2.622 | \$3,103 | 400,000 | \$2.280 | 98 98 98 | 8899 | 95.22 | \$3.199 | | \$1,548 | \$1,273 | \$1,423 | \$3,598 | | | | | | | | | | | | | \$6,884 | \$5,484 | | | | | | | | | | 8 8 8 8 | | \$75,314 | \$123,511 | \$98,596 | |



| ş | | 906 | 906 | ном в | SHARE | 101 | 900 | 8 | Misc C | SHARE | 8 | 97 | | 8 | 2 | 93 | 18 | 91 | Plumbi | 8 | 99 | 8 | Misc El | 87 | 8 | 8 | 2 | 83 | Electric | 13 | 9 | | | 78 | | SHARE | 77 | æ | al | Retaini | SHARE | | | | Scena |
|--|--------|-------------------------------|------------------------------------|---|---|----------------------------|---|---------------|-----------------|--|----------------------|--|---|------------------------------------|----------------|---------------|---------------------------------|------------------------------|-----------------------------------|-----------------------------|-------------------------------------|---|--|---|---|---|--|--|--|---|---|--|---|---|-------------------------|--|---------------------------------|----------------------------------|--|-----------------|--|------------------------------|--|--|---|
| reacount out on | | Reserve Study - Annual Update | Reserve Study - I | dgetary Plans | о соммом | 101 Emergency Renewal Fund | Signage, (Stop S | Malbox Klosks | Misc Components | COMMON | - Handral's, (Wetal) | - Concrete Flatw | - CMJ Retaining | - Chairfirk Feno | Drainage Swale | Fire Hydrants | Community Storr | Water Meter & Shut-Off Valve | ng & Storm Dr | Large Vertical Street Lamps | 95" Vertical Omin | Broadband Unit# | etrical & Con | Bedrical Unit #5 | Bedrical Unit #4 | Bedrical Unit #3 | Bedrical Unit #2 | Bedrical Unit #1 | al Component | Bedrical Unit #5 | Bedrical Unit #4 | Bedrical Unit #3 | Bectrical Unit #2 | Bedrios Unit #1 | | COMMON | CMU Retaining Walts, (< 3 Tail) | OMU Retaining Walls, (< 17 Tall) | Rock Retaining V | Retaining Walls | COMMON | | | | 10 1 - Cum |
| The second secon | | finnual Update | Reserve Study - Full Review Update | ing Tools Rel | ELEMENTS | wal Fund | gns, Vidation Si | | | ELEMENTS | 8 | - Concrete Flatwork, (Includes Stairs) | Walt (2 x 3' Bio | - Chairlink Ferce, (6 Tall Approx) | | | Community Storm Drainage System | nd-Off Valve | Plumbing & Storm Drainage Systems | oot Lamps | 16" Vertical Omimental Street Lamps | t Above Grade | Misc Electrical & Communication Components | Below Grade Co | : Above & Below | Above & Below | Above & Below | : Bellow Grade Co | ls - Single Fan | Below Grade Co | Above & Below | Above & Below | Above & Below | 78 Bestrical Unit #1: Below Grade Component in | | ELEMENTS | /als. (< 3 Tall) | /alb. (< 1 Tall) | /all@SWLange | | ELEMENTS | | | | ent Fundir |
| | | | ă | HOA Budge tary Planning Tools Related To Their Shared Common Components | HARED COMMON ELEMENTS #8: PROFESSIONAL SERVICES | | 100 Signage, (Stop Signs, Violation Signs, Street Name Signs, Etc.) | | | SHARED COMMON ELEMENTS #7: MISC COMPONENTS | | 3) | - CMU Retaining Walt (2 x 3" Blocks, Stacked Approx. 5" Tall) | | | | 3 | | ŭ | | 8 | Broadland Unit#1: Above Grade Component, (Townhomes Only) | omponents | 87 Eachical Unit #5: Below Grade Component: (1.5" x Z Concrete Housing) | Electrical Unit #4: Above & Below Grade Component, (25 Tall x31Sq. Metal Box) | Electrical Unit #3: Above & Below Grade Component (1.5 Tall x11Sq. Metal Bod) | Bedrical Unit #2: Above & Below Grade Component. (3 Tall x f : Sq. Fiberglass Box) | Electrical Unit #1: Below Grade Component w/Stool Hinged Doors | Electrical Components - Single Family Homes Only | 82 Bedrical Unit #6: Below Grade Component. (1.5" x Z Concrete Housing) | Electrical Unit #4: Above & Below Grade Component, (2.5 Tall x3' Sq. Metal Box) | Bedrical Unit #3: Above & Below Grade Component, (15 Tall x1' Sq. Metal Box) | Electrical Unit #2: Above & Below Grade Component. (3 Tall x 1" Sq. Fiberglass Box) | Eastrical Unit #1: Balow Grade Component w/Steal Hinged Doors | | HARED COMMON ELEMENTS AS: ELECTRICAL, PLUMBING & COMMUNICATION | | | 75 Rock Retaining Wall @ SW Larger Dr. & SW Holland Lane | | HARED COMMON ELEMENTS #5: CONCRETE FLAT WORK & RETAINING WALLS | | | | Scenario I - Current Funding Path - Final |
| | | | | Shared Comn | SION AL SEI | | Signs, Etc.) | | | MPONENTS | | | roc 5' Tall) | | | | | | | | | rhames Only) | | Z Canarete Hous | t (26 Tall x3'S | L(15 Tal x1'S | t (3 Tall x 17 Sq. | Hinged Doors | Į2 | Z Canarete Hous | t (25 Tall x3'S | L(15 Tal x1'S | L(3Tall×1'Sq. | Hinged Doors | The same of the same of | ICAL, PLUM | | | nd Lane | | ETE FLAT W | | | Total Exp | nai |
| | | | | on Compone | RVICES | | | | | | | | | | | | | | | | | | | - Qi | q. Metal Box) | ş.MetalBox) | Fiberglass Box) | | | (gn | ş. Metal Box) | ą. Metal Box) | Fiberglass Box) | | | BING & COM | | | | | ORK & RET. | | Annual Reser | Sating Balance Total Expenses infeed at 232% annually | Ourrent Year |
| | | | | nts | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | IMUNICATIO | | | | | AINING WAL | Ending Balance Recal Year | Interest at 1% annually Annual Reserve Contribution Other Contribution | Stating Balance at 2,32% annually | Ourrent Yearly Contribution |
| | | \$1,500 | | | | \$6,333 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ¥ | | | | | rs | \$136,624 1 2017 | \$1295 | \$124,608 \$14,403 | \$24,125 |
| | | \$1,535 | | | | \$6,457 | \$1,023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$142,092 2 2019 | \$1382 | \$136,624 \$20,332 | |
| | | | \$4,188 | | | \$5,584 | \$1,047 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$149,859 3 2019 | \$26,760 | \$142,082 | Current |
| | * | \$1,607 | | | | \$5,713 | \$1,071 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$155,260 4 2020 | \$28,184 | \$146,899 | Current Monthly Contribution Per Unit |
| ediado | | \$1,644 | | | | \$5,846 | \$1,098 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$154,444 5 2021 | \$29,683 | \$155,280 | don Per Unit |
| | - | \$1,682 | | | | \$5,981 | \$1,122 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$165,011 6 2022 | \$1,589 | \$154,444 | \$13 |
| | ****** | \$1,721 | | | | \$6,120 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$173,317 7 2023 | \$32,926 | \$165,011 | |
| | | | \$4,697 | | | \$6,262 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$170,971 8 2024 | \$1,713 | \$173,317 | |
| | | \$1,802 | | | | \$6,407 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$169,288 9 2025 | | 170,971 | |
| winds. | | \$1,844 | | | | \$6,556 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$169,027 10 2026 | \$37,738 | | |
| | | \$1,887 | | | | \$6,708 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$181,309 11 2027 | \$1743 | | |
| | - | \$1,930 | | | | 98,884 | \$1,287 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$689 | \$689 | | | | \$182,373 12 2028 | \$41,059 | | |
| | | | \$6,267 | | | \$7,023 | \$1,317 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$704 | \$704 | | | | \$190,872 13 2029 | \$42,843 | | |
| | | \$2,021 | | | | | \$1,347 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$721 | \$721 | | | | \$20,1889 \$ 14 2030 | | \$13,672 \$ | |
| 41,144 | | \$2,058 | | | | | \$1,379 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$738 | \$738 | | | | \$193,979 \$ 15 2031 | | \$50,483 | |
| | | \$2.116 | | | | | \$1,411 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$755 | \$755 | | | | \$190,423 \$: 16 20:32 | | \$193,979 \$ \$51,122 | |
| | - | \$2.165 | | | | \$7,698 | | \$6,062 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$772 | \$772 | | | | | \$50,740 | | |
| | | | \$5,907 | | | \$7,876 | | \$6,203 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$790 | \$790 | | | | | \$62,902 | | |
| | | \$2,267 | | | | \$8,069 | | \$6,347 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$8.08 | \$8.08 | | | | \$163,221 \$ 19 2035 | | \$226,513 \$ \$120,490 | |
| witing | | \$2,319 | | | | \$8,246 | | \$6,494 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$827 | \$827 | | | | \$170,378 8 20 2036 | | \$163,221 8 | |
| | 1 | \$2,373 | | | | \$8,437 | | \$6,644 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$846 | \$846 | | | | \$122,228 21 2037 | | \$170,378 | |
| | i | \$2,428 | | | | \$8,633 | \$1,639 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$124,274 22 2038 | | \$122,228 | |
| | | | \$6,625 | | | \$8,833 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$147,294 8 23 2039 | | \$42,485 | |
| | 1 | \$2,542 | | | | \$9,038 | \$1,695 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$175,286 : 24 2040 | | \$147,284 | |
| wine | | \$2,601 | | | | \$9,248 | \$1,734 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$197,872 25 2041 | | \$175,296 \$56,374 | |
| | 1 | \$2,061 | | | | \$9,483 | \$1,774 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$217,525 26 2042 | | \$187,872 | |
| | 1 | \$2,723 | | | | \$9,682 | | | | | | | | | | | | \$68,093 | | | | | | | | | | | | | | | | | | | | | | | | \$191,061 27 2043 | \$70,306 | | |
| | | | \$7,430 | | | \$9,907 | | | | | | | | | | | | \$59,441 | | | | | | | | | | | | | | | | | | | | | | | | \$160,016 28 2044 | | \$191,561 | |
| | 1 | \$2,851 | | | | \$10,137 | | | | | | | | | | | | \$60,820 | | | | | | | | | | | | | | | | | | | | | | | | \$98,995 29 2045 | | \$180,016 \$136,314 \$ | |
| 91000 | | \$2917 | | | | \$10,372 | | | | | | | | | | | | \$62,231 | | | | | | | | | | | | | | | | | | | L | | | | | 851.143 30 2048 | \$76,314 | \$98,596 | |

APPENDIX D FUNDING SCENARIO TWO



Summary of Data & Results - Board Of Directors Scenario

| Class of Reserve Fund Study Property Name Entity Name Current Date Year Building Constructed Starting Year (Current Fiscal Year) | Arbor Terrace Con Arb | Baseline Funding nmunity - All Lots for Terrace HOA ecember 2, 2015 2007 2017 |
|--|--------------------------|--|
| Dollar Year Fiscal Year Start Fiscal Year End Inflation Rate Interest Rate Estimated Starting Balance Number of Units | | 2016 July 1, 2016 June 30, 2017 2.32% 1.00% \$124,608 160 |
| Scenario 1 (Based on Current Contributions) | | |
| Yearly Contribution - | \$ | 23,382 |
| Monthly Contribution Per Unit - | \$ | 12 |
| Minimum Balance | \$ \$ | 0 |
| Maximum Balance | | 204,058 |
| 30-year study closing balance Scenario 2 (Based on MH's Suggested Funding Path) | \$ | 0 |
| Yearly Contribution, (Year One) | | N/A |
| Monthly Contribution Per Unit, (Year One) | | N/A |
| Minimum Balance | | N/A |
| Maximum Balance | | N/A N/A |
| 30-year study closing balance | | N/A |

Arbor Terrace Community - All Lots Table 3 Cash Flow Table Scenario 1 - Current Funding Path - Board Of Directors Scenario

Yearly Contribution -\$23,382Monthly Contribution Per Unit -\$12Assumed Interest Rate1.0%Assumed Inflation Rate2.3%Reserve's Starting Balance as of 2017\$124,608Reserve's Minimum Annual Ending Balance Within 30 Year Scope\$0

| Year | Opening Balance | Annual Contribution* | Percent Increase over Previous Year | Other Contributions | Estimated Future Inflated Expenditures | Projected Interest Earned | Closing Balance |
|------|--------------------|-------------------------|---|------------------------|--|------------------------------|-----------------|
| 2017 | \$124,608 | \$23,382 | 15.0% | \$0 | \$14,403 | \$1,291 | \$134,878 |
| 2018 | \$134,878 | \$24,626 | 5.3% | \$0 | \$20,332 | \$1,370 | \$140,542 |
| 2019 | \$140,542 | \$25,936 | 5.3% | \$0 | \$23,421 | \$1,418 | \$144,475 |
| 2020 | \$144,475 | \$27,316 | 5.3% | \$0 | \$21,286 | \$1,475 | \$151,979 |
| 2021 | \$151,979 | \$28,769 | 5.3% | \$0 | \$32,039 | \$1,503 | \$150,212 |
| 2022 | \$150,212 | \$30,300 | 5.3% | \$0 | \$22,285 | \$1,542 | \$159,769 |
| 2023 | \$159,769 | \$31,911 | 5.3% | \$0 | \$26,302 | \$1,626 | \$167,003 |
| 2024 | \$167,003 | \$33,609 | 5.3% | \$0 | \$38,736 | \$1,644 | \$163,521 |
| 2025 | \$163,521 | \$35,061 | 4.3% | \$0 | \$39,551 | \$1,613 | \$160,644 |
| 2026 | \$160,644 | \$36,576 | 4.3% | \$0 | \$39,682 | \$1,591 | \$159,128 |
| 2027 | \$159,128 | \$38,156 | 4.3% | \$0 | \$28,830 | \$1,638 | \$170,093 |
| 2028 | \$170,093 | \$39,804 | 4.3% | \$0 | \$41,815 | \$1,691 | \$169,773 |
| 2029 | \$169,773 | \$41,524 | 4.3% | \$0 | \$36,201 | \$1,724 | \$176,820 |
| 2030 | \$176,820 | \$43,317 | 4.3% | \$0 | \$33,672 | \$1,816 | \$188,282 |
| 2031 | \$188,282 | \$45,189 | 4.3% | \$0 | \$58,483 | \$1,816 | \$176,805 |
| 2032 | \$176,805 | \$47,141 | 4.3% | \$0 | \$51,122 | \$1,748 | \$174,572 |
| 2033 | \$174,572 | \$49,177 | 4.3% | \$0 | \$35,132 | \$1,816 | \$190,433 |
| 2034 | \$190,433 | \$51,302 | 4.3% | \$0 | \$39,639 | \$1,963 | \$204,058 |
| 2035 | \$204,058 | \$53,518 | 4.3% | \$0 | \$120,450 | \$1,706 | \$138,832 |
| 2036 | \$138,832 | \$55,830 | 4.3% | \$0 | \$52,107 | \$1,407 | \$143,962 |
| 2037 | \$143,962 | \$58,242 | 4.3% | \$0 | \$109,698 | \$1,182 | \$93,688 |
| 2038 | \$93,688 | \$60,758 | 4.3% | \$0 | \$61,869 | \$931 | \$93,509 |
| 2039 | \$93,509 | \$62,168 | 2.3% | \$0 | \$42,485 | \$1,034 | \$114,225 |
| 2040 | \$114,225 | \$63,610 | 2.3% | \$0 | \$39,234 | \$1,264 | \$139,865 |
| 2041 | \$139,865 | \$65,086 | 2.3% | \$0 | \$56,374 | \$1,442 | \$150,019 |
| 2042 | \$150,019 | \$66,596 | 2.3% | \$0 | \$41,075 | \$1,628 | \$177,167 |
| 2043 | \$177,167 | \$68,141 | 2.3% | \$0 | \$98,306 | \$1,621 | \$148,622 |
| 2044 | \$148,622 | \$69,722 | 2.3% | \$0 | \$105,230 | \$1,309 | \$114,422 |
| 2045 | \$114,422 | \$71,339 | 2.3% | \$0 | \$136,314 | \$819 | \$50,266 |
| 2046 | \$50,266 | \$72,994 | 2.3% | \$0 | \$123,511 | \$250 | \$0 |

^{*} The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.

APPENDIX E LIMITATIONS

This report is intended for the sole use of the client indicated above and must not be distributed to, or used by, others without our knowledge. It is based on the documents and information provided to us and the findings at the time of our on-site review.

It is a basic assumption that any correspondence, material, data, evaluations and reports furnished by others are free of latent deficiencies or inaccuracies except for apparent variances discovered during the completion of this report.

Unless specifically noted in this report, no testing, verification of operation of systems, review of concealed elements, intrusive openings, opening of system components for internal inspection, detailed analysis or design calculations were conducted, nor were they within the scope of this review. Review of elevators and life safety systems were not included in this report, unless specifically indicated.

Some of the findings herein are based on a random sampling visual review of the surface conditions, discussions with the Board of Directors and/or their designated representatives, and review of relevant documents. Observations were made only of those areas that were readily accessible during our review. Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. Components not included have not been reviewed, and if their conditions need to be known, further study will be required. Unless otherwise indicated in this report, components are assumed to be suitable for their intended use and are being used under normal service conditions. Finally, we have not undertaken a physical review of subsurface conditions or concealed structural systems.

It is possible that unexpected conditions may be encountered at buildings/facilities that have not been explored within the scope of this report. Should such an event occur, MH should be notified in order that we may determine if modifications to our conclusions are necessary.

In issuing this report, MH does not assume any of the duties or liabilities of the designers, builders or owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of this report do so with the understanding as to the limitations of the documents reviewed and the general visual review undertaken, and understand that MH cannot be held liable for damages they may suffer in respect to the purchase, ownership, or use of the subject property.

Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions. No warranties, either expressed or implied, are made.