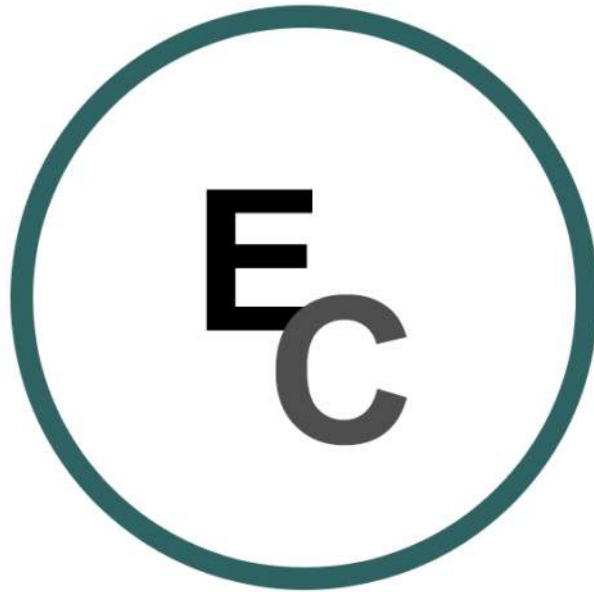


**ARBOR TERRACE HOA**  
**2021/2022 RESERVE STUDY**



**COMPLETED BY: EQUIP CONSULTING, LLC**

**DATE: MAY 4, 2021**

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## 1. SCOPE OF SERVICES AND BACKGROUND INFO

Equip Consulting (EC) was retained by the Arbor Terrace Homeowners Association, (ATHOA) to conduct annual Reserve Study, (RS) updates of their shared common elements for fiscal years' 2021/2022 through 2024/2025. The work undertaken by EC is in general conformance to the terms described within our four-year fee agreement, dated January 29, 2021. The contract was issued to the ATHOA's Board of Directors, (BOD). Ms. Amy Boyle, ATHOA's Board President later signed and authorized EC to proceed with the proposed services on behalf of the Association. For this year's update, (Fiscal Year 2021/2022) EC will be performing a Level 2 RS. Scope of services can be found within the existing "authorized" fee agreement signed Ms. Boyle.

The objective of this RS is to provide a realistic assessment of the monetary reserves required to undertake the necessary repairs or replacement of an Association's shared common elements as dictated by their known or estimated life spans. This RS is designed to be in conformance with State Statutes and the ATHOA's governing documents.

The following information, documentation and communication were used to assist in completing the 2021/2022 reserve funding plan:

- **General & Financial Information, (Provided By ATHOA):**
  - Reserve Account Balance & Other Financial Data
  - Community Plat Maps
  - Previous Years' Reserve Studies
- **Client Meetings & Communication:**
  - Onsite Meeting – March 17, 2021
    - Caleb VanderMolen, EC
    - Amy Boyle, ATHOA
  - Field Assessment – March 17, 2021
    - Caleb VanderMolen, EC
    - Quincy VanderMolen, EC
  - Reserve Study Draft Review Meeting – April 26, 2021
    - Caleb VanderMolen, EC
    - ATHOA BOD
  - All other communication was conducted via email and phone correspondence with members of the ATHOA's BOD.

## 2. EC PROJECT TEAM

Equip Consulting has nearly 15 years of experience working with Homeowner Associations by assisting them to be better prepared for the renewal and major repairs of their shared common elements. We have an extensive background in assessing the existing conditions of the various components and assemblies commonly found in multi-family and single-family communities and can provide realistic timelines for the scheduled replacement dates. The budgetary renewal costs used to develop each of our clients' funding analysis plans will be based on regional rates as opposed to national.

The following personnel were assigned to complete this Reserve Study:

- **Caleb VanderMolen – Reserve Study & Maintenance Plan Professional**
  - **Client References:**
    - Edgefield Meadows – Gresham, OR
    - Koles Landing – Vancouver, WA
    - Horn Rapids – Richland, WA
    - Thundering Shores – Depot Bay, OR
    - Findley Heights – Beaverton, OR
    - RiverRim – Bend, OR

### 3. GENERAL COMMUNITY INFORMATION

Arbor Terrace is a private community built by Arbor Homes in Sherwood, Oregon. Construction began in 2007 and consist of 160 single-family residential lots, comprising of both attached, (townhomes) and detached homes that were built over multiple phases. The Homeowners Association is divided up into three, (3) sub-associations or entities. The primary sub-association includes all homeowners within the community and has been identified within this funding plan as “Arbor Terraces – All Lots, (Common)”. The second sub-association has been named “Arbor Terraces – Row Homes”, with the third named “Arbor Terraces -Tamarack Single Family Homes, (SFH)”. As a result of multiple independent entities, the contributions collected by each group will need to be accounted for separately. The collected funds are then appropriately used for future renewal projects specific to their sub-association’s shared common elements.

The following information provides a brief summary of some of the components shared by each sub-association:

1. **All Lots, (Common)** – These components are primarily contained within the common area tracts or parcels that are found throughout the community. Some of these tracts provide pathways through or around the community and comprise of other components such as trees, irrigation control valves and beauty bark. Other shared common elements covered within this entity’s funding plan includes, but not limited to, asphalt pathways, community park components, and concrete sidewalks and curbing. For a complete list of the shared common elements and their estimated replacement costs owned by this sub-association, please see Appendix A, “Table 3: Shared Common Elements List” found in Chapter 5.
2. **Row Homes** – There are 65 homeowners who make up this entity, all of which share in the replacement and refinishing costs of the exterior cladding components, as well as the care and renewal of the roofing assemblies. For a list of the shared common element covered by this group of homeowners, see Appendix D, “Table 7: Shared Common Elements List” within Chapter 6 of this report.
3. **Tamarack SFH** – These homeowners are responsible for the funds necessary to replace and refinish the metal railings located at the front elevation of each of their homes. For a more comprehensive list of the shared common elements for this sub-association, refer to Appendix G, “Table 11: Shared Common Elements List”.

**Community Location:** SW Langer Drive & SW Baler Way, Sherwood, OR

## 4. RESERVE STUDY ANALYTICAL METHODOLOGIES

The financial data provided within this year's RS will enable the Association to plan long term, (30 years) when budgeting for the replacement of their shared common elements, as opposed to the higher risk year-to-year, short term approach. There are several different funding methods typically used by homeowner associations 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 \$500 set aside for its replacement after three years, ( $\$5000 \div 10 \text{ years} = \$500 \text{ per year} \times 3 \text{ years} = \$1500$ ). 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 similar to 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.

For this study, a hybrid of Baseline and Full Funding was used in an effort to keep each sub-association's annual closing balances at or above \$0 for the 30-year duration of this study.

The following information was provided and approved by the Association's Board of Directors:

- Fiscal Year Duration: **July 1, 2021 to June 30, 2022**
- Key Financial Information:
  - **All Lots, (Common):**
    - Estimated Reserve's Account Balances as of July 1, 2021: **\$234,282**
    - Estimated Annual Contributions to the Reserves for 2021/2022: **\$17,280**
  - **Row Homes:**
    - Estimated Reserve's Account Balances as of July 1, 2021: **\$435,023**
    - Estimated Annual Contributions to the Reserves for 2021/2022: **\$63,960**
  - **Tamarack SFH:**
    - Estimated Reserve's Account Balances as of July 1, 2021: **\$31,605**
    - Estimated Annual Contributions to the Reserves for 2021/2022: **\$18,900**

**Annual “Rate of Interest”, (ROI):** An assumed ROI of 0.20%, (percent) will be applied annually to the reserve’s account balance. 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.

**Estimated “Inflation Rate”, (IR):** An estimated annual increase of 2.0% (percent) will be applied to the previous year’s reserve contributions. The increase will cover the assumed IR of 2.0% (percent) used over the 30-year period of this study. The inflation rate in the United States at the end of March 2021 was recorded at 2.6% (percent) as published by the U.S. Labor Department.

These factors will be applicable to all sub-associations/entities when developing their respective funding plans.

The following two tables can be found in Chapters 5 through 7. These tables will provide a visual summarization of the funding paths prepared by this study per the approval of the Association’s BOD:

- **Cash Flow Summary, (Tables 1, 5, & 9):** 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, these two tables summarize how much money is estimated to be within the reserves for each entity during the 30-year scope of this study.
- **Cash Flow Chart, (Tables 2, 6, & 10):** These two tables provide a visual representation of the annual reserve balance, expenses and contributions for each sub-association over a 30-year period.

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 possible increases or decreases to the replacement scope of work. More precise estimations of probable cost would require a more detailed investigation to define the scope of work.

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.

EC recommends that the Association utilize the services of a 3<sup>rd</sup> 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 phases of the rehabilitation process, (Design, Bidding, and Construction Administration). EC cautions the Association from taking on these responsibilities themselves.



## 5. FUNDING DATA & RESULTS - ALL LOTS, (COMMON)

<b>Sub-Association Name:</b>	Arbor Terrace - All Lots, (Common)
<b>Community's Registered Legal Name:</b>	Arbor Terraces Homeowner Association
<b>Date Completed:</b>	May 4, 2021
<b>Year Built:</b>	2007
<b>Fiscal Year:</b>	2021/2022
<b>Dollar Year, (The Year The RS Was Completed):</b>	2021
<b>Fiscal Year Start Date:</b>	July 1, 2021
<b>Fiscal Year End Date:</b>	June 30, 2022
<b>Assumed Rate Of Inflation, (IR):</b>	2.00%
<b>Earned Rate of Interest, (ROI):</b>	0.20%
<b>Approximate Starting Balance:</b>	\$234,282
<b>Number of Units:</b>	160

### Approved Funding Plan

Estimated Yearly Contribution, (Year One):	\$17,280
Monthly Contribution, (Per Unit "Average" For Year One):	\$9.00
Lowest Annual Closing Balance:	\$100,481
Largest Annual Closing Balance:	\$416,371
Closing Balance @ Year 30:	\$416,371

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 1: Cash Flow Summary**

Estimated Yearly Contribution, (Year One):	\$17,280
Monthly Contribution, (Per Unit "Average" For Year One):	\$9.00
Assumed Rate Of Inflation, (IR):	2.00%
Earned Rate of Interest, (ROI):	0.20%
Estimated Starting Account Balance for the 2021/2022 Fiscal Year:	\$234,282
Smallest Annual Closing Balance Over 30 Year Scope Of This RS:	\$100,481

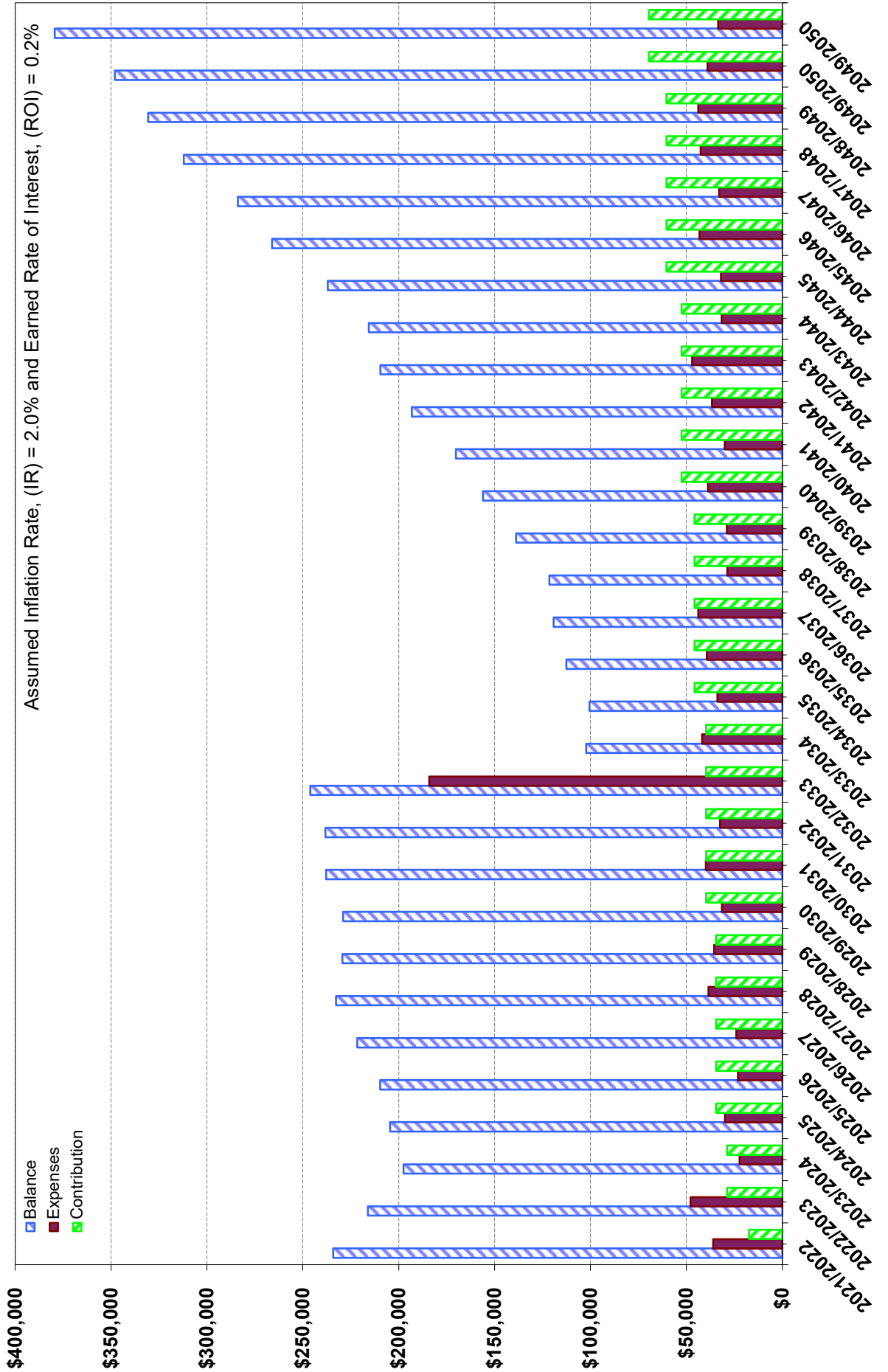
#	Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Unit*	Other Contributions	Estimated Annual Expenditures	Annual Closing Balance**
1	2021 / 2022	\$234,282	-40.0%	\$17,280	\$9.00	\$0	\$35,908	\$216,104
2	2022 / 2023	\$216,104	66.7%	\$28,800	\$15.00	\$0	\$47,771	\$197,546
3	2023 / 2024	\$197,546	0.0%	\$28,800	\$15.00	\$0	\$22,217	\$204,531
4	2024 / 2025	\$204,531	20.0%	\$34,560	\$18.00	\$0	\$29,811	\$209,693
5	2025 / 2026	\$209,693	0.0%	\$34,560	\$18.00	\$0	\$23,048	\$221,636
6	2026 / 2027	\$221,636	0.0%	\$34,560	\$18.00	\$0	\$23,844	\$232,806
7	2027 / 2028	\$232,806	0.0%	\$34,560	\$18.00	\$0	\$38,403	\$229,425
8	2028 / 2029	\$229,425	0.0%	\$34,560	\$18.00	\$0	\$35,411	\$229,032
9	2029 / 2030	\$229,032	15.0%	\$39,744	\$20.70	\$0	\$31,368	\$237,875
10	2030 / 2031	\$237,875	0.0%	\$39,744	\$20.70	\$0	\$39,781	\$238,314
11	2031 / 2032	\$238,314	0.0%	\$39,744	\$20.70	\$0	\$32,369	\$246,173
12	2032 / 2033	\$246,173	0.0%	\$39,744	\$20.70	\$0	\$184,013	\$102,252
13	2033 / 2034	\$102,252	0.0%	\$39,744	\$20.70	\$0	\$41,717	\$100,481
14	2034 / 2035	\$100,481	15.0%	\$45,706	\$23.81	\$0	\$33,782	\$112,617
15	2035 / 2036	\$112,617	0.0%	\$45,706	\$23.81	\$0	\$39,291	\$119,263
16	2036 / 2037	\$119,263	0.0%	\$45,706	\$23.81	\$0	\$43,760	\$121,449
17	2037 / 2038	\$121,449	0.0%	\$45,706	\$23.81	\$0	\$28,589	\$138,826
18	2038 / 2039	\$138,826	0.0%	\$45,706	\$23.81	\$0	\$28,812	\$156,014
19	2039 / 2040	\$156,014	15.0%	\$52,561	\$27.38	\$0	\$38,719	\$170,183
20	2040 / 2041	\$170,183	0.0%	\$52,561	\$27.38	\$0	\$29,889	\$193,218
21	2041 / 2042	\$193,218	0.0%	\$52,561	\$27.38	\$0	\$36,630	\$209,551
22	2042 / 2043	\$209,551	0.0%	\$52,561	\$27.38	\$0	\$46,935	\$215,602
23	2043 / 2044	\$215,602	0.0%	\$52,561	\$27.38	\$0	\$31,502	\$237,114
24	2044 / 2045	\$237,114	15.0%	\$60,446	\$31.48	\$0	\$31,961	\$266,102
25	2045 / 2046	\$266,102	0.0%	\$60,446	\$31.48	\$0	\$43,124	\$283,972
26	2046 / 2047	\$283,972	0.0%	\$60,446	\$31.48	\$0	\$32,905	\$312,109
27	2047 / 2048	\$312,109	0.0%	\$60,446	\$31.48	\$0	\$42,428	\$330,768
28	2048 / 2049	\$330,768	0.0%	\$60,446	\$31.48	\$0	\$43,782	\$348,111
29	2049 / 2050	\$348,111	15.0%	\$69,513	\$36.20	\$0	\$38,903	\$379,447
30	2050 / 2051	\$379,447	0.0%	\$69,513	\$36.20	\$0	\$33,384	\$416,371
							<b>\$1,210,058</b>	

\* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

\*\* Includes Projected Earned Interest

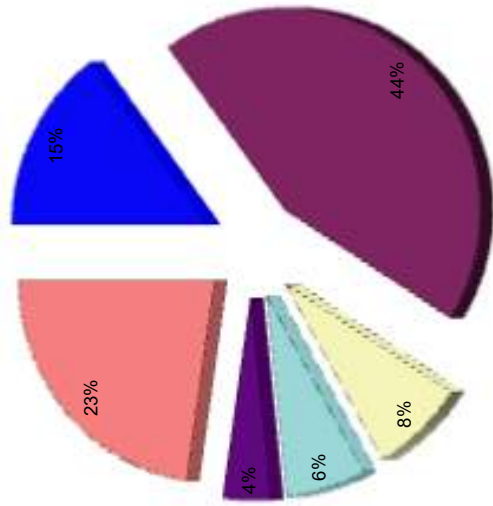
# Arbor Terrace - All Lots, (Common) Approved Funding Plan

**Table 2: Cash Flow Chart**



## Arbor Terrace - All Lots, (Common) - Funding Graph #1

**Percentage of Anticipated Expenditures By Groups**  
 (Groups are formed by multiple factors such as similar renewal timelines & common functions)



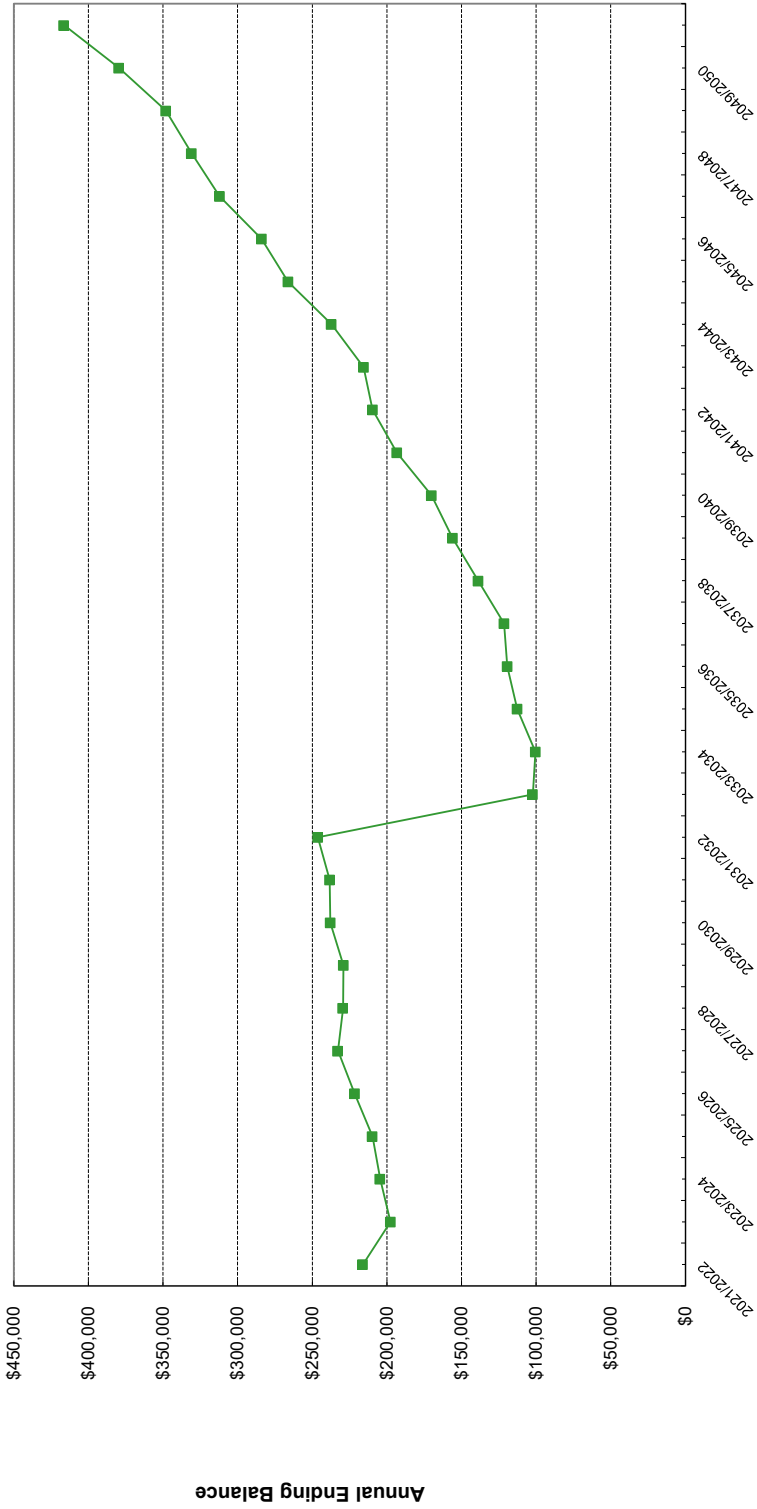
- Shared Common Elements #01 - Landscaping Components, (Includes Beauty Bark): \$179,640
- Shared Common Elements #02 - Concrete & Asphalt Components: \$533,853
- Shared Common Elements #03 - Tot-Lot Components: \$94,108
- Shared Common Elements #04 - Vinyl Fence, (Split Rail): \$80,098
- Shared Common Elements #05 - Misc. Components: \$47,359
- Shared Common Elements #06 - Professional Services: \$275,000

Arbor Terrace - All Lots, (Common) - Funding Graph #2

Approved Funding Plan

Approved Funding Plan's 30 Year Ending Balance:

\$416,371



**Executive Summary – All Lots, (Common)**

The following information summarizes fiscal year 2021/2022’s reserve funding plan as approved by the Association’s Board of Directors, (BOD) for the above referenced sub-association. The balance within the reserve account is estimated to be \$234,282 on July 1, 2021. A set annual ROI of 0.20% will be applied to the reserve funds’ account balance as outlined in Chapter 4 of this RS. The annual contributions to this sub-association’s reserve account are estimated to be \$17,280. This is a reduction to last year’s contribution value. The reason for this reduction is due to scheduled increases to the Association’s Operating Budget for this fiscal year, (2021/2022). The annual reserve contributions will move back up to \$28,800 for fiscal years’ 2022/2023 and 2023/2024. This funding plan assumes increases to the contribution value to occur every five years, with the first increase of 20.0% (percent) scheduled to take place during the 2024/2025 fiscal year. The proceeding increases will be adjusted to 15% every five years thereafter in an effort to keep pace with the assumed inflation rate and cover any possible budgetary shortfalls.

**Analysis**

The amount of funds within the reserve’s account will maintain a positive balance over the next 30 years, (2021/2022 through 2050/2051). This is contingent on the Association following the established funding plan and the scheduled annual increases to the reserve contributions over this same period of time. This will also be impacted on how well they maintain and care for their shared common elements.

The chart below shows the three largest renewal periods anticipated by this study:

<u>Year(s)</u>	<u>Major Renewal Tasks*</u>	<u>Total Annual Expenditures</u>
2022/2023	Community Landscape Improvement Project	Approx. \$48K
2032/2033	Tot-Lot Play Equipment	Approx. \$185K
2042/2043	Concrete Sidewalks & Curbing	Approx. \$47K

\* See “Table 4: Detailed Cash Flow” for a breakout of “ALL” the scheduled renewal tasks within the years listed.

Please note, that the forecasted repairs and replacements do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than 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.

**Results**

This funding plan as approved by the Association will maintain an amount greater than \$0 over the 30-year term set within this RS. EC can recommend this funding plan because it provides the necessary amount of available funds to cover all the sub-association’s future anticipated replacement needs of their shared common elements.





Annual contributions within this RS have been aligned with the list of shared common elements shown in Appendix A, “Table 3: Shared Common Elements List”. For a detailed breakout of the anticipated cash flow of the expenditures related to these shared common elements see Appendix B, “Table 4: Detailed Cash Flow”, (assuming the expenditures are scheduled to be replaced by June 30, 2051).

## **APPENDIX A**

### **TABLE 3: SHARED COMMON ELEMENTS LIST**

This 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 for the "All Lots, (Common) entity or sub-association. In addition, this table includes a list of brief comments or recommendations for each corresponding item. EC 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. Estimated replacement costs are based on current year dollars, (2021).

Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)







Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #1: TRACT "A"</b>														
<b>Sub-Section #1:</b>														
-	-	N/A	1	2007	14	0	0	1	0		\$0.00	N	\$0	Renewal costs are covered within the Rowhomes & Tamarack SFH funding plans. See Chapters 4 & 5 respectively for more information.
<b>SHARED COMMON ELEMENTS #2: TRACT "B"</b>														
<b>Sub-Section #1: Concrete Components</b>														
1	Sidewalks & Flatwork		50	2007	14	-50	0	50	5,545	SF	\$12.00	N	\$66,540	Includes concrete sidewalks and flatwork within/at Tot-Lot. It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
2	Formed Concrete Curbs		50	2007	14	-50	0	50	490	LF	\$15.00	N	\$7,350	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
3	ADA Truncated Dome Pad		20	2007	14	0	6	1	2	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.  <b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.
<b>Sub-Section #2: Landscaping Components</b>														
4	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$2,500.00	N	\$2,500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.









Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
5	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$2,500.00	N	\$2,500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
6	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	10	YRDS	\$75.00	N	\$750	Replenish every three years.
<b>Sub-Section #3: Fencing Components</b>														
7	42" Metal Railing/Fencing @ Tot-Lot - Refinishing		10	2007	14	0	0	1	250	LF	\$15.00	N	\$3,750	Estimated replacement costs are based on a field-applied finish. <b>2021/2022 Fiscal Year Notes:</b> Early signs of corrosion were identified at selection locations where paint finish was either blistering or had been fully removed. It is recommended these areas be treated and refinished within the next year to prevent further deterioration.
8	42" Metal Railing/Fencing @ Tot-Lot - Replacement/Renewal		25	2007	14	0	11	1	250	LF	\$60.00	N	\$15,000	<b>2021/2022 Fiscal Year Notes:</b> Early signs of corrosion were identified at selection locations where paint finish was either blistering or had been fully removed. It is recommended these areas be treated and refinished within the next year to prevent further deterioration.
9	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	465	LF	\$35.00	N	\$16,280	<b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.
<b>Sub-Section #4: Tot-Lot Components</b>														
10	Play Equipment		30	2007	14	-5	11	1	1	EA	\$35,000.00	N	\$35,000	It is recommended the Association monitor these assemblies multiple times annually to ensure they are functioning as designed and immediately repair or replace damaged or failing components.  Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.




Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
11	Park Benches, (Wood Composite Seat & Back Boards)		20	2007	14	-5	1	10	4	EA	\$500.00	N	\$2,000	It is recommended the Association monitor these assemblies multiple times annually to ensure they are functioning as designed and immediately repair or replace damaged or failing components.  Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.
12	Park Benches - Full Replacement		40	2007	14	0	26	1	4	EA	\$1,500.00	N	\$6,000	It is recommended the Association monitor these assemblies multiple times annually to ensure they are functioning as designed and immediately repair or replace damaged or failing components.
13	6x6 PT Play Pit Border, (Double Stacked)		25	2007	14	-5	6	10	165	LF	\$15.00	N	\$2,480	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.
14	Playground Wood Chips		15	2007	14	-15	0	15	40	YRDS	\$40.00	N	\$1,600	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #5: Misc. Components</b>														
15	Pet Waste Station, (Fence Mounted)		15	2007	14	0	1	1	1	EA	\$125.00	N	\$130	
16	Signage, (Plate Only)		10	2007	14	0	0	1	1	EA	\$50.00	N	\$50	

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.






Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
17	Trash Receptacles		15	2007	14	2	3	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #3: TRACT "C"</b>														
<u>Sub-Section #1:</u>														
-	-	N/A	1	2007	14	0	0	1	0		\$0.00	N	\$0	Renewal costs are covered within the Tamarack SFH funding plan. See Chapter 7 for more information.
<b>SHARED COMMON ELEMENTS #4: TRACT "D"</b>														
<u>Sub-Section #1:</u>														
-	-	N/A	1	2007	14	0	0	1	0		\$0.00	N	\$0	Renewal costs are covered within the Rowhomes & Tamarack SFH funding plans. See Chapters 6 & 7 respectively for more information.
<b>SHARED COMMON ELEMENTS #5: TRACT "E"</b>														
<u>Sub-Section #1: Concrete Components</u>														
18	Sidewalks & Flatwork		50	2007	14	-50	0	50	1,050	SF	\$12.00	N	\$12,600	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
19	Formed Concrete Curbs		50	2007	14	-50	0	50	175	LF	\$15.00	N	\$2,630	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)







Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
20	ADA Truncated Dome Pad		20	2007	14	0	6	1	2	EA	\$0.00	N	\$0	<p>These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.</p> <p><b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.</p>
<b>Sub-Section #2: Landscaping Components</b>														
21	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$1,000.00	N	\$1,000	<p>Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.</p> <p><b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.</p>
22	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$1,000.00	N	\$1,000	<p>Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.</p>
23	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	2	YRDS	\$75.00	N	\$150	<p>Replenish every three years.</p>
<b>Sub-Section #3: Fencing Components</b>														
24	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	135	LF	\$35.00	N	\$4,730	<p><b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.</p>

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.








Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #6: TRACT "F"</b>														
<b>Sub-Section #1: Concrete Components</b>														
25	Sidewalks & Flatwork		50	2007	14	-50	0	50	2,340	SF	\$12.00	N	\$28,080	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
26	Formed Concrete Curbs		50	2007	14	-50	0	50	390	LF	\$15.00	N	\$5,850	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
27	ADA Truncated Dome Pad		20	2007	14	0	6	1	4	EA	\$0.00	N	\$0	<p>These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.</p> <p><b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.</p>
<b>Sub-Section #2: Landscaping Components</b>														
28	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$1,250.00	N	\$1,250	<p>Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.</p> <p><b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.</p>
29	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$1,500.00	N	\$1,500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
30	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	4	YRDS	\$75.00	N	\$300	Replenish every three years.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #3: Fencing Components</b>														
31	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	350	LF	\$35.00	N	\$12,250	<b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.
<b>SHARED COMMON ELEMENTS #7: TRACT "G"</b>														
<b>Sub-Section #1: Concrete Components</b>														
32	Sidewalks & Flatwork		50	2007	14	-50	0	50	2,040	SF	\$12.00	N	\$24,480	Excludes concrete sidewalks leading to front entry of Lots 43 through 50. Renewal and maintenance costs are assumed to be the responsibility of each lot owner.  It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
33	Formed Concrete Curbs		50	2007	14	-50	0	50	340	LF	\$15.00	N	\$5,100	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
34	ADA Truncated Dome Pad		20	2007	14	0	6	1	2	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.  <b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.
<b>Sub-Section #2: Landscaping Components</b>														
35	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$1,250.00	N	\$1,250	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.






Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
36	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$1,500.00	N	\$1,500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
37	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	2	YRDS	\$75.00	N	\$150	Replenish every three years.
38	CMU Retaining Walls, (< 1' Tall)		50	2007	14	-30	6	20	500	SF	\$15.00	N	\$7,500	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
39	CMU Retaining Walls, (< 3' Tall)		50	2007	14	-30	6	20	500	SF	\$25.00	N	\$12,500	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #3: Fencing Components</b>														
40	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	90	LF	\$35.00	N	\$3,150	<b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.
<b>Sub-Section #4: Misc. Components</b>														
41	Mailbox Kiosk, (8-Box Cluster)		25	2007	14	0	11	1	1	EA	\$2,000.00	N	\$2,000	

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)






Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #8: TRACT "H"</b>														
<b>Sub-Section #1: Concrete Components</b>														
42	Sidewalks & Flatwork		50	2007	14	-50	0	50	100	SF	\$12.00	N	\$1,200	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
43	Formed Concrete Curbs		50	2007	14	-50	0	50	90	LF	\$15.00	N	\$1,350	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #2: Landscaping Components</b>														
44	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$500.00	N	\$500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
45	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	1	YRDS	\$75.00	N	\$80	Replenish every three years.
<b>Sub-Section #3: Fencing Components</b>														
46	6' Cedar Fence w/12" Vertical Lattice Detail @ Top		15	2007	14	0	1	1	35	LF	\$0.00	N	\$0	Renewal costs are covered within the Tamarack SFH funding plan. See Chapter 7 for more information.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #4: Misc. Components</b>														
47	Mailbox Kiosk, (12-Box Cluster)		25	2007	14	0	11	1	1	EA	\$2,500.00	N	\$2,500	
<b>SHARED COMMON ELEMENTS #9: TRACT "I"</b>														
<b>Sub-Section #1: Concrete Components</b>														
48	Sidewalks & Flatwork		50	2007	14	-50	0	50	100	SF	\$12.00	N	\$1,200	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
49	Formed Concrete Curbs		50	2007	14	-50	0	50	20	LF	\$15.00	N	\$300	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #2: Landscaping Components</b>														
50	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$500.00	N	\$500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
51	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$500.00	N	\$500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
52	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	17	YRDS	\$75.00	N	\$1,300	Replenish every three years.
<b>Sub-Section #3: Asphalt Components</b>														
53	Asphalt @ Pathway - Crack Seal		10	2007	14	1	1	1	400	SF	\$0.25	N	\$100	Funding plan assumes a cold-applied crack sealant will be applied every 10 years. Crack sealing is low-cost method to help prolong the estimated life cycle of asphalt.
54	Asphalt @ Pathway - Seal Coat		20	2007	14	0	6	1	400	SF	\$0.50	N	\$200	Sealcoating is the process of applying a protective coating to surface of the asphalt-based pavements to provide a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage.
55	Asphalt @ Pathway - Re-Top		60	2007	14	0	46	1	400	SF	\$2.50	N	\$1,000	Renewal scope includes full demo or grinding of asphalt surfaces and install of new product.
<b>Sub-Section #4: Fencing Components</b>														
56	6' Cedar Fence, (Good Neighbor Style)		15	2007	14	0	1	1	15	LF	\$0.00	N	\$0	Renewal costs are covered within the Rowhomes funding plan. See Chapter 6 for more information.
<b>Sub-Section #5: Misc. Components</b>														
57	Pathway Lighting		20	2007	14	0	6	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #10: TRACT "J"</b>														
<b>Sub-Section #1: Concrete Components</b>														
58	Sidewalks & Flatwork		50	2007	14	-50	0	50	75	SF	\$12.00	N	\$900	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
59	Formed Concrete Curbs		50	2007	14	-50	0	50	15	LF	\$15.00	N	\$230	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #2: Landscaping Components</b>														
60	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$500.00	N	\$500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
61	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$500.00	N	\$500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
62	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	7	YRDS	\$75.00	N	\$500	Replenish every three years.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)







Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #3: Asphalt Components</b>														
63	Asphalt @ Pathway - Crack Seal		10	2012	9	0	1	1	400	SF	\$0.25	N	\$100	Funding plan assumes a cold-applied crack sealant will be applied every 10 years. Crack sealing is low-cost method to help prolong the estimated life cycle of asphalt.
64	Asphalt @ Pathway - Seal Coat		20	2007	14	0	6	1	400	SF	\$0.50	N	\$200	Sealcoating is the process of applying a protective coating to surface of the asphalt-based pavements to provide a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage.
65	Asphalt @ Pathway - Re-Top		60	2007	14	0	46	1	400	SF	\$2.50	N	\$1,000	Renewal scope includes full demo or grinding of asphalt surfaces and install of new product.
<b>Sub-Section #4: Fencing Components</b>														
66	6' Cedar Fence, (Good Neighbor Style)		15	2017	4	0	11	1	155	LF	\$0.00	N	\$0	Renewal costs are covered within the Rowhomes funding plan. See Chapter 6 for more information.
<b>SHARED COMMON ELEMENTS #11: TRACT "K"</b>														
<b>Sub-Section #1: Concrete Components</b>														
67	Sidewalks & Flatwork		50	2007	14	-50	0	50	350	SF	\$12.00	N	\$4,200	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.

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Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
68	Formed Concrete Curbs		50	2007	14	-50	0	50	70	LF	\$15.00	N	\$1,050	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #2: Landscaping Components</b>														
69	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$500.00	N	\$500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
70	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$500.00	N	\$500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
71	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	2	YRDS	\$75.00	N	\$150	Replenish every three years.
<b>Sub-Section #3: Fencing Components</b>														
72	6' Cedar Fence w/12" Vertical Lattice Detail @ Top		15	2007	14	0	1	1	55	LF	\$0.00	N	\$0	Renewal costs are covered within the Tamarack SFH funding plan. See Chapter 7 for more information.
<b>Sub-Section #4: Misc. Components</b>														
73	18' Vertical Ornamental Street Lamps		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.






Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
74	Electric Meter & Breaker Box		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #12: TRACT "L"</b>														
<b>Sub-Section #1: Concrete Components</b>														
75	Sidewalks & Flatwork		50	2007	14	-50	0	50	375	SF	\$12.00	N	\$4,500	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
76	Formed Concrete Curbs		50	2007	14	-50	0	50	75	LF	\$15.00	N	\$1,130	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #2: Landscaping Components</b>														
77	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$500.00	N	\$500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
78	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$500.00	N	\$500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
79	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	2	YRDS	\$75.00	N	\$150	Replenish every three years.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)






Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #3: Fencing Components</b>														
80	6' Cedar Fence w/12" Vertical Lattice Detail @ Top		15	2007	14	0	1	1	40	LF	\$0.00	N	\$0	Renewal costs are covered within the Tamarack SFH funding plan. See Chapter 7 for more information.
<b>Sub-Section #4: Misc. Components</b>														
81	16' Vertical Ornamental Street Lamps		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #13: TRACT "M"</b>														
<b>Sub-Section #1: Concrete Components</b>														
82	Sidewalks & Flatwork		50	2007	14	-50	0	50	400	SF	\$12.00	N	\$4,800	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
83	Formed Concrete Curbs		50	2007	14	-50	0	50	80	LF	\$15.00	N	\$1,200	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
84	ADA Truncated Dome Pad		20	2007	14	0	6	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.  <b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.



Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)


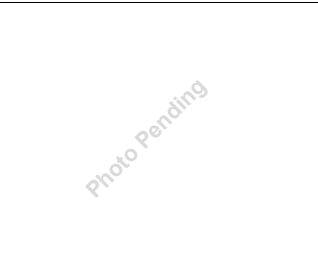




Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #2: Landscaping Components</b>														
85	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$500.00	N	\$500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
86	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$250.00	N	\$250	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
87	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	2	YRDS	\$75.00	N	\$150	Replenish every three years.
<b>Sub-Section #3: Misc. Components</b>														
88	16' Vertical Ornamental Street Lamps		30	2007	14	0	16	1	2	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #14: TRACT "N"</b>														
<b>Sub-Section #1: Concrete Components</b>														
89	Sidewalks & Flatwork		50	2007	14	-50	0	50	2,290	SF	\$12.00	N	\$27,480	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
90	Formed Concrete Curbs		50	2007	14	-50	0	50	395	LF	\$15.00	N	\$5,930	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
91	ADA Truncated Dome Pad		20	2007	14	0	6	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>Sub-Section #2: Landscaping Components</b>														
92	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$1,500.00	N	\$1,500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
93	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$1,500.00	N	\$1,500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
94	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	15	YRDS	\$75.00	N	\$1,100	Replenish every three years.
<b>Sub-Section #3: Fencing Components</b>														
95	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	205	LF	\$35.00	N	\$7,180	<b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.






Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #15: TRACT "O"</b>														
<b>Sub-Section #1: Concrete Components</b>														
96	Sidewalks & Flatwork		50	2007	14	-50	0	50	570	SF	\$12.00	N	\$6,840	<p>It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.</p> <p>The majority of the sidewalks and curbs within this tract are owned by the City of Sherwood or Washington County. The care and maintenance cost are assumed to their responsibility and therefore no funds have been allocated for these components within this funding plan except for the quantity listed for this specific item.</p>
97	Formed Concrete Curbs		50	2007	14	-50	0	50	45	LF	\$15.00	N	\$680	<p>It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.</p> <p>The majority of the sidewalks and curbs within this tract are owned by the City of Sherwood or Washington County. The care and maintenance cost are assumed to their responsibility and therefore no funds have been allocated for these components within this funding plan except for the quantity listed for this specific item.</p>
98	ADA Truncated Dome Pad		20	2007	14	0	6	1	1	EA	\$0.00	N	\$0	<p>These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.</p>
<b>Sub-Section #2: Landscaping Components</b>														
99	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$500.00	N	\$500	<p>Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.</p> <p><b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.</p>
100	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$500.00	N	\$500	<p>Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.</p>
101	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	2	YRDS	\$75.00	N	\$150	<p>Replenish every three years.</p>

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)







Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #3: Fencing Components</b>														
102	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	105	LF	\$35.00	N	\$3,680	<b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.
<b>Sub-Section #4: Misc. Components</b>														
103	18' Vertical Ornamental Street Lamps		30	2007	14	0	16	1	2	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
104	Electric Meter & Breaker Box		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #16: TRACT "P"</b>														
<b>Sub-Section #1: Concrete Components</b>														
105	Sidewalks & Flatwork		50	2007	14	-50	0	50	900	SF	\$12.00	N	\$10,800	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
106	Formed Concrete Curbs		50	2007	14	-50	0	50	180	LF	\$15.00	N	\$2,700	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
107	ADA Truncated Dome Pad		20	2007	14	0	6	1	1	EA	\$0.00	N	\$0	<p>These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.</p> <p><b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.</p>
<b>Sub-Section #2: Landscaping Components</b>														
108	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$1,000.00	N	\$1,000	<p>Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.</p> <p><b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.</p>
109	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$1,000.00	N	\$1,000	<p>Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.</p>
110	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	2	YRDS	\$75.00	N	\$150	<p>Replenish every three years.</p>
<b>Sub-Section #3: Fencing Components</b>														
111	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	150	LF	\$35.00	N	\$5,250	<p><b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.</p>
<b>Sub-Section #4: Misc. Components</b>														
112	Fire Hydrant		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	<p>These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.</p>

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.






Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #17: TRACT "Q"</b>														
<b>Sub-Section #1: Concrete Components</b>														
113	Sidewalks & Flatwork		50	2007	14	-50	0	50	2,450	SF	\$12.00	N	\$29,400	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
114	Formed Concrete Curbs		50	2007	14	-50	0	50	490	LF	\$15.00	N	\$7,350	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
115	ADA Truncated Dome Pad		20	2007	14	0	6	1	3	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.  <b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.
<b>Sub-Section #2: Landscaping Components</b>														
116	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$1,500.00	N	\$1,500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
117	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$2,000.00	N	\$2,000	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
118	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	9	YRDS	\$75.00	N	\$650	Replenish every three years.

\* Quantity of years needed or scheduled to complete the renewal process.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)







Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #3: Fencing Components</b>														
119	Vinyl Fence, (Split Rail)		25	2007	14	0	11	1	340	LF	\$35.00	N	\$11,900	<b>2021/2022 Fiscal Year Notes:</b> Observed cracks or missing caps at a few locations along the fence line. It is recommended the Association address these issues as soon as possible.
<b>Sub-Section #4: Misc. Components</b>														
120	18' Vertical Ornamental Street Lamps		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
121	Neighborhood Book Exchange Box		15	2007	14	4	5	1	1	EA	\$450.00	N	\$450	
122	Fire Hydrant		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #18: TRACT "R"</b>														
<b>Sub-Section #1: Concrete Components</b>														
123	Sidewalks & Flatwork		50	2007	14	-50	0	50	1,500	SF	\$12.00	N	\$18,000	Excludes concrete sidewalk leading to front entry of Lot 107. Renewal and maintenance costs are assumed to be the responsibility of the lot owner.  It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.

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Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
124	Formed Concrete Curbs		50	2007	14	-50	0	50	230	LF	\$15.00	N	\$3,450	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
125	ADA Truncated Dome Pad		20	2007	14	0	6	1	1	EA	\$0.00	N	\$0	<p>These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.</p> <p><b>2021/2022 Fiscal Year Notes:</b> At this time the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.</p>
<b>Sub-Section #2: Landscaping Components</b>														
126	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$1,250.00	N	\$1,250	<p>Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.</p> <p><b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.</p>
127	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$1,500.00	N	\$1,500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
128	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	5	YRDS	\$75.00	N	\$380	Replenish every three years.
<b>Sub-Section #3: Storm Water Swale Enclosure Components</b>														
129	6' Chain Link, (Vinyl Coated)		30	2007	14	0	16	1	400	LF	\$0.00	N	\$0	<p>These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.</p>

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)


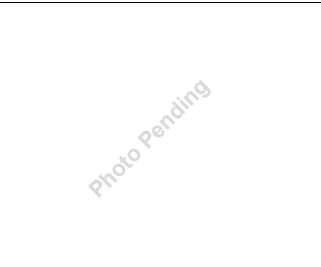



Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
130	Retaining Wall, (Inter-Locking Precast Concrete Blocks)		50	2007	14	0	36	1	750	SF	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
131	Concrete Flatwork, (Includes Stairs)		50	2007	14	-50	0	1	300	SF	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
132	Hand Rails, (Metal - Galvanized)		25	2007	14	0	11	1	20	SF	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #19: TRACT "S"</b>														
<b>Sub-Section #1: Concrete Components</b>														
133	Sidewalks & Flatwork		50	2007	14	-50	0	50	1,350	SF	\$12.00	N	\$16,200	Excludes concrete sidewalks leading to front entry of Lots 98 through 106. Renewal and maintenance costs are assumed to be the responsibility of each lot owner.  It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
134	Formed Concrete Curbs		50	2007	14	-50	0	50	270	LF	\$15.00	N	\$4,050	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
<b>Sub-Section #2: Landscaping Components</b>														
135	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$750.00	N	\$750	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.








Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
136	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$1,000.00	N	\$1,000	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
137	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	1	YRDS	\$75.00	N	\$80	Replenish every three years.
<b>Sub-Section #3: Misc. Components</b>														
138	Mailbox Kiosk, (13-Box Cluster)		25	2007	14	0	11	1	1	EA	\$2,500.00	N	\$2,500	
<b>SHARED COMMON ELEMENTS #20: TRACT "T"</b>														
<b>Sub-Section #1: Concrete Components</b>														
139	Sidewalks & Flatwork		50	2007	14	-50	0	50	420	SF	\$12.00	N	\$5,040	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
140	Formed Concrete Curbs		50	2007	14	-50	0	50	70	LF	\$15.00	N	\$1,050	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.






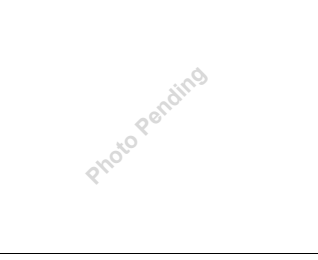
Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #2: Landscaping Components</b>														
141	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$500.00	N	\$500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>Further discuss with AB</b>
142	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$500.00	N	\$500	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
143	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	1	YRDS	\$75.00	N	\$80	Replenish every three years.
<b>Sub-Section #3: Fencing Components</b>														
144	6' Cedar Fence w/12" Vertical Lattice Detail @ Top		25	2007	14	0	11	1	35	LF	\$0.00	N	\$0	Renewal costs are covered within the Tamarack SFH funding plan. See Chapter 7 for more information.
<b>SHARED COMMON ELEMENTS #21: MISC. COMPONENTS, (NOT LOCATED WITHIN A SPECIFIC TRACT)</b>														
<b>Sub-Section #1: Concrete Components</b>														
145	Sidewalks & Flatwork		50	2007	14	-50	0	50	21,000	SF	\$12.00	N	\$252,000	Excludes concrete sidewalk leading to front entry of Lot 107. Renewal and maintenance costs are assumed to be the responsibility of the lot owner.  It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.

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\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.




Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
146	Formed Concrete Curbs		50	2007	14	-50	0	50	6,000	LF	\$15.00	N	\$90,000	Includes curbs located at Tracts A & D  It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.
147	ADA Truncated Dome Pad		20	2007	14	0	6	1	10	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.  <b>2021/2022 Fiscal Year Notes:</b> At this time there are some locations where the ADA pads are not installed. It is assumed the stamped pattern currently existing at these locations will be replaced with actual ADA Truncated Dome Pads.
<b>Sub-Section #2: Landscaping Components</b>														
148	Irrigation Control Valves		25	2007	14	-5	6	10	1	EA	\$2,500.00	N	\$2,500	Determining the actual replacement date for any given element or component is difficult. It is even more challenging when there are other factors impacting these items, such as exposure levels to seasonal weather conditions or if it is in direct contact with organic materials. As a result, some components may require replacement sooner than what has been anticipated, as is the case with these assemblies. For this purpose, a reduction has been made to their estimated life expectancy so the funds are available at an earlier date should this become a reality.  <b>2021/2022 Fiscal Year Notes:</b> The Association's BOD will review the inclusion of these components within the reserve's funding plan, and determine at a future date if they should be remain or be removed.
149	Tree Replacement		50	2007	14	-50	0	50	1	EA	\$3,000.00	N	\$3,000	Budgetary line item for tree renewal or possible new plantings. Funding plan assumes the replacement cycle will take place over an extended period of time and on an "As-Needed" basis.
150	Beauty Bark, (Bark Dust)		3	2007	14	0	0	1	5	YRDS	\$75.00	N	\$380	Replenish every three years.
151	Rock Retaining Wall @ SW Langer Dr. & SW Holland Lane		75	2007	14	-25	36	35	425	SF	\$100.00	N	\$42,500	It's assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time.  It is recommended the Association hire a Geotechnical Engineering firm once every five years to assess the condition of this retaining wall.  <b>2021/2022 Fiscal Year Notes:</b> The BOD will review at a future date whether this component should be moved to the Row Homes funding plan. It is recommended this discussion be conducted prior to the 2025/2026 fiscal year due to the replacement costs coming into scope.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
152	Community Landscaping Improvement Project	N/A	1	2021	0	0	1	1	1	EA	\$25,000.00	N	\$25,000	Single year project scheduled to be completed in the 2021/2022 fiscal year. After completion of the project this line item will be removed from the funding plan, as per the direction of the Association's BOD.
<b>Sub-Section #3: Misc. Components</b>														
153	Mailbox Kiosks		25	2007	14	-5	6	10	12	EA	\$2,500.00	N	\$30,000	
154	Fire Hydrant		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City Of Sherwood or Washington County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
155	18' Vertical Ornamental Street Lamps		30	2007	14	0	16	1	1	EA	\$0.00	N	\$0	These components are not owned by the Association and are therefore excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of others. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and maintenance responsibilities have been assumed.
<b>SHARED COMMON ELEMENTS #22: PROFESSIONAL SERVICES</b>														
<b>Sub-Section #1: Reserve Studies &amp; Maintenance Plans</b>														
156	Reserve Study Update, (All Levels)	N/A	1	2020	1	0	0	1	1	EA	\$1,500.00	N	\$1,500	Conducted annually
157	Maintenance Plan	N/A	7	2007	14	0	0	1	1	EA	\$4,000.00	N	\$4,000	Maintenance plans contain specific instructions and guidelines on how and when each of the shared common elements owned by the Association are cared for. The primary goal is to assist the Association and/or their management firm with keeping these components in good working order, so estimated life cycles are met or prolonged.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Table 3: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #2: HOA Budgetary Planning Tools Related To Shared Common Components</b>														
158	Contingency Renewal Fund	N/A	30	2007	14	-30	0	30	160	LOTS	\$1,000.00	N	\$160,000	Budgetary Line Item - Covers potential renewal costs of unknown or unexpected shared common elements. It is recommended that the Association budget \$1,000 per unit, paid over 30 years.
159	Insurance Deductible	N/A	10	2007	14	-10	0	10	1	EA	\$10,000.00	N	\$10,000	

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

## **APPENDIX B**

### **TABLE 4: DETAILED CASH FLOW**

The “Detailed Cash-Flow” table is generated based on the estimated values established by “Table 3: Shared Common Elements List”, (See Appendix A) and is designed to anticipate the necessary cash flow for each year over the 30-year period of this study for the “All Lots, (Common) entity or sub-association. The estimated renewal costs listed within this table includes the assumed rate of inflation, (2%) for each of the years leading up to the date of replacement.

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
Other Contribution																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>SHARED COMMON ELEMENTS #1: TRACT "A"</b>																
<b>Sub-Section #1:</b>																
-																
<b>SHARED COMMON ELEMENTS #2: TRACT "B"</b>																
<b>Sub-Section #1: Concrete Components</b>																
1	Sidewalks & Flatwork	\$1,331	\$1,357	\$1,385	\$1,412	\$1,441	\$1,469	\$1,499	\$1,529	\$1,559	\$1,590	\$1,622	\$1,655	\$1,688	\$1,722	\$1,756
2	Formed Concrete Curbs	\$147	\$150	\$153	\$156	\$159	\$162	\$166	\$169	\$172	\$176	\$179	\$183	\$186	\$190	\$194
3	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
4	Irrigation Control Valves							\$282	\$287	\$293	\$299	\$305	\$311	\$317	\$323	\$330
5	Tree Replacement	\$50	\$51	\$52	\$53	\$54	\$55	\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
6	Beauty Bark, (Bark Dust)	\$750			\$796			\$845		\$896			\$951			
<b>Sub-Section #3: Fencing Components</b>																
7	42" Metal Railing/Fencing @ Tot-Lot - Refinishing	\$3,750														
8	42" Metal Railing/Fencing @ Tot-Lot - Replacement/Renewal												\$18,651			
9	Vinyl Fence, (Split Rail)												\$20,242			
<b>Sub-Section #4: Tot-Lot Components</b>																
10	Play Equipment													\$43,518		
11	Park Benches, (Wood Composite Seat & Back Boards)		\$204	\$208	\$212	\$216	\$221	\$225	\$230	\$234	\$239	\$244				
12	Park Benches - Full Replacement															
13	6x6 PT Play Pit Border, (Double Stacked)							\$279	\$285	\$291	\$296	\$302	\$308	\$315	\$321	\$327
14	Playground Wood Chips	\$107	\$109	\$111	\$113	\$115	\$118	\$120	\$123	\$125	\$127	\$130	\$133	\$135	\$138	\$141
<b>Sub-Section #5: Misc. Components</b>																
15	Pet Waste Station, (Fence Mounted)		\$133													
16	Signage, (Plate Only)	\$50										\$61				
17	Trash Receptacles															
<b>SHARED COMMON ELEMENTS #3: TRACT "C"</b>																
<b>Sub-Section #1:</b>																
-																

Arbor Terrace - All Lots, (Common)

Approved Funding Plan

Table 4: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
Other Contribution																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>SHARED COMMON ELEMENTS #4: TRACT "D"</b>																
<u>Sub-Section #1:</u>																
-																
<b>SHARED COMMON ELEMENTS #5: TRACT "E"</b>																
<u>Sub-Section #1: Concrete Components</u>																
18	Sidewalks & Flatwork	\$252	\$257	\$262	\$267	\$273	\$278	\$284	\$289	\$295	\$301	\$307	\$313	\$320	\$326	\$333
19	Formed Concrete Curbs	\$53	\$54	\$55	\$56	\$57	\$58	\$59	\$60	\$62	\$63	\$64	\$65	\$67	\$68	\$69
20	ADA Truncated Dome Pad															
<u>Sub-Section #2: Landscaping Components</u>																
21	Irrigation Control Valves							\$113	\$115	\$117	\$120	\$122	\$124	\$127	\$129	\$132
22	Tree Replacement	\$20	\$20	\$21	\$21	\$22	\$22	\$23	\$23	\$23	\$24	\$24	\$25	\$25	\$26	\$26
23	Beauty Bark, (Bark Dust)	\$150			\$159			\$169			\$179			\$190		
<u>Sub-Section #3: Fencing Components</u>																
24	Vinyl Fence, (Split Rail)															\$5,881
<b>SHARED COMMON ELEMENTS #6: TRACT "F"</b>																
<u>Sub-Section #1: Concrete Components</u>																
25	Sidewalks & Flatwork	\$562	\$573	\$584	\$596	\$608	\$620	\$632	\$645	\$658	\$671	\$685	\$698	\$712	\$726	\$741
26	Formed Concrete Curbs	\$117	\$119	\$122	\$124	\$127	\$129	\$132	\$134	\$137	\$140	\$143	\$145	\$148	\$151	\$154
27	ADA Truncated Dome Pad															
<u>Sub-Section #2: Landscaping Components</u>																
28	Irrigation Control Valves							\$141	\$144	\$146	\$149	\$152	\$155	\$159	\$162	\$165
29	Tree Replacement	\$30	\$31	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36	\$37	\$37	\$38	\$39	\$40
30	Beauty Bark, (Bark Dust)	\$300			\$318			\$338			\$359			\$380		
<u>Sub-Section #3: Fencing Components</u>																
31	Vinyl Fence, (Split Rail)															\$15,231
<b>SHARED COMMON ELEMENTS #7: TRACT "G"</b>																
<u>Sub-Section #1: Concrete Components</u>																
32	Sidewalks & Flatwork	\$490	\$499	\$509	\$520	\$530	\$541	\$551	\$562	\$574	\$585	\$597	\$609	\$621	\$633	\$646
33	Formed Concrete Curbs	\$102	\$104	\$106	\$108	\$110	\$113	\$115	\$117	\$120	\$122	\$124	\$127	\$129	\$132	\$135
34	ADA Truncated Dome Pad															



**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
Other Contribution																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>Sub-Section #2: Landscaping Components</b>																
35	Irrigation Control Valves							\$141	\$144	\$146	\$149	\$152	\$155	\$159	\$162	\$165
36	Tree Replacement	\$30	\$31	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36	\$37	\$37	\$38	\$39	\$40
37	Beauty Bark, (Bark Dust)	\$150			\$159			\$169			\$179			\$190		
38	CMU Retaining Walls, (< 1' Tall)							\$422	\$431	\$439	\$448	\$457	\$466	\$476	\$485	\$495
39	CMU Retaining Walls, (< 3' Tall)							\$704	\$718	\$732	\$747	\$762	\$777	\$793	\$809	\$825
<b>Sub-Section #3: Fencing Components</b>																
40	Vinyl Fence, (Split Rail)													\$3,917		
<b>Sub-Section #4: Misc. Components</b>																
41	Mailbox Kiosk, (8-Box Cluster)													\$2,487		
<b>SHARED COMMON ELEMENTS #8: TRACT "H"</b>																
<b>Sub-Section #1: Concrete Components</b>																
42	Sidewalks & Flatwork	\$24	\$24	\$25	\$25	\$26	\$26	\$27	\$28	\$28	\$29	\$29	\$30	\$30	\$31	\$32
43	Formed Concrete Curbs	\$27	\$28	\$28	\$29	\$29	\$30	\$30	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36
<b>Sub-Section #2: Landscaping Components</b>																
44	Tree Replacement	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$11	\$12	\$12	\$12	\$12	\$13	\$13	\$13
45	Beauty Bark, (Bark Dust)	\$80			\$85			\$90			\$96			\$101		
<b>Sub-Section #3: Fencing Components</b>																
46	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															
<b>Sub-Section #4: Misc. Components</b>																
47	Mailbox Kiosk, (12-Box Cluster)													\$3,108		
<b>SHARED COMMON ELEMENTS #9: TRACT "I"</b>																
<b>Sub-Section #1: Concrete Components</b>																
48	Sidewalks & Flatwork	\$24	\$24	\$25	\$25	\$26	\$26	\$27	\$28	\$28	\$29	\$29	\$30	\$30	\$31	\$32
49	Formed Concrete Curbs	\$6	\$6	\$6	\$6	\$6	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$8	\$8	\$8
<b>Sub-Section #2: Landscaping Components</b>																
50	Irrigation Control Valves							\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
51	Tree Replacement	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$11	\$12	\$12	\$12	\$12	\$13	\$13	\$13
52	Beauty Bark, (Bark Dust)	\$1,300			\$1,380			\$1,464			\$1,554			\$1,649		

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
Other Contribution																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>Sub-Section #3: Asphalt Components</b>																
53	Asphalt @ Pathway - Crack Seal		\$102										\$124			
54	Asphalt @ Pathway - Seal Coat						\$225									
55	Asphalt @ Pathway - Re-Top															
<b>Sub-Section #4: Fencing Components</b>																
56	6' Cedar Fence, (Good Neighbor Style)															
<b>Sub-Section #5: Misc. Components</b>																
57	Pathway Lighting															
<b>SHARED COMMON ELEMENTS #10: TRACT "J"</b>																
<b>Sub-Section #1: Concrete Components</b>																
58	Sidewalks & Flatwork	\$18	\$18	\$19	\$19	\$19	\$20	\$20	\$21	\$21	\$22	\$22	\$22	\$23	\$23	\$24
59	Formed Concrete Curbs	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$6	\$6	\$6	\$6	\$6
<b>Sub-Section #2: Landscaping Components</b>																
60	Irrigation Control Valves							\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
61	Tree Replacement	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$11	\$12	\$12	\$12	\$12	\$13	\$13	\$13
62	Beauty Bark, (Bark Dust)	\$500			\$531			\$563		\$598				\$634		
<b>Sub-Section #3: Asphalt Components</b>																
63	Asphalt @ Pathway - Crack Seal		\$102										\$124			
64	Asphalt @ Pathway - Seal Coat						\$225									
65	Asphalt @ Pathway - Re-Top															
<b>Sub-Section #4: Fencing Components</b>																
66	6' Cedar Fence, (Good Neighbor Style)															
<b>SHARED COMMON ELEMENTS #11: TRACT "K"</b>																
<b>Sub-Section #1: Concrete Components</b>																
67	Sidewalks & Flatwork	\$84	\$86	\$87	\$89	\$91	\$93	\$95	\$96	\$98	\$100	\$102	\$104	\$107	\$109	\$111
68	Formed Concrete Curbs	\$21	\$21	\$22	\$22	\$23	\$23	\$24	\$24	\$25	\$25	\$26	\$26	\$27	\$27	\$28
<b>Sub-Section #2: Landscaping Components</b>																
69	Irrigation Control Valves							\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
70	Tree Replacement	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$11	\$12	\$12	\$12	\$12	\$13	\$13	\$13
71	Beauty Bark, (Bark Dust)	\$150			\$159			\$169		\$179				\$190		

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
<b>Other Contribution</b>																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>Sub-Section #3: Fencing Components</b>																
72	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															
<b>Sub-Section #4: Misc. Components</b>																
73	18' Vertical Ornamental Street Lamps															
74	Electric Meter & Breaker Box															
<b>SHARED COMMON ELEMENTS #12: TRACT "L"</b>																
<b>Sub-Section #1: Concrete Components</b>																
75	Sidewalks & Flatwork	\$90	\$92	\$94	\$96	\$97	\$99	\$101	\$103	\$105	\$108	\$110	\$112	\$114	\$116	\$119
76	Formed Concrete Curbs	\$23	\$23	\$24	\$24	\$24	\$25	\$25	\$26	\$26	\$27	\$28	\$28	\$29	\$29	\$30
<b>Sub-Section #2: Landscaping Components</b>																
77	Irrigation Control Valves							\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
78	Tree Replacement	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$11	\$12	\$12	\$12	\$12	\$13	\$13	\$13
79	Beauty Bark, (Bark Dust)	\$150			\$159			\$169		\$179				\$190		
<b>Sub-Section #3: Fencing Components</b>																
80	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															
<b>Sub-Section #4: Misc. Components</b>																
81	16' Vertical Ornamental Street Lamps															
<b>SHARED COMMON ELEMENTS #13: TRACT "M"</b>																
<b>Sub-Section #1: Concrete Components</b>																
82	Sidewalks & Flatwork	\$96	\$98	\$100	\$102	\$104	\$106	\$108	\$110	\$112	\$115	\$117	\$119	\$122	\$124	\$127
83	Formed Concrete Curbs	\$24	\$24	\$25	\$25	\$26	\$26	\$27	\$28	\$28	\$29	\$29	\$30	\$30	\$31	\$32
84	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
85	Irrigation Control Valves							\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
86	Tree Replacement	\$5	\$5	\$5	\$5	\$5	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$7
87	Beauty Bark, (Bark Dust)	\$150			\$159			\$169		\$179				\$190		
<b>Sub-Section #3: Misc. Components</b>																
88	16' Vertical Ornamental Street Lamps															

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
<b>Other Contribution</b>																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>SHARED COMMON ELEMENTS #14: TRACT "N"</b>																
<b>Sub-Section #1: Concrete Components</b>																
89	Sidewalks & Flatwork	\$550	\$561	\$572	\$583	\$595	\$607	\$619	\$631	\$644	\$657	\$670	\$683	\$697	\$711	\$725
90	Formed Concrete Curbs	\$119	\$121	\$123	\$126	\$128	\$131	\$134	\$136	\$139	\$142	\$145	\$147	\$150	\$153	\$156
91	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
92	Irrigation Control Valves							\$169	\$172	\$176	\$179	\$183	\$187	\$190	\$194	\$198
93	Tree Replacement	\$30	\$31	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36	\$37	\$37	\$38	\$39	\$40
94	Beauty Bark, (Bark Dust)	\$1,100			\$1,167			\$1,239		\$1,315				\$1,395		
<b>Sub-Section #3: Fencing Components</b>																
95	Vinyl Fence, (Split Rail)															\$8,927
<b>SHARED COMMON ELEMENTS #15: TRACT "O"</b>																
<b>Sub-Section #1: Concrete Components</b>																
96	Sidewalks & Flatwork	\$137	\$140	\$142	\$145	\$148	\$151	\$154	\$157	\$160	\$163	\$167	\$170	\$173	\$177	\$181
97	Formed Concrete Curbs	\$14	\$14	\$14	\$14	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18	\$18
98	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
99	Irrigation Control Valves							\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
100	Tree Replacement	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$11	\$12	\$12	\$12	\$12	\$13	\$13	\$13
101	Beauty Bark, (Bark Dust)	\$150			\$159			\$169		\$179				\$190		
<b>Sub-Section #3: Fencing Components</b>																
102	Vinyl Fence, (Split Rail)															\$4,576
<b>Sub-Section #4: Misc. Components</b>																
103	18' Vertical Ornamental Street Lamps															
104	Electric Meter & Breaker Box															
<b>SHARED COMMON ELEMENTS #16: TRACT "P"</b>																
<b>Sub-Section #1: Concrete Components</b>																
105	Sidewalks & Flatwork	\$216	\$220	\$225	\$229	\$234	\$238	\$243	\$248	\$253	\$258	\$263	\$269	\$274	\$279	\$285
106	Formed Concrete Curbs	\$54	\$55	\$56	\$57	\$58	\$60	\$61	\$62	\$63	\$65	\$66	\$67	\$68	\$70	\$71
107	ADA Truncated Dome Pad															

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
Other Contribution																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>Sub-Section #2: Landscaping Components</b>																
108	Irrigation Control Valves							\$113	\$115	\$117	\$120	\$122	\$124	\$127	\$129	\$132
109	Tree Replacement	\$20	\$20	\$21	\$21	\$22	\$22	\$23	\$23	\$23	\$24	\$24	\$25	\$25	\$26	\$26
110	Beauty Bark, (Bark Dust)	\$150			\$159			\$169			\$179			\$190		
<b>Sub-Section #3: Fencing Components</b>																
111	Vinyl Fence, (Split Rail)															\$6,528
<b>Sub-Section #4: Misc. Components</b>																
112	Fire Hydrant															
<b>SHARED COMMON ELEMENTS #17: TRACT "Q"</b>																
<b>Sub-Section #1: Concrete Components</b>																
113	Sidewalks & Flatwork	\$588	\$600	\$612	\$624	\$636	\$649	\$662	\$675	\$689	\$703	\$717	\$731	\$746	\$761	\$776
114	Formed Concrete Curbs	\$147	\$150	\$153	\$156	\$159	\$162	\$166	\$169	\$172	\$176	\$179	\$183	\$186	\$190	\$194
115	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
116	Irrigation Control Valves							\$169	\$172	\$176	\$179	\$183	\$187	\$190	\$194	\$198
117	Tree Replacement	\$40	\$41	\$42	\$42	\$43	\$44	\$45	\$46	\$47	\$48	\$49	\$50	\$51	\$52	\$53
118	Beauty Bark, (Bark Dust)	\$650			\$690			\$732			\$777			\$824		
<b>Sub-Section #3: Fencing Components</b>																
119	Vinyl Fence, (Split Rail)															\$14,796
<b>Sub-Section #4: Misc. Components</b>																
120	18' Vertical Ornamental Street Lamps															
121	Neighborhood Book Exchange Box							\$497								
122	Fire Hydrant															
<b>SHARED COMMON ELEMENTS #18: TRACT "R"</b>																
<b>Sub-Section #1: Concrete Components</b>																
123	Sidewalks & Flatwork	\$360	\$367	\$375	\$382	\$390	\$397	\$405	\$414	\$422	\$430	\$439	\$448	\$457	\$466	\$475
124	Formed Concrete Curbs	\$69	\$70	\$72	\$73	\$75	\$76	\$78	\$79	\$81	\$82	\$84	\$86	\$88	\$89	\$91
125	ADA Truncated Dome Pad															



Arbor Terrace - All Lots, (Common)

Approved Funding Plan

Table 4: Detailed Cash Flow



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	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
Other Contribution																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>Sub-Section #2: Landscaping Components</b>																
126	Irrigation Control Valves							\$141	\$144	\$146	\$149	\$152	\$155	\$159	\$162	\$165
127	Tree Replacement	\$30	\$31	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36	\$37	\$37	\$38	\$39	\$40
128	Beauty Bark, (Bark Dust)	\$380			\$403			\$428		\$454				\$482		
<b>Sub-Section #3: Storm Water Swale Enclosure Components</b>																
129	6" Chain Link, (Vinyl Coated)															
130	Retaining Wall, (Inter-Locking Precast Concrete Blocks)															
131	Concrete Flatwork, (Includes Stairs)															
132	Hand Rails, (Metal - Galvanized)															
<b>SHARED COMMON ELEMENTS #19: TRACT "S"</b>																
<b>Sub-Section #1: Concrete Components</b>																
133	Sidewalks & Flatwork	\$324	\$330	\$337	\$344	\$351	\$358	\$365	\$372	\$380	\$387	\$395	\$403	\$411	\$419	\$428
134	Formed Concrete Curbs	\$81	\$83	\$84	\$86	\$88	\$89	\$91	\$93	\$95	\$97	\$99	\$101	\$103	\$105	\$107
<b>Sub-Section #2: Landscaping Components</b>																
135	Irrigation Control Valves							\$84	\$86	\$88	\$90	\$91	\$93	\$95	\$97	\$99
136	Tree Replacement	\$20	\$20	\$21	\$21	\$22	\$22	\$23	\$23	\$23	\$24	\$24	\$25	\$25	\$26	\$26
137	Beauty Bark, (Bark Dust)	\$80			\$85			\$90		\$96				\$101		
<b>Sub-Section #3: Misc. Components</b>																
138	Mailbox Kiosk, (13-Box Cluster)												\$3,108			
<b>SHARED COMMON ELEMENTS #20: TRACT "T"</b>																
<b>Sub-Section #1: Concrete Components</b>																
139	Sidewalks & Flatwork	\$101	\$103	\$105	\$107	\$109	\$111	\$114	\$116	\$118	\$120	\$123	\$125	\$128	\$130	\$133
140	Formed Concrete Curbs	\$21	\$21	\$22	\$22	\$23	\$23	\$24	\$24	\$25	\$25	\$26	\$26	\$27	\$27	\$28
<b>Sub-Section #2: Landscaping Components</b>																
141	Irrigation Control Valves							\$56	\$57	\$59	\$60	\$61	\$62	\$63	\$65	\$66
142	Tree Replacement	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$11	\$12	\$12	\$12	\$12	\$13	\$13	\$13
143	Beauty Bark, (Bark Dust)	\$80			\$85			\$90		\$96				\$101		
<b>Sub-Section #3: Fencing Components</b>																
144	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															

Arbor Terrace - All Lots, (Common)

Approved Funding Plan

Table 4: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$234,282	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617
Total Expenses inflated at 2% annually	\$35,908	\$47,771	\$22,217	\$29,811	\$23,048	\$23,844	\$38,403	\$35,411	\$31,368	\$39,781	\$32,369	\$184,013	\$41,717	\$33,782	\$39,291	
Interest at 0.2% annually	\$450	\$413	\$402	\$414	\$431	\$454	\$462	\$458	\$466	\$476	\$484	\$348	\$203	\$213	\$232	
Annual Reserve Contribution	\$17,280	\$28,800	\$28,800	\$34,560	\$34,560	\$34,560	\$34,560	\$34,560	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$39,744	\$45,706	\$45,706
Other Contribution																
Ending Balance	\$216,104	\$197,546	\$204,531	\$209,693	\$221,636	\$232,806	\$229,425	\$229,032	\$237,875	\$238,314	\$246,173	\$102,252	\$100,481	\$112,617	\$119,263	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>SHARED COMMON ELEMENTS #21: MISC. COMPONENTS, (NOT LOCATED WITHIN A SPECIFIC TRAC</b>																
<b>Sub-Section #1: Concrete Components</b>																
145	Sidewalks & Flatwork	\$5,040	\$5,141	\$5,244	\$5,348	\$5,455	\$5,565	\$5,676	\$5,789	\$5,905	\$6,023	\$6,144	\$6,267	\$6,392	\$6,520	\$6,650
146	Formed Concrete Curbs	\$1,800	\$1,836	\$1,873	\$1,910	\$1,948	\$1,987	\$2,027	\$2,068	\$2,109	\$2,151	\$2,194	\$2,238	\$2,283	\$2,328	\$2,375
147	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
148	Irrigation Control Valves							\$282	\$287	\$293	\$299	\$305	\$311	\$317	\$323	\$330
149	Tree Replacement	\$60	\$61	\$62	\$64	\$65	\$66	\$68	\$69	\$70	\$72	\$73	\$75	\$76	\$78	\$79
150	Beauty Bark, (Bark Dust)	\$380			\$403			\$428		\$454				\$482		
151	Rock Retaining Wall @ SW Langer Dr. & SW Holland Lane															
152	Community Landscaping Improvement Project		\$25,500													
<b>Sub-Section #3: Misc. Components</b>																
153	Mailbox Kiosks							\$3,378	\$3,446	\$3,515	\$3,585	\$3,657	\$3,730	\$3,805	\$3,881	\$3,958
154	Fire Hydrant															
155	18' Vertical Ornamental Street Lamps															
<b>SHARED COMMON ELEMENTS #22: PROFESSIONAL SERVICES</b>																
<b>Sub-Section #1: Reserve Studies &amp; Maintenance Plans</b>																
156	Reserve Study Update, (All Levels)	\$1,500	\$1,500	\$1,500	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$2,000	\$2,000	\$2,000	\$2,000
157	Maintenance Plan	\$4,000							\$4,500							\$5,000
<b>Sub-Section #2: HOA Budgetary Planning Tools Related To Shared Common Components</b>																
158	Contingency Renewal Fund	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333
159	Insurance Deductible	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

Arbor Terrace - All Lots, (Common)

Approved Funding Plan

Table 4: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513
Other Contribution																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>SHARED COMMON ELEMENTS #1: TRACT "A"</b>																
<b>Sub-Section #1:</b>																
-																
<b>SHARED COMMON ELEMENTS #2: TRACT "B"</b>																
<b>Sub-Section #1: Concrete Components</b>																
1	Sidewalks & Flatwork	\$1,791	\$1,827	\$1,863	\$1,901	\$1,939	\$1,977	\$2,017	\$2,057	\$2,099	\$2,141	\$2,183	\$2,227	\$2,272	\$2,317	\$2,363
2	Formed Concrete Curbs	\$198	\$202	\$206	\$210	\$214	\$218	\$223	\$227	\$232	\$236	\$241	\$246	\$251	\$256	\$261
3	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
4	Irrigation Control Valves	\$336														
5	Tree Replacement	\$67	\$69	\$70	\$71	\$73	\$74	\$76	\$77	\$79	\$80	\$82	\$84	\$85	\$87	\$89
6	Beauty Bark, (Bark Dust)	\$1,009			\$1,071			\$1,137		\$1,206			\$1,280			
<b>Sub-Section #3: Fencing Components</b>																
7	42" Metal Railing/Fencing @ Tot-Lot - Refinishing						\$5,572									
8	42" Metal Railing/Fencing @ Tot-Lot - Replacement/Renewal															
9	Vinyl Fence, (Split Rail)															
<b>Sub-Section #4: Tot-Lot Components</b>																
10	Play Equipment															
11	Park Benches, (Wood Composite Seat & Back Boards)							\$303	\$309	\$315	\$322	\$328	\$335	\$341	\$348	\$355
12	Park Benches - Full Replacement												\$10,041			
13	6x6 PT Play Pit Border, (Double Stacked)	\$334														
14	Playground Wood Chips	\$144	\$146	\$149	\$152	\$155	\$159	\$162	\$165	\$168	\$172	\$175	\$178	\$182	\$186	\$189
<b>Sub-Section #5: Misc. Components</b>																
15	Pet Waste Station, (Fence Mounted)		\$178													
16	Signage, (Plate Only)						\$74									
17	Trash Receptacles															
<b>SHARED COMMON ELEMENTS #3: TRACT "C"</b>																
<b>Sub-Section #1:</b>																
-																

Arbor Terrace - All Lots, (Common)

Approved Funding Plan

Table 4: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513
Other Contribution																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>SHARED COMMON ELEMENTS #4: TRACT "D"</b>																
<u>Sub-Section #1:</u>																
-																
<b>SHARED COMMON ELEMENTS #5: TRACT "E"</b>																
<u>Sub-Section #1: Concrete Components</u>																
18	Sidewalks & Flatwork	\$339	\$346	\$353	\$360	\$367	\$374	\$382	\$390	\$397	\$405	\$413	\$422	\$430	\$439	\$448
19	Formed Concrete Curbs	\$71	\$72	\$74	\$75	\$77	\$78	\$80	\$81	\$83	\$85	\$86	\$88	\$90	\$92	\$93
20	ADA Truncated Dome Pad															
<u>Sub-Section #2: Landscaping Components</u>																
21	Irrigation Control Valves	\$135														
22	Tree Replacement	\$27	\$27	\$28	\$29	\$29	\$30	\$30	\$31	\$32	\$32	\$33	\$33	\$34	\$35	\$36
23	Beauty Bark, (Bark Dust)	\$202			\$214			\$227		\$241				\$256		
<u>Sub-Section #3: Fencing Components</u>																
24	Vinyl Fence, (Split Rail)															
<b>SHARED COMMON ELEMENTS #6: TRACT "F"</b>																
<u>Sub-Section #1: Concrete Components</u>																
25	Sidewalks & Flatwork	\$756	\$771	\$786	\$802	\$818	\$835	\$851	\$868	\$886	\$903	\$921	\$940	\$959	\$978	\$997
26	Formed Concrete Curbs	\$157	\$161	\$164	\$167	\$170	\$174	\$177	\$181	\$184	\$188	\$192	\$196	\$200	\$204	\$208
27	ADA Truncated Dome Pad															
<u>Sub-Section #2: Landscaping Components</u>																
28	Irrigation Control Valves	\$168														
29	Tree Replacement	\$40	\$41	\$42	\$43	\$44	\$45	\$45	\$46	\$47	\$48	\$49	\$50	\$51	\$52	\$53
30	Beauty Bark, (Bark Dust)	\$404			\$428			\$455		\$483			\$512			
<u>Sub-Section #3: Fencing Components</u>																
31	Vinyl Fence, (Split Rail)															
<b>SHARED COMMON ELEMENTS #7: TRACT "G"</b>																
<u>Sub-Section #1: Concrete Components</u>																
32	Sidewalks & Flatwork	\$659	\$672	\$686	\$699	\$713	\$728	\$742	\$757	\$772	\$787	\$803	\$819	\$836	\$852	\$869
33	Formed Concrete Curbs	\$137	\$140	\$143	\$146	\$149	\$152	\$155	\$158	\$161	\$164	\$167	\$171	\$174	\$178	\$181
34	ADA Truncated Dome Pad															

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513
Other Contribution																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>Sub-Section #2: Landscaping Components</b>																
35	Irrigation Control Valves	\$168														
36	Tree Replacement	\$40	\$41	\$42	\$43	\$44	\$45	\$45	\$46	\$47	\$48	\$49	\$50	\$51	\$52	\$53
37	Beauty Bark, (Bark Dust)	\$202			\$214			\$227		\$241			\$256			
38	CMU Retaining Walls, (< 1' Tall)	\$505	\$515	\$525	\$536	\$546	\$557	\$568	\$580	\$591	\$603	\$615				
39	CMU Retaining Walls, (< 3' Tall)	\$841	\$858	\$875	\$893	\$911	\$929	\$947	\$966	\$986	\$1,005	\$1,025				
<b>Sub-Section #3: Fencing Components</b>																
40	Vinyl Fence, (Split Rail)															
<b>Sub-Section #4: Misc. Components</b>																
41	Mailbox Kiosk, (8-Box Cluster)															
<b>SHARED COMMON ELEMENTS #8: TRACT "H"</b>																
<b>Sub-Section #1: Concrete Components</b>																
42	Sidewalks & Flatwork	\$32	\$33	\$34	\$34	\$35	\$36	\$36	\$37	\$38	\$39	\$39	\$40	\$41	\$42	\$43
43	Formed Concrete Curbs	\$36	\$37	\$38	\$39	\$39	\$40	\$41	\$42	\$43	\$43	\$44	\$45	\$46	\$47	\$48
<b>Sub-Section #2: Landscaping Components</b>																
44	Tree Replacement	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18
45	Beauty Bark, (Bark Dust)	\$108			\$114			\$121		\$129			\$137			
<b>Sub-Section #3: Fencing Components</b>																
46	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															
<b>Sub-Section #4: Misc. Components</b>																
47	Mailbox Kiosk, (12-Box Cluster)															
<b>SHARED COMMON ELEMENTS #9: TRACT "I"</b>																
<b>Sub-Section #1: Concrete Components</b>																
48	Sidewalks & Flatwork	\$32	\$33	\$34	\$34	\$35	\$36	\$36	\$37	\$38	\$39	\$39	\$40	\$41	\$42	\$43
49	Formed Concrete Curbs	\$8	\$8	\$8	\$9	\$9	\$9	\$9	\$9	\$9	\$10	\$10	\$10	\$10	\$10	\$11
<b>Sub-Section #2: Landscaping Components</b>																
50	Irrigation Control Valves	\$67														
51	Tree Replacement	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18
52	Beauty Bark, (Bark Dust)	\$1,750			\$1,857			\$1,970		\$2,091			\$2,219			



**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280 Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513
Other Contribution																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>Sub-Section #3: Asphalt Components</b>																
53	Asphalt @ Pathway - Crack Seal							\$152								
54	Asphalt @ Pathway - Seal Coat												\$335			
55	Asphalt @ Pathway - Re-Top															
<b>Sub-Section #4: Fencing Components</b>																
56	6' Cedar Fence, (Good Neighbor Style)															
<b>Sub-Section #5: Misc. Components</b>																
57	Pathway Lighting															
<b>SHARED COMMON ELEMENTS #10: TRACT "J"</b>																
<b>Sub-Section #1: Concrete Components</b>																
58	Sidewalks & Flatwork	\$24	\$25	\$25	\$26	\$26	\$27	\$27	\$28	\$28	\$29	\$30	\$30	\$31	\$31	\$32
59	Formed Concrete Curbs	\$6	\$6	\$6	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$8	\$8	\$8	\$8	\$8
<b>Sub-Section #2: Landscaping Components</b>																
60	Irrigation Control Valves	\$67														
61	Tree Replacement	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18
62	Beauty Bark, (Bark Dust)	\$673			\$714			\$758		\$804			\$853			
<b>Sub-Section #3: Asphalt Components</b>																
63	Asphalt @ Pathway - Crack Seal							\$152								
64	Asphalt @ Pathway - Seal Coat												\$335			
65	Asphalt @ Pathway - Re-Top															
<b>Sub-Section #4: Fencing Components</b>																
66	6' Cedar Fence, (Good Neighbor Style)															
<b>SHARED COMMON ELEMENTS #11: TRACT "K"</b>																
<b>Sub-Section #1: Concrete Components</b>																
67	Sidewalks & Flatwork	\$113	\$115	\$118	\$120	\$122	\$125	\$127	\$130	\$132	\$135	\$138	\$141	\$143	\$146	\$149
68	Formed Concrete Curbs	\$28	\$29	\$29	\$30	\$31	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36	\$37	\$37
<b>Sub-Section #2: Landscaping Components</b>																
69	Irrigation Control Valves	\$67														
70	Tree Replacement	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18
71	Beauty Bark, (Bark Dust)	\$202			\$214			\$227		\$241			\$256			

Arbor Terrace - All Lots, (Common)

Approved Funding Plan

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Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513	
Other Contribution																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>Sub-Section #3: Fencing Components</b>																
72	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															
<b>Sub-Section #4: Misc. Components</b>																
73	18' Vertical Ornamental Street Lamps															
74	Electric Meter & Breaker Box															
<b>SHARED COMMON ELEMENTS #12: TRACT "L"</b>																
<b>Sub-Section #1: Concrete Components</b>																
75	Sidewalks & Flatwork	\$121	\$124	\$126	\$129	\$131	\$134	\$136	\$139	\$142	\$145	\$148	\$151	\$154	\$157	\$160
76	Formed Concrete Curbs	\$30	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36	\$36	\$37	\$38	\$39	\$39	\$40
<b>Sub-Section #2: Landscaping Components</b>																
77	Irrigation Control Valves	\$67														
78	Tree Replacement	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18
79	Beauty Bark, (Bark Dust)	\$202			\$214			\$227		\$241			\$256			
<b>Sub-Section #3: Fencing Components</b>																
80	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															
<b>Sub-Section #4: Misc. Components</b>																
81	16' Vertical Ornamental Street Lamps															
<b>SHARED COMMON ELEMENTS #13: TRACT "M"</b>																
<b>Sub-Section #1: Concrete Components</b>																
82	Sidewalks & Flatwork	\$129	\$132	\$134	\$137	\$140	\$143	\$146	\$148	\$151	\$154	\$157	\$161	\$164	\$167	\$170
83	Formed Concrete Curbs	\$32	\$33	\$34	\$34	\$35	\$36	\$36	\$37	\$38	\$39	\$39	\$40	\$41	\$42	\$43
84	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
85	Irrigation Control Valves	\$67														
86	Tree Replacement	\$7	\$7	\$7	\$7	\$7	\$7	\$8	\$8	\$8	\$8	\$8	\$8	\$9	\$9	\$9
87	Beauty Bark, (Bark Dust)	\$202			\$214			\$227		\$241			\$256			
<b>Sub-Section #3: Misc. Components</b>																
88	16' Vertical Ornamental Street Lamps															

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447
	Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384
	Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795
	Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513
	Other Contribution															
	Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371
	Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050
<b>SHARED COMMON ELEMENTS #14: TRACT "N"</b>																
<b>Sub-Section #1: Concrete Components</b>																
89	Sidewalks & Flatwork	\$740	\$754	\$770	\$785	\$801	\$817	\$833	\$850	\$867	\$884	\$902	\$920	\$938	\$957	\$976
90	Formed Concrete Curbs	\$160	\$163	\$166	\$169	\$173	\$176	\$180	\$183	\$187	\$191	\$195	\$198	\$202	\$206	\$211
91	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
92	Irrigation Control Valves	\$202														
93	Tree Replacement	\$40	\$41	\$42	\$43	\$44	\$45	\$45	\$46	\$47	\$48	\$49	\$50	\$51	\$52	\$53
94	Beauty Bark, (Bark Dust)	\$1,480			\$1,571			\$1,667			\$1,769			\$1,878		
<b>Sub-Section #3: Fencing Components</b>																
95	Vinyl Fence, (Split Rail)															
<b>SHARED COMMON ELEMENTS #15: TRACT "O"</b>																
<b>Sub-Section #1: Concrete Components</b>																
96	Sidewalks & Flatwork	\$184	\$188	\$192	\$195	\$199	\$203	\$207	\$211	\$216	\$220	\$224	\$229	\$234	\$238	\$243
97	Formed Concrete Curbs	\$18	\$19	\$19	\$19	\$20	\$20	\$21	\$21	\$21	\$22	\$22	\$23	\$23	\$24	\$24
98	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
99	Irrigation Control Valves	\$67														
100	Tree Replacement	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18
101	Beauty Bark, (Bark Dust)	\$202			\$214			\$227			\$241			\$256		
<b>Sub-Section #3: Fencing Components</b>																
102	Vinyl Fence, (Split Rail)															
<b>Sub-Section #4: Misc. Components</b>																
103	18' Vertical Ornamental Street Lamps															
104	Electric Meter & Breaker Box															
<b>SHARED COMMON ELEMENTS #16: TRACT "P"</b>																
<b>Sub-Section #1: Concrete Components</b>																
105	Sidewalks & Flatwork	\$291	\$297	\$302	\$309	\$315	\$321	\$327	\$334	\$341	\$347	\$354	\$361	\$369	\$376	\$384
106	Formed Concrete Curbs	\$73	\$74	\$76	\$77	\$79	\$80	\$82	\$83	\$85	\$87	\$89	\$90	\$92	\$94	\$96
107	ADA Truncated Dome Pad															

**Arbor Terrace - All Lots, (Common)**  
**Approved Funding Plan**  
**Table 4: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513
<b>Other Contribution</b>																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>Sub-Section #2: Landscaping Components</b>																
108	Irrigation Control Valves	\$135														
109	Tree Replacement	\$27	\$27	\$28	\$29	\$29	\$30	\$30	\$31	\$32	\$32	\$33	\$33	\$34	\$35	\$36
110	Beauty Bark, (Bark Dust)	\$202			\$214			\$227			\$241		\$256			
<b>Sub-Section #3: Fencing Components</b>																
111	Vinyl Fence, (Split Rail)															
<b>Sub-Section #4: Misc. Components</b>																
112	Fire Hydrant															
<b>SHARED COMMON ELEMENTS #17: TRACT "Q"</b>																
<b>Sub-Section #1: Concrete Components</b>																
113	Sidewalks & Flatwork	\$791	\$807	\$823	\$840	\$857	\$874	\$891	\$909	\$927	\$946	\$965	\$984	\$1,004	\$1,024	\$1,044
114	Formed Concrete Curbs	\$198	\$202	\$206	\$210	\$214	\$218	\$223	\$227	\$232	\$236	\$241	\$246	\$251	\$256	\$261
115	ADA Truncated Dome Pad															
<b>Sub-Section #2: Landscaping Components</b>																
116	Irrigation Control Valves	\$202														
117	Tree Replacement	\$54	\$55	\$56	\$57	\$58	\$59	\$61	\$62	\$63	\$64	\$66	\$67	\$68	\$70	\$71
118	Beauty Bark, (Bark Dust)	\$875			\$928			\$985		\$1,045			\$1,109			
<b>Sub-Section #3: Fencing Components</b>																
119	Vinyl Fence, (Split Rail)															
<b>Sub-Section #4: Misc. Components</b>																
120	18' Vertical Ornamental Street Lamps															
121	Neighborhood Book Exchange Box						\$669									
122	Fire Hydrant															
<b>SHARED COMMON ELEMENTS #18: TRACT "R"</b>																
<b>Sub-Section #1: Concrete Components</b>																
123	Sidewalks & Flatwork	\$485	\$494	\$504	\$514	\$524	\$535	\$546	\$557	\$568	\$579	\$591	\$602	\$614	\$627	\$639
124	Formed Concrete Curbs	\$93	\$95	\$97	\$99	\$101	\$103	\$105	\$107	\$109	\$111	\$113	\$115	\$118	\$120	\$123
125	ADA Truncated Dome Pad															

Arbor Terrace - All Lots, (Common)

Approved Funding Plan

Table 4: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513
Other Contribution																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>Sub-Section #2: Landscaping Components</b>																
126	Irrigation Control Valves	\$168														
127	Tree Replacement	\$40	\$41	\$42	\$43	\$44	\$45	\$45	\$46	\$47	\$48	\$49	\$50	\$51	\$52	\$53
128	Beauty Bark, (Bark Dust)	\$511			\$543			\$576			\$611			\$649		
<b>Sub-Section #3: Storm Water Swale Enclosure Components</b>																
129	6" Chain Link, (Vinyl Coated)															
130	Retaining Wall, (Inter-Locking Precast Concrete Blocks)															
131	Concrete Flatwork, (Includes Stairs)															
132	Hand Rails, (Metal - Galvanized)															
<b>SHARED COMMON ELEMENTS #19: TRACT "S"</b>																
<b>Sub-Section #1: Concrete Components</b>																
133	Sidewalks & Flatwork	\$436	\$445	\$454	\$463	\$472	\$481	\$491	\$501	\$511	\$521	\$532	\$542	\$553	\$564	\$575
134	Formed Concrete Curbs	\$109	\$111	\$113	\$116	\$118	\$120	\$123	\$125	\$128	\$130	\$133	\$136	\$138	\$141	\$144
<b>Sub-Section #2: Landscaping Components</b>																
135	Irrigation Control Valves	\$101														
136	Tree Replacement	\$27	\$27	\$28	\$29	\$29	\$30	\$30	\$31	\$32	\$32	\$33	\$33	\$34	\$35	\$36
137	Beauty Bark, (Bark Dust)	\$108			\$114			\$121			\$129			\$137		
<b>Sub-Section #3: Misc. Components</b>																
138	Mailbox Kiosk, (13-Box Cluster)															
<b>SHARED COMMON ELEMENTS #20: TRACT "T"</b>																
<b>Sub-Section #1: Concrete Components</b>																
139	Sidewalks & Flatwork	\$136	\$138	\$141	\$144	\$147	\$150	\$153	\$156	\$159	\$162	\$165	\$169	\$172	\$175	\$179
140	Formed Concrete Curbs	\$28	\$29	\$29	\$30	\$31	\$31	\$32	\$32	\$33	\$34	\$34	\$35	\$36	\$37	\$37
<b>Sub-Section #2: Landscaping Components</b>																
141	Irrigation Control Valves	\$67														
142	Tree Replacement	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18
143	Beauty Bark, (Bark Dust)	\$108			\$114			\$121			\$129			\$137		
<b>Sub-Section #3: Fencing Components</b>																
144	6' Cedar Fence w/12" Vertical Lattice Detail @ Top															



Arbor Terrace - All Lots, (Common)

Approved Funding Plan

Table 4: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$17,280

Monthly Contribution, (Per Unit "Average" For Year One): \$9.00

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Starting Balance	\$119,263	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	
Total Expenses inflated at 2% annually	\$43,760	\$28,589	\$28,812	\$38,719	\$29,889	\$36,630	\$46,935	\$31,502	\$31,961	\$43,124	\$32,905	\$42,428	\$43,782	\$38,903	\$33,384	
Interest at 0.2% annually	\$240	\$260	\$295	\$326	\$363	\$402	\$425	\$452	\$503	\$550	\$595	\$642	\$678	\$727	\$795	
Annual Reserve Contribution	\$45,706	\$45,706	\$45,706	\$52,561	\$52,561	\$52,561	\$52,561	\$52,561	\$60,446	\$60,446	\$60,446	\$60,446	\$60,446	\$69,513	\$69,513	
Other Contribution																
Ending Balance	\$121,449	\$138,826	\$156,014	\$170,183	\$193,218	\$209,551	\$215,602	\$237,114	\$266,102	\$283,972	\$312,109	\$330,768	\$348,111	\$379,447	\$416,371	
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>SHARED COMMON ELEMENTS #21: MISC. COMPONENTS, (NOT LOCATED WITHIN A SPECIFIC TRAC</b>																
<b>Sub-Section #1: Concrete Components</b>																
145 Sidewalks & Flatwork	\$6,783	\$6,919	\$7,057	\$7,198	\$7,342	\$7,489	\$7,639	\$7,792	\$7,948	\$8,107	\$8,269	\$8,434	\$8,603	\$8,775	\$8,950	
146 Formed Concrete Curbs	\$2,423	\$2,471	\$2,520	\$2,571	\$2,622	\$2,675	\$2,728	\$2,783	\$2,838	\$2,895	\$2,953	\$3,012	\$3,072	\$3,134	\$3,197	
147 ADA Truncated Dome Pad																
<b>Sub-Section #2: Landscaping Components</b>																
148 Irrigation Control Valves	\$336															
149 Tree Replacement	\$81	\$82	\$84	\$86	\$87	\$89	\$91	\$93	\$95	\$97	\$98	\$100	\$102	\$104	\$107	
150 Beauty Bark, (Bark Dust)	\$511			\$543			\$576			\$611			\$649			
151 Rock Retaining Wall @ SW Langer Dr. & SW Holland Lane																
152 Community Landscaping Improvement Project																
<b>Sub-Section #3: Misc. Components</b>																
153 Mailbox Kiosks	\$4,038															
154 Fire Hydrant																
155 18' Vertical Ornamental Street Lamps																
<b>SHARED COMMON ELEMENTS #22: PROFESSIONAL SERVICES</b>																
<b>Sub-Section #1: Reserve Studies &amp; Maintenance Plans</b>																
156 Reserve Study Update, (All Levels)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,500	\$2,500	\$2,500
157 Maintenance Plan							\$5,500								\$6,000	
<b>Sub-Section #2: HOA Budgetary Planning Tools Related To Shared Common Components</b>																
158 Contingency Renewal Fund	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333
159 Insurance Deductible	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

**APPENDIX C**  
**FIVE YEAR EXPENDITURE OUTLOOK**

2021/2022		
7	42" Metal Railing/Fencing @ Tot-Lot - Refinishing	\$3,750
156	Reserve Study Update, (All Levels)	\$1,500
157	Maintenance Plan	\$4,000
-	Beauty Bark, (Bark Dust)	\$6,650
-	Contingency Renewal Fund	\$5,333
-	Formed Concrete Curbs	\$2,828
-	Insurance Deductible	\$1,000
-	Playground Wood Chips	\$107
-	Sidewalks & Flatwork	\$10,285
-	Signage, (Plate Only)	\$50
-	Tree Replacement	\$405
		<b>\$35,908</b>

2022/2023		
15	Pet Waste Station, (Fence Mounted)	\$133
53	Asphalt @ Pathway - Crack Seal	\$102
63	Asphalt @ Pathway - Crack Seal	\$102
152	Community Landscaping Improvement Project	\$25,500
156	Reserve Study Update, (All Levels)	\$1,500
-	Contingency Renewal Fund	\$5,333
-	Formed Concrete Curbs	\$2,885
-	Insurance Deductible	\$1,000
-	Park Benches, (Wood Composite Seat & Back Boards)	\$204
-	Playground Wood Chips	\$109
-	Sidewalks & Flatwork	\$10,491
-	Tree Replacement	\$413
		<b>\$47,772</b>

2023/2024		
156	Reserve Study Update, (All Levels)	\$1,500
-	Contingency Renewal Fund	\$5,333
-	Formed Concrete Curbs	\$2,942
-	Insurance Deductible	\$1,000
-	Park Benches, (Wood Composite Seat & Back Boards)	\$208
-	Playground Wood Chips	\$111
-	Sidewalks & Flatwork	\$10,701
-	Tree Replacement	\$421
		<b>\$22,216</b>

2024/2025		
156	Reserve Study Update, (All Levels)	\$1,750
-	Beauty Bark, (Bark Dust)	\$7,057
-	Contingency Renewal Fund	\$5,333
-	Formed Concrete Curbs	\$3,001
-	Insurance Deductible	\$1,000
-	Park Benches, (Wood Composite Seat & Back Boards)	\$212
-	Playground Wood Chips	\$113
-	Sidewalks & Flatwork	\$10,915
-	Tree Replacement	\$430
		<b>\$29,812</b>

2025/2026		
156	Reserve Study Update, (All Levels)	\$1,750
-	Contingency Renewal Fund	\$5,333
-	Formed Concrete Curbs	\$3,061
-	Insurance Deductible	\$1,000
-	Park Benches, (Wood Composite Seat & Back Boards)	\$216
-	Playground Wood Chips	\$115
-	Sidewalks & Flatwork	\$11,133
-	Tree Replacement	\$438
		<b>\$23,047</b>

## 6. FUNDING DATA & RESULTS - ROW HOMES

<b>Sub-Association Name:</b>	Arbor Terrace - Row Homes
<b>Community's Registered Legal Name:</b>	Arbor Terraces Homeowner Association
<b>Date Completed:</b>	May 4, 2021
<b>Year Built:</b>	2007
<b>Fiscal Year:</b>	2021/2022
<b>Dollar Year, (The Year The RS Was Completed):</b>	2021
<b>Fiscal Year Start Date:</b>	July 1, 2021
<b>Fiscal Year End Date:</b>	June 30, 2022
<b>Assumed Rate Of Inflation, (IR):</b>	2.00%
<b>Earned Rate of Interest, (ROI):</b>	0.20%
<b>Approximate Starting Balance:</b>	\$435,023
<b>Number of Units:</b>	65

### Approved Funding Plan

Estimated Yearly Contribution, (Year One):	\$63,960
Monthly Contribution, (Per Unit "Average" For Year One):	\$82.00
Lowest Annual Closing Balance:	\$24,683
Largest Annual Closing Balance:	\$1,150,841
Closing Balance @ Year 30:	\$598,970

<b>Consulting Allowance</b>	7%
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**Arbor Terrace - Row Homes**  
**Approved Funding Plan**  
**Table 5: Cash Flow Summary**

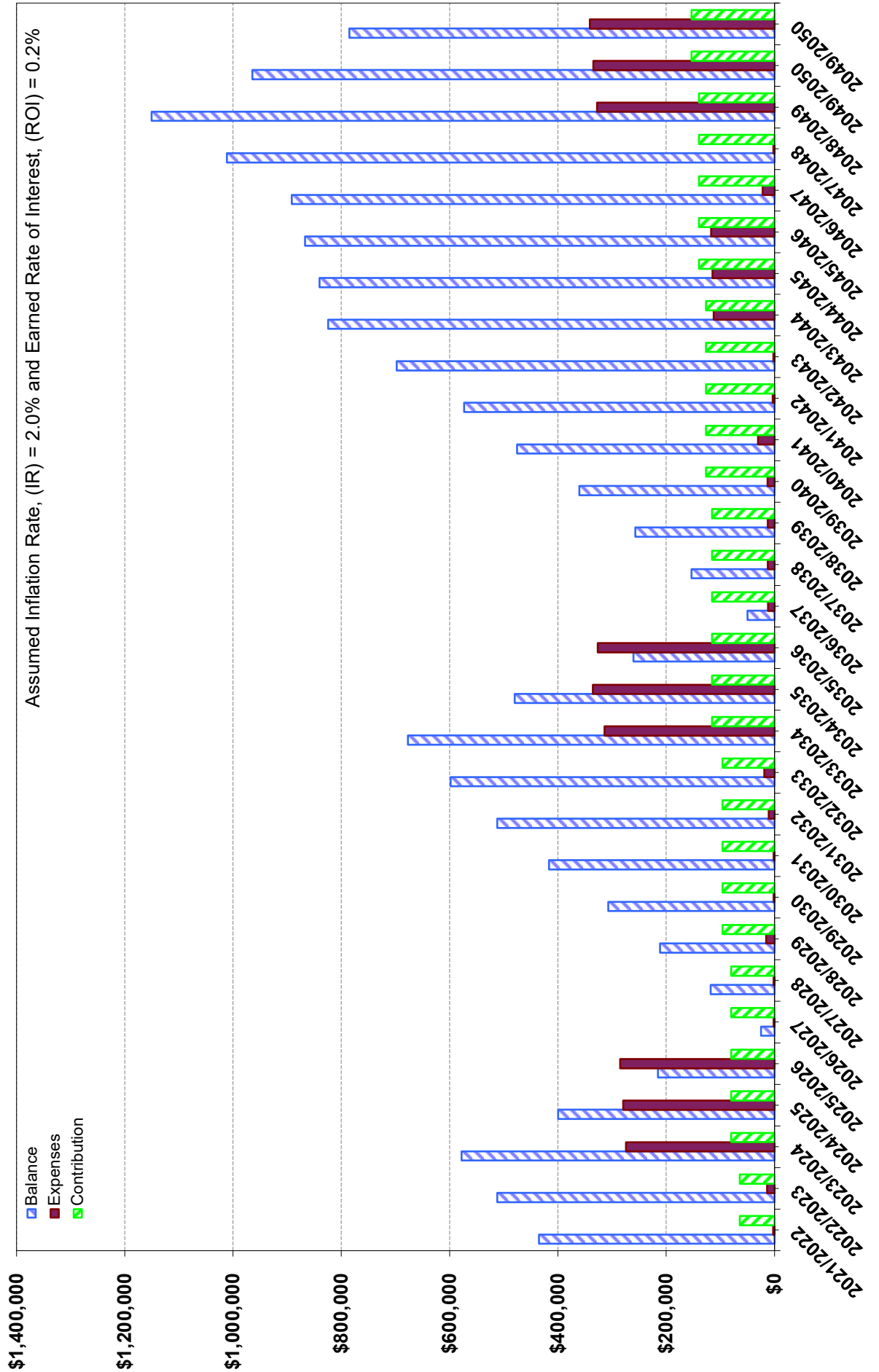
Estimated Yearly Contribution, (Year One):	\$63,960
Monthly Contribution, (Per Unit "Average" For Year One):	\$82.00
Assumed Rate Of Inflation, (IR):	2.00%
Earned Rate of Interest, (ROI):	0.20%
Estimated Starting Account Balance for the 2021/2022 Fiscal Year:	\$435,023
Smallest Annual Closing Balance Over 30 Year Scope Of This RS:	\$24,683

#	Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Unit*	Other Contributions	Estimated Annual Expenditures	Annual Closing Balance**
1	2021 / 2022	\$435,023	0.0%	\$63,960	\$82.00	\$14,400	\$2,050	\$512,265
2	2022 / 2023	\$512,265	0.0%	\$63,960	\$82.00	\$14,400	\$13,433	\$578,267
3	2023 / 2024	\$578,267	25.0%	\$79,950	\$102.50	\$14,400	\$273,958	\$399,621
4	2024 / 2025	\$399,621	0.0%	\$79,950	\$102.50	\$14,400	\$279,437	\$215,133
5	2025 / 2026	\$215,133	0.0%	\$79,950	\$102.50	\$14,400	\$285,026	\$24,683
6	2026 / 2027	\$24,683	0.0%	\$79,950	\$102.50	\$14,400	\$1,292	\$117,869
7	2027 / 2028	\$117,869	0.0%	\$79,950	\$102.50	\$14,400	\$1,318	\$211,216
8	2028 / 2029	\$211,216	20.0%	\$95,940	\$123.00	\$14,400	\$15,128	\$306,931
9	2029 / 2030	\$306,931	0.0%	\$95,940	\$123.00	\$14,400	\$1,371	\$416,608
10	2030 / 2031	\$416,608	0.0%	\$95,940	\$123.00	\$0	\$1,398	\$512,078
11	2031 / 2032	\$512,078	0.0%	\$95,940	\$123.00	\$0	\$10,587	\$598,540
12	2032 / 2033	\$598,540	0.0%	\$95,940	\$123.00	\$0	\$18,483	\$677,272
13	2033 / 2034	\$677,272	20.0%	\$115,128	\$147.60	\$0	\$313,575	\$479,981
14	2034 / 2035	\$479,981	0.0%	\$115,128	\$147.60	\$0	\$335,370	\$260,479
15	2035 / 2036	\$260,479	0.0%	\$115,128	\$147.60	\$0	\$326,243	\$49,674
16	2036 / 2037	\$49,674	0.0%	\$115,128	\$147.60	\$0	\$11,689	\$153,316
17	2037 / 2038	\$153,316	0.0%	\$115,128	\$147.60	\$0	\$11,923	\$256,931
18	2038 / 2039	\$256,931	0.0%	\$115,128	\$147.60	\$0	\$12,161	\$360,515
19	2039 / 2040	\$360,515	10.0%	\$126,641	\$162.36	\$0	\$12,404	\$475,586
20	2040 / 2041	\$475,586	0.0%	\$126,641	\$162.36	\$0	\$30,134	\$573,141
21	2041 / 2042	\$573,141	0.0%	\$126,641	\$162.36	\$0	\$3,046	\$698,005
22	2042 / 2043	\$698,005	0.0%	\$126,641	\$162.36	\$0	\$1,773	\$824,394
23	2043 / 2044	\$824,394	0.0%	\$126,641	\$162.36	\$0	\$112,089	\$840,609
24	2044 / 2045	\$840,609	10.0%	\$139,305	\$178.60	\$0	\$114,330	\$867,290
25	2045 / 2046	\$867,290	0.0%	\$139,305	\$178.60	\$0	\$116,617	\$891,735
26	2046 / 2047	\$891,735	0.0%	\$139,305	\$178.60	\$0	\$21,607	\$1,011,334
27	2047 / 2048	\$1,011,334	0.0%	\$139,305	\$178.60	\$0	\$1,958	\$1,150,841
28	2048 / 2049	\$1,150,841	0.0%	\$139,305	\$178.60	\$0	\$327,699	\$964,560
29	2049 / 2050	\$964,560	10.0%	\$153,235	\$196.46	\$0	\$334,253	\$785,290
30	2050 / 2051	\$785,290	0.0%	\$153,235	\$196.46	\$0	\$340,939	\$598,970
							<b>\$3,331,292</b>	

\* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

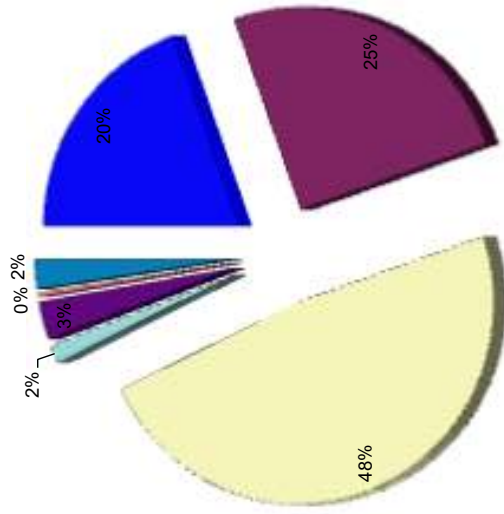
\*\* Includes Projected Earned Interest

**Arbor Terrace - Row Homes  
Approved Funding Plan  
Table 6: Cash Flow Chart**



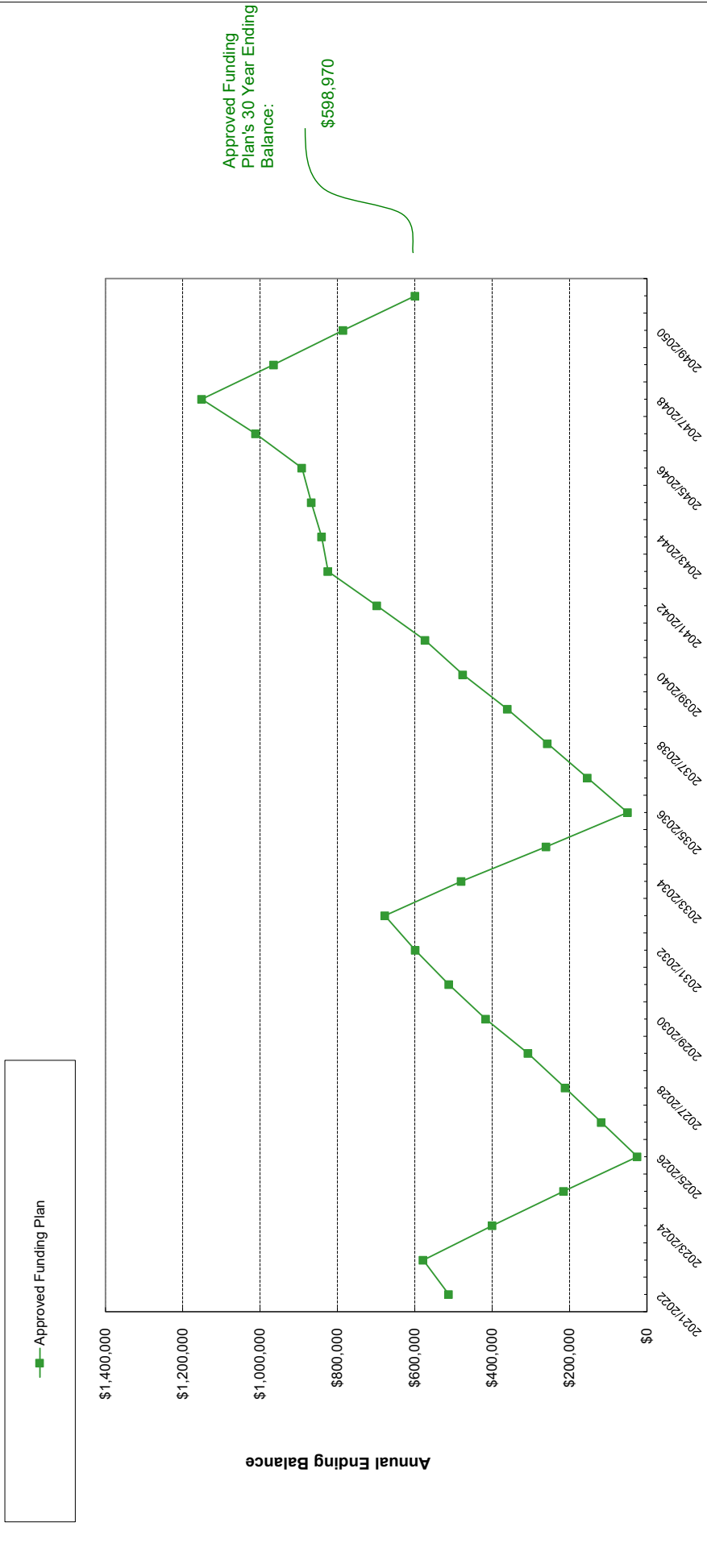
## Arbor Terrace - Row Homes - Funding Graph #1

**Percentage of Anticipated Expenditures By Groups**  
 (Groups are formed by multiple factors such as similar renewal timelines & common functions)



- Shared Common Elements #01 - Ext. Cladding Assemblies "NOT" Replaced in 2013): \$649,087
- Shared Common Elements #02 - Exterior Finishes, (Painting & Sealant): \$841,497
- Shared Common Elements #03 - Roofing Assemblies: \$1,604,348
- Shared Common Elements #04 - Misc. Exterior Wall Components: \$47,465
- Shared Common Elements #05 - Wood Fencing: \$100,308
- Shared Common Elements #06 - Asphalt Components: \$9,872
- Shared Common Elements #07 - Building Envelope Condition Assessments: \$78,717

Arbor Terrace - Row Homes - Funding Graph #2



**Executive Summary – Row Homes**

The following information summarizes fiscal year 2021/2022’s reserve funding plan as approved by the Association’s Board of Directors, (BOD) for the above referenced sub-association. The balance within the reserve account is estimated to be \$435,023 on July 1, 2021. A set annual ROI of 0.20% will be applied to the reserve funds’ account balance as outlined in Chapter 4 of this RS. The annual contribution to this sub-association’s reserve account is estimated to be \$63,960. This funding plan assumes increases to the contribution value to occur every five years, with the first increase of 25.0% (percent) scheduled to take place during the 2023/2024 fiscal year. The proceeding increases will be adjusted to 20.0% for fiscal years 2028/2029 and 2033/2034, with the remaining three scheduled increase periods to be adjusted down to 10.0% in an effort to keep pace with the assumed inflation rate.

**Analysis**

The amount of funds within the reserve’s account will maintain a positive balance over the next 30 years, (2021/2022 through 2050/2051). This is contingent on the Association following the established funding plan and the scheduled annual increases to the reserve contributions over this same period of time. This will also be impacted on how well they maintain and care for their shared common elements.

The chart below shows the three largest renewal periods anticipated by this study:

<u>Year(s)</u>	<u>Major Renewal Tasks*</u>	<u>Total Annual Expenditures</u>
2023/2024 – 2025/2026	Roofing Replacement & Refinishing Projects	Approx. \$840K
2033/2034 – 2035/2036	Exterior Cladding Replacement, (Includes Painting)	Approx. \$975K
2048/2049 – 2050/2051	Roofing Replacement	Approx. \$1.0M

\* See “Table 4: Detailed Cash Flow” for a breakout of “ALL” the scheduled renewal tasks within the years listed.

Please note, that the forecasted repairs and replacements do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than 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.

**Results**

This funding plan as approved by the Association will maintain an amount greater than \$0 over the 30-year term set within this RS. EC can recommend this funding plan because it provides the necessary amount of available funds to cover all the sub-association’s future anticipated replacement needs of their shared common elements.

Annual contributions within this RS have been aligned with the list of shared common elements shown in Appendix D, “Table 7: Shared Common Elements List”. For a detailed breakout of the anticipated cash flow of the expenditures related to these shared common elements see Appendix E, “Table 8: Detailed Cash Flow”, (assuming the expenditures are scheduled to be replaced by June 30, 2051).



## **APPENDIX D**

### **TABLE 7: SHARED COMMON ELEMENTS LIST**

This 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 for the "Row Homes" entity or sub-association. In addition, this table includes a list of brief comments or recommendations for each corresponding item. EC 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. Estimated replacement costs are based on current year dollars, (2021).









Table 7: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #1: BUILDING ENVELOPE COMPONENTS</b>														
<b>Sub-Section #1: Exterior Cladding Assemblies, (Components "NOT" Replaced During The 2013 Rehab Project)</b>														
1	Exterior Wall Assemblies - Total Renewal Costs		30	2007	14	-4	12	3	28,000	SF	\$20.00	Y	\$501,700	See Items 1A - 1C for clarification of components covered within this renewal task and their scheduled renewal timelines. Gutters & Downspouts have been removed from this total.
-	• 1A - Exterior Wall Assemblies_5 Years or Less Renewal Schedule													Base of Wall Components: Replace cladding and weather-resistive barrier assembly at base of wall with new assemblies that protect the sheathing and provide positive drainage. Buildings G, H, & F have the most damage per General Contractor.
-	• 1B - Exterior Wall Assemblies_6 to 10 Year Renewal Schedule													Front Corner Trim Detail: Replace existing white wood trims with fully primed cedar trims. Note: Rear corner trims are being replaced at all buildings. Existing front corner trims are being left in place as part of the current scope of repair.  Column Replacement Work: Replace all cladding, trim, and weather-resistive barrier assemblies on entrance columns of all townhomes with new assemblies that provide positive drainage. Note: Damaged trim is currently being replaced and venting is being provided for existing columns as part of the current scope. However, upper trims are not protected with flashing and cladding/trim is not typically incorporated into the current repair.  Replace Exposed Gypsum @ Eaves: Replace exposed gypsum board eaves to correct staining. Note: Eaves can be addressed most economically at same time that roof is replaced.
-	• 1C - Exterior Wall Assemblies_11 to 20 Year Renewal Schedule													Exterior Wall Assemblies @ Side & Rear Elevations: Replace all cladding and weather-resistive barrier with new assemblies that will provide positive drainage and improve the building's air barrier. It should be noted; repairs conducted in 2013 where panel siding exist, these areas have a fully integrated rain-screen system installed. However, for areas where lap siding exists, the repairs conducted here were targeted preventing a rain-screen drainage medium from being installed. Scope may include replacing gutters and downspouts that were not replaced in 2013.  Exterior Wall Assemblies - Misc. Cladding & Trim Details: a) Replace belly band trim on building A with new assemblies that protect that provide positive drainage. b) Replace cladding at front entrance gable with new assemblies that provide positive drainage. c) Replace all cladding on engaged columns between garage doors with new assemblies that provide positive drainage.
<b>Sub-Section #2: Exterior Cladding Assemblies</b>														
2	Exterior Wall Assemblies - Siding & Trim Details, (Replaced in 2013)		50	2013	8	0	42	1	52,000	SF	\$20.00	Y	\$1,112,800	Estimated replacement costs are for the full removal and replacement of the exterior cladding assemblies. The assumed scope of work includes replacing lap siding, corner trim, belly bands, beam wraps, window and door trim, columns, decorative trim details, pulling & resetting the windows/doors, and painting the entire exterior.  It is recommended the Association hire the services of a licensed architect or engineering firm who specializes in building science and will develop an appropriate scope of work that can be use to solicit quotes from qualified contractors who specialize in this field of construction. It is recommended this is done at least two years prior to the scheduled renewal date.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.






Table 7: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
3	Exterior Finishes: Paint & Sealant, (Caulking)		10	2013	8	0	2	3	80,000	SF	\$2.50	Y	\$214,000	Estimated funds to refinish all exterior cladding assemblies. It is recommended that a two-coat, 25 year paint be used when scheduled renewal periods come to term.
<b>Sub-Section #3: Roofing Assemblies</b>														
4	Roofing System, (Asphaltic Roof Shingles)		25	2007	14	-9	2	3	72,500	SF	\$6.00	Y	\$465,450	Covers the replacement costs of the asphaltic roofing shingles on all buildings & units. It is recommended that regular maintenance tasks required by the manufacture be followed in order to prolong this component's estimated life cycle.
5	Gutters & Downspouts		25	2007	14	-9	2	3	1	EA	\$100,000	Y	\$107,000	These components are typically replaced during the roofing renewal cycle. Elevated Maintenance Note: It is recommended that the Association implement a regular maintenance program to ensure these components are draining water adequately away from the buildings.
<b>Sub-Section #4: Fencing Components</b>														
6	6' Cedar Fence, (Good Neighbor Style)		20	2016	5	-5	10	10	1,670	LF	\$45.00	N	\$75,150	The Association has instructed that they will no longer be refinishing the wood fencing located throughout the community. However they intend to add a maintenance task for regular scheduled cleaning. Funds required for this task will be drawn from the Operating Budget.
<b>Sub-Section #5: Misc. Exterior Wall Components</b>														
7	Lighting: Wall-Mounted Lamp, (Rear Elevation)		20	2013	8	-12	0	25	65	EA	\$100.00	N	\$6,500	It is recommended that the Association hire a certified licensed professional when replacing any electrical, plumbing or mechanical components.
8	Electrical Outlet		20	2013	8	-12	0	25	130	EA	\$75.00	N	\$9,750	It is recommended that the Association hire a certified licensed professional when replacing any electrical, plumbing or mechanical components.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.



Table 7: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
9	Hose Bib		20	2007	14	-6	0	25	130	EA	\$100.00	N	\$13,000	It is recommended that the Association hire a certified licensed professional when replacing any electrical, plumbing or mechanical components.
<b>SHARED COMMON ELEMENTS #2: ASPHALT COMPONENTS</b>														
<b>Sub-Section #1: Slurry Seal, (Maintenance Task)</b>														
10	Tract A		10	2007	14	0	0	1	1,730	SF	\$0.25	N	\$430	Slurry seal is the process of applying a protective coating to the surface of the asphalt-based pavements to provide a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage.  The Row Homes are responsible for 23% of the renewal costs for this component. The remaining 77% are covered within the Tamarack SFH funding plan.
11	Tract D		10	2007	14	0	0	1	1,800	SF	\$0.25	N	\$450	Slurry seal is the process of applying a protective coating to the surface of the asphalt-based pavements to provide a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage.  The Row Homes are responsible for 23% of the renewal costs for this component. The remaining 77% are covered within the Tamarack SFH funding plan.
<b>Sub-Section #2: Overlay, (Maintenance Task)</b>														
12	Tract A		25	2007	14	0	11	1	1,730	SF	\$1.75	N	\$3,030	Asphalt overlay is a paving method of applying a new layer of asphalt to a deteriorating surface and is a more cost effective approach as opposed to fully replacing the pavement. This should be done every 25 years and is typically done only once before fully replacing the asphalt, (Re-Top).  The Row Homes are responsible for 23% of the renewal costs for this component. The remaining 77% are covered within the Tamarack SFH funding plan.
13	Tract D		25	2007	14	0	11	1	1,800	SF	\$1.75	N	\$3,150	Asphalt overlay is a paving method of applying a new layer of asphalt to a deteriorating surface and is a more cost effective approach as opposed to fully replacing the pavement. This should be done every 25 years and is typically done only once before fully replacing the asphalt, (Re-Top).  The Row Homes are responsible for 23% of the renewal costs for this component. The remaining 77% are covered within the Tamarack SFH funding plan.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Table 7: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #3: Re-Top, (Renewal Task)</b>														
14	Tract A		50	2007	14	0	36	1	1,730	SF	\$3.50	N	\$6,060	<p>Renewal scope includes full demo or grinding of asphalt surfaces and install of new product, typically conducted every 50+ years.</p> <p>The Row Homes are responsible for 23% of the renewal costs for this component. The remaining 77% are covered within the Tamarack SFH funding plan.</p>
15	Tract D		50	2007	14	0	36	1	1,800	SF	\$3.50	N	\$6,300	<p>Renewal scope includes full demo or grinding of asphalt surfaces and install of new product, typically conducted every 50+ years.</p> <p>The Row Homes are responsible for 23% of the renewal costs for this component. The remaining 77% are covered within the Tamarack SFH funding plan.</p>
<b>SHARED COMMON ELEMENTS #3: PROFESSIONAL SERVICES</b>														
<b>Sub-Section #1: Building Envelope Assessments</b>														
16	Building Envelope Condition Assessment - Six Year Performance Review	N/A	6	2013	8	1	1	1	1	EA	\$12,000.00	N	\$12,000	<p>It is recommended that the Association hire a licensed architectural engineering firm that specialize in the field of exterior cladding systems to conduct a comprehensive condition assessment every six years of their community's wall and roofing assemblies.</p> <p>Scope should include exploratory openings as part of this assessment to see the existing conditions of the underlying wall assemblies. Costs provided include contractor fees that will be required to assist with the opening and closing of the targeted areas observed.</p>

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

## **APPENDIX E**

### **TABLE 8: DETAILED CASH FLOW**

The “Detailed Cash-Flow” table is generated based on the estimated values established by “Table 7: Shared Common Elements List”, (See Appendix D) and is designed to anticipate the necessary cash flow for each year over the 30-year period of this study for the “Row Homes” entity or sub-association. The estimated renewal costs listed within this table includes the assumed rate of inflation, (2%) for each of the years leading up to the date of replacement.

Arbor Terrace - Row Homes  
 Approved Funding Plan  
 Table 8: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$63,960

Monthly Contribution, (Per Unit "Average" For Year One): \$82.00

	Starting Balance	\$435,023	\$512,265	\$578,267	\$399,621	\$215,133	\$24,683	\$117,869	\$211,216	\$306,931	\$416,608	\$512,078	\$598,540	\$677,272	\$479,981	\$260,479
Total Expenses inflated at 2% annually	\$2,050	\$13,433	\$273,958	\$279,437	\$285,026	\$1,292	\$1,318	\$15,128	\$1,371	\$1,398	\$10,587	\$18,483	\$313,575	\$335,370	\$326,243	
Interest at 0.2% annually	\$932	\$1,075	\$963	\$600	\$225	\$128	\$314	\$503	\$708	\$928	\$1,110	\$1,275	\$1,156	\$740	\$310	
Annual Reserve Contribution	\$63,960	\$63,960	\$79,950	\$79,950	\$79,950	\$79,950	\$79,950	\$95,940	\$95,940	\$95,940	\$95,940	\$95,940	\$95,940	\$115,128	\$115,128	\$115,128
Other Contribution	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400
Ending Balance	\$512,265	\$578,267	\$399,621	\$215,133	\$24,683	\$117,869	\$211,216	\$306,931	\$416,608	\$512,078	\$598,540	\$677,272	\$479,981	\$260,479	\$49,674	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Years	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>SHARED COMMON ELEMENTS #1: BUILDING ENVELOPE COMPONENTS</b>																
<b>Sub-Section #1: Exterior Cladding Assemblies, (Components "NOT" Replaced During The 2013 Rehab Project)</b>																
1	Exterior Wall Assemblies - Total Renewal Costs													\$212,092	\$216,334	\$220,661
-	• 1A - Exterior Wall Assemblies_5 Years or Less Renewal Schedule															
-	• 1B - Exterior Wall Assemblies_6 to 10 Year Renewal Schedule															
-	• 1C - Exterior Wall Assemblies_11 to 20 Year Renewal Schedule															
<b>Sub-Section #2: Exterior Cladding Assemblies</b>																
2	Exterior Wall Assemblies - Siding & Trim Details, (Replaced in 2013)															
3	Exterior Finishes: Paint & Sealant, (Caulking)			\$74,215	\$75,700	\$77,213							\$90,468	\$92,277	\$94,123	
<b>Sub-Section #3: Roofing Assemblies</b>																
4	Roofing System, (Asphaltic Roof Shingles)			\$161,418	\$164,646	\$167,939										
5	Gutters & Downspouts			\$37,108	\$37,850	\$38,607										
<b>Sub-Section #4: Fencing Components</b>																
6	6' Cedar Fence, (Good Neighbor Style)											\$9,161	\$9,344	\$9,531	\$9,721	\$9,916
<b>Sub-Section #5: Misc. Exterior Wall Components</b>																
7	Lighting: Wall-Mounted Lamp, (Rear Elevation)	\$260	\$265	\$271	\$276	\$281	\$287	\$293	\$299	\$305	\$311	\$317	\$323	\$330	\$336	\$343
8	Electrical Outlet	\$390	\$398	\$406	\$414	\$422	\$431	\$439	\$448	\$457	\$466	\$475	\$485	\$495	\$505	\$515
9	Hose Bib	\$520	\$530	\$541	\$552	\$563	\$574	\$586	\$597	\$609	\$621	\$634	\$647	\$659	\$673	\$686
<b>SHARED COMMON ELEMENTS #2: ASPHALT COMPONENTS</b>																
<b>Sub-Section #1: Slurry Seal, (Maintenance Task)</b>																
10	Tract A	\$430														
11	Tract D	\$450														
<b>Sub-Section #2: Overlay, (Maintenance Task)</b>																
12	Tract A												\$3,767			
13	Tract D												\$3,917			
<b>Sub-Section #3: Re-Top, (Renewal Task)</b>																
14	Tract A															
15	Tract D															
<b>SHARED COMMON ELEMENTS #3: PROFESSIONAL SERVICES</b>																
<b>Sub-Section #1: Building Envelope Assessments</b>																
16	Building Envelope Condition Assessment - Six Year Performance Review		\$12,240						\$13,784							\$15,523



**Arbor Terrace - Row Homes**  
**Approved Funding Plan**  
**Table 8: Detailed Cash Flow**



Estimated Yearly Contribution, (Year One): **\$63,960**

Monthly Contribution, (Per Unit "Average" For Year One): **\$82.00**

	Starting Balance	\$49,674	\$153,316	\$256,931	\$360,515	\$475,586	\$573,141	\$698,005	\$824,394	\$840,609	\$867,290	\$891,735	\$1,011,334	\$1,150,841	\$964,560	\$785,290	
	Total Expenses inflated at 2% annually	\$11,689	\$11,923	\$12,161	\$12,404	\$30,134	\$3,046	\$1,773	\$112,089	\$114,330	\$116,617	\$21,607	\$1,958	\$327,699	\$334,253	\$340,939	
	Interest at 0.2% annually	\$203	\$410	\$617	\$835	\$1,048	\$1,270	\$1,521	\$1,663	\$1,706	\$1,757	\$1,901	\$2,160	\$2,113	\$1,748	\$1,383	
	Annual Reserve Contribution	\$115,128	\$115,128	\$115,128	\$126,641	\$126,641	\$126,641	\$126,641	\$126,641	\$139,305	\$139,305	\$139,305	\$139,305	\$139,305	\$153,235	\$153,235	
	Other Contribution																
	Ending Balance	\$153,316	\$256,931	\$360,515	\$475,586	\$573,141	\$698,005	\$824,394	\$840,609	\$867,290	\$891,735	\$1,011,334	\$1,150,841	\$964,560	\$785,290	\$598,970	
	Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	Calendar Years	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050	
<b>SHARED COMMON ELEMENTS #1: BUILDING ENVELOPE COMPONENTS</b>																	
<b>Sub-Section #1: Exterior Cladding Assemblies. (Components "NOT" Replaced During The 2013 Rehab Project)</b>																	
1	Exterior Wall Assemblies - Total Renewal Costs																
-	• 1A - Exterior Wall Assemblies_5 Years or Less Renewal Schedule																
-	• 1B - Exterior Wall Assemblies_6 to 10 Year Renewal Schedule																
-	• 1C - Exterior Wall Assemblies_11 to 20 Year Renewal Schedule																
<b>Sub-Section #2: Exterior Cladding Assemblies</b>																	
2	Exterior Wall Assemblies - Siding & Trim Details, (Replaced in 2013)																
3	Exterior Finishes: Paint & Sealant, (Caulking)																
									\$110,280	\$112,485	\$114,735						
<b>Sub-Section #3: Roofing Assemblies</b>																	
4	Roofing System, (Asphaltic Roof Shingles)																
														\$264,823	\$270,120	\$275,522	
5	Gutters & Downspouts																
														\$60,879	\$62,097	\$63,338	
<b>Sub-Section #4: Fencing Components</b>																	
6	6' Cedar Fence, (Good Neighbor Style)																
	\$10,114	\$10,316	\$10,523	\$10,733	\$10,948												
<b>Sub-Section #5: Misc. Exterior Wall Components</b>																	
7	Lighting: Wall-Mounted Lamp, (Rear Elevation)																
	\$350	\$357	\$364	\$371	\$379	\$386	\$394	\$402	\$410	\$418	\$427	\$435	\$444	\$453	\$462		
8	Electrical Outlet																
	\$525	\$535	\$546	\$557	\$568	\$580	\$591	\$603	\$615	\$627	\$640	\$653	\$666	\$679	\$693		
9	Hose Bib																
	\$700	\$714	\$728	\$743	\$758	\$773	\$788	\$804	\$820	\$836	\$853	\$870	\$888	\$905	\$923		
<b>SHARED COMMON ELEMENTS #2: ASPHALT COMPONENTS</b>																	
<b>Sub-Section #1: Slurry Seal, (Maintenance Task)</b>																	
10	Tract A																
																\$639	
11	Tract D																
																\$669	
<b>Sub-Section #2: Overlay, (Maintenance Task)</b>																	
12	Tract A																
13	Tract D																
<b>Sub-Section #3: Re-Top, (Renewal Task)</b>																	
14	Tract A																
15	Tract D																
<b>SHARED COMMON ELEMENTS #3: PROFESSIONAL SERVICES</b>																	
<b>Sub-Section #1: Building Envelope Assessments</b>																	
16	Building Envelope Condition Assessment - Six Year Performance Review																
																\$17,482	\$19,687

**APPENDIX F**  
**FIVE YEAR EXPENDITURE OUTLOOK**

2021/2022		
10	Asphalt Slurry Seal @ Tract A	\$430
11	Asphalt Slurry Seal @ Tract D	\$450
-	Electrical Outlet	\$390
-	Hose Bib	\$520
-	Lighting: Wall-Mounted Lamp, (Rear Elevation)	\$260
		<b>\$2,050</b>

2022/2023		
16	Building Envelope Condition Assessment - Six Year Performance Review	\$12,240
-	Electrical Outlet	\$398
-	Hose Bib	\$530
-	Lighting: Wall-Mounted Lamp, (Rear Elevation)	\$265
		<b>\$13,433</b>

2023/2024		
3	Exterior Finishes: Paint & Sealant, (Caulking)	\$74,215
4	Roofing System, (Asphaltic Roof Shingles)	\$161,418
5	Gutters & Downspouts	\$37,108
-	Lighting: Wall-Mounted Lamp, (Rear Elevation)	\$271
-	Electrical Outlet	\$406
-	Hose Bib	\$541
		<b>\$273,958</b>

2024/2025		
3	Exterior Finishes: Paint & Sealant, (Caulking)	\$75,700
4	Roofing System, (Asphaltic Roof Shingles)	\$164,646
5	Gutters & Downspouts	\$37,850
-	Lighting: Wall-Mounted Lamp, (Rear Elevation)	\$276
-	Electrical Outlet	\$414
-	Hose Bib	\$552
		<b>\$279,437</b>

2025/2026		
3	Exterior Finishes: Paint & Sealant, (Caulking)	\$77,213
4	Roofing System, (Asphaltic Roof Shingles)	\$167,939
5	Gutters & Downspouts	\$38,607
-	Lighting: Wall-Mounted Lamp, (Rear Elevation)	\$281
-	Electrical Outlet	\$422
-	Hose Bib	\$563
		<b>\$285,026</b>

## 7. FUNDING DATA & RESULTS - TAMARACK SFH

<b>Sub-Association Name:</b>	Arbor Terrace - Tamarack SFH
<b>Community's Registered Legal Name:</b>	Arbor Terraces Homeowner Association
<b>Date Completed:</b>	May 4, 2021
<b>Year Built:</b>	2007
<b>Fiscal Year:</b>	2021/2022
<b>Dollar Year, (The Year The RS Was Completed):</b>	2021
<b>Fiscal Year Start Date:</b>	January 1, 2021
<b>Fiscal Year End Date:</b>	December 31, 2021
<b>Assumed Rate Of Inflation, (IR):</b>	2.00%
<b>Earned Rate of Interest, (ROI):</b>	0.20%
<b>Approximate Starting Balance:</b>	\$31,605
<b>Number of Units:</b>	45

### Approved Funding Plan

Estimated Yearly Contribution, (Year One):	\$18,900
Monthly Contribution, (Per Unit "Average" For Year One):	\$35.00
Lowest Annual Closing Balance:	\$13,360
Largest Annual Closing Balance:	\$633,329
Closing Balance @ Year 30:	\$633,329

**Arbor Terrace - Tamarack SFH**  
**Approved Funding Plan**  
**Table 9: Cash Flow Summary**

Estimated Yearly Contribution, (Year One):	\$18,900
Monthly Contribution, (Per Unit "Average" For Year One):	\$35.00
Assumed Rate Of Inflation, (IR):	2.00%
Earned Rate of Interest, (ROI):	0.20%
Estimated Starting Account Balance for the 2021/2022 Fiscal Year:	\$31,605
Smallest Annual Closing Balance Over 30 Year Scope Of This RS:	\$13,360

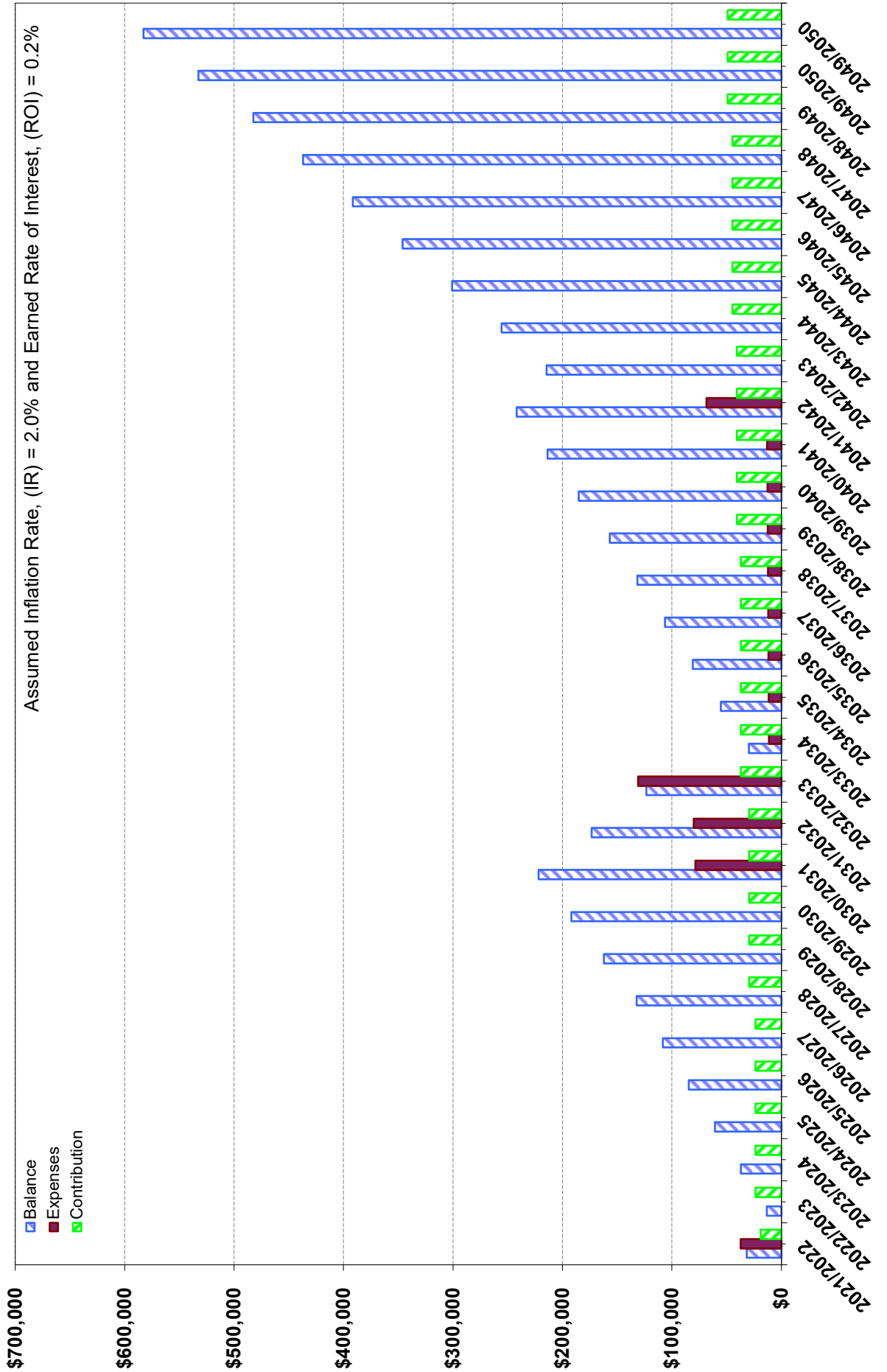
#	Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Unit*	Other Contributions	Estimated Annual Expenditures	Annual Closing Balance**
1	2021 / 2022	\$31,605	0.0%	\$18,900	\$35.00	\$0	\$37,190	\$13,360
2	2022 / 2023	\$13,360	25.0%	\$23,625	\$43.75	\$0	\$0	\$37,035
3	2023 / 2024	\$37,035	0.0%	\$23,625	\$43.75	\$0	\$0	\$60,758
4	2024 / 2025	\$60,758	0.0%	\$23,625	\$43.75	\$0	\$0	\$84,528
5	2025 / 2026	\$84,528	0.0%	\$23,625	\$43.75	\$0	\$0	\$108,346
6	2026 / 2027	\$108,346	0.0%	\$23,625	\$43.75	\$0	\$0	\$132,211
7	2027 / 2028	\$132,211	25.0%	\$29,531	\$54.69	\$0	\$0	\$162,036
8	2028 / 2029	\$162,036	0.0%	\$29,531	\$54.69	\$0	\$0	\$191,921
9	2029 / 2030	\$191,921	0.0%	\$29,531	\$54.69	\$0	\$0	\$221,866
10	2030 / 2031	\$221,866	0.0%	\$29,531	\$54.69	\$0	\$78,398	\$173,394
11	2031 / 2032	\$173,394	0.0%	\$29,531	\$54.69	\$0	\$79,966	\$123,255
12	2032 / 2033	\$123,255	25.0%	\$36,914	\$68.36	\$0	\$130,778	\$29,544
13	2033 / 2034	\$29,544	0.0%	\$36,914	\$68.36	\$0	\$11,211	\$55,332
14	2034 / 2035	\$55,332	0.0%	\$36,914	\$68.36	\$0	\$11,435	\$80,946
15	2035 / 2036	\$80,946	0.0%	\$36,914	\$68.36	\$0	\$11,664	\$106,383
16	2036 / 2037	\$106,383	0.0%	\$36,914	\$68.36	\$0	\$11,897	\$131,638
17	2037 / 2038	\$131,638	0.0%	\$36,914	\$68.36	\$0	\$12,135	\$156,704
18	2038 / 2039	\$156,704	10.0%	\$40,605	\$75.20	\$0	\$12,378	\$185,273
19	2039 / 2040	\$185,273	0.0%	\$40,605	\$75.20	\$0	\$12,626	\$213,652
20	2040 / 2041	\$213,652	0.0%	\$40,605	\$75.20	\$0	\$12,878	\$241,834
21	2041 / 2042	\$241,834	0.0%	\$40,605	\$75.20	\$0	\$68,398	\$214,497
22	2042 / 2043	\$214,497	0.0%	\$40,605	\$75.20	\$0	\$0	\$255,572
23	2043 / 2044	\$255,572	10.0%	\$44,666	\$82.71	\$0	\$0	\$300,794
24	2044 / 2045	\$300,794	0.0%	\$44,666	\$82.71	\$0	\$0	\$346,106
25	2045 / 2046	\$346,106	0.0%	\$44,666	\$82.71	\$0	\$0	\$391,509
26	2046 / 2047	\$391,509	0.0%	\$44,666	\$82.71	\$0	\$0	\$437,003
27	2047 / 2048	\$437,003	0.0%	\$44,666	\$82.71	\$0	\$0	\$482,588
28	2048 / 2049	\$482,588	10.0%	\$49,133	\$90.99	\$0	\$0	\$532,734
29	2049 / 2050	\$532,734	0.0%	\$49,133	\$90.99	\$0	\$0	\$582,982
30	2050 / 2051	\$582,982	0.0%	\$49,133	\$90.99	\$0	\$0	\$633,329
							<b>\$490,956</b>	

\* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

\*\* Includes Projected Earned Interest

# Arbor Terrace - Tamarack SFH Approved Funding Plan

**Table 10: Cash Flow Chart**

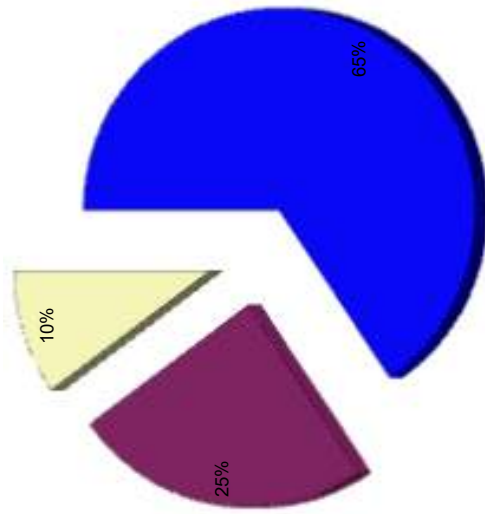




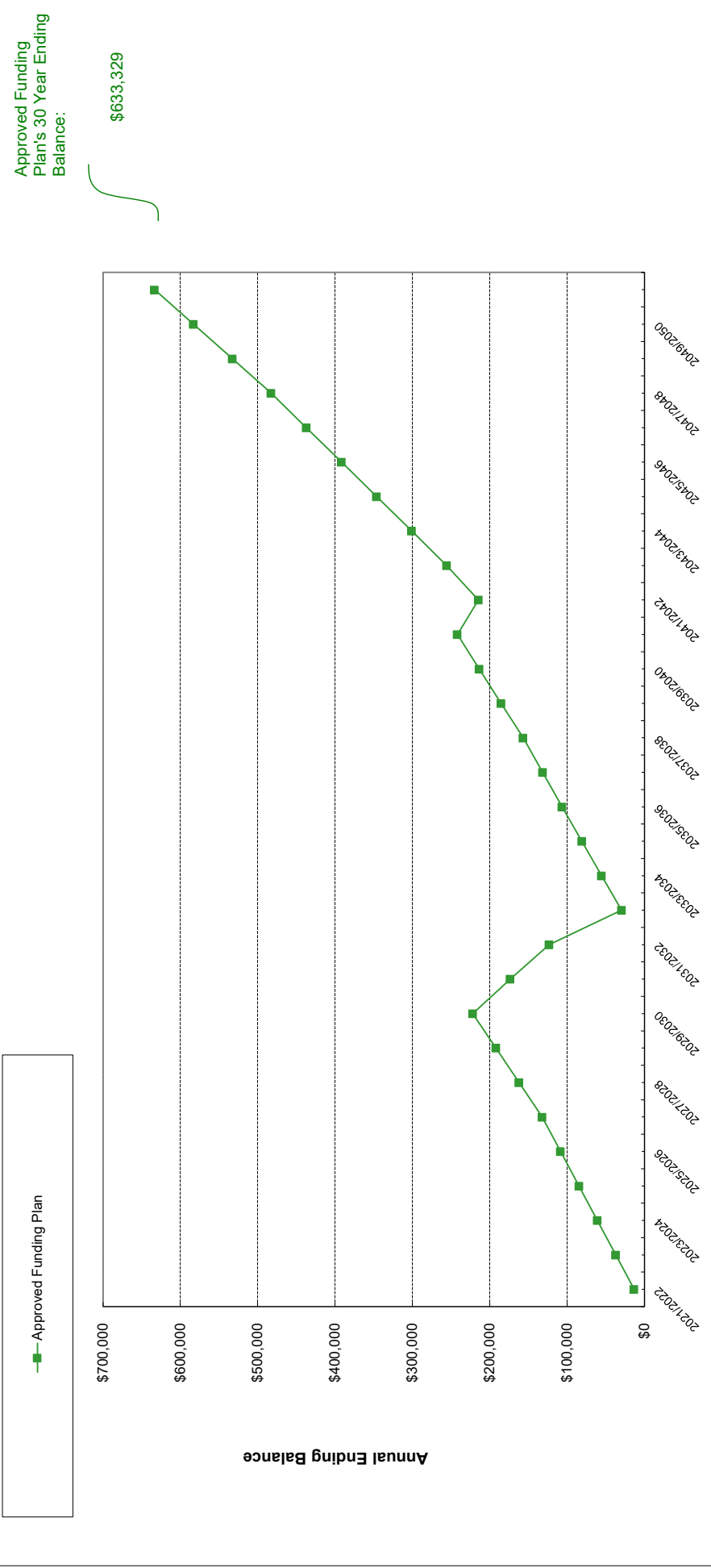
# Arbor Terrace - Tamarack SFH - Funding Graph #1

**Percentage of Anticipated Expenditures By Groups**  
(Groups are formed by multiple factors such as similar renewal timelines & common functions)

- Shared Common Elements #01 - Metal Railings, (Includes Refinishing): \$321,469
- Shared Common Elements #02 - Wood Fencing, (Includes Gates): \$120,353
- Shared Common Elements #03 - Asphalt Components: \$49,135



Arbor Terrace - Tamarack SFH - Funding Graph #2



**Executive Summary – Tamarack SFH**

The following information summarizes fiscal year 2021/2022’s reserve funding plan as approved by the Association’s Board of Directors, (BOD) for the above referenced sub-association. The balance within the reserve account is estimated to be \$31,605 on July 1, 2021. A set annual ROI of 0.20% will be applied to the reserve funds’ account balance as outlined in Chapter 4 of this RS. The annual contribution to this sub-association’s reserve account is estimated to be \$18,900. This funding plan assumes increases to the contribution value to occur every five years, with the first increase of 25.0% (percent) scheduled to take place during the 2022/2023 fiscal year. The two proceeding scheduled increases will remaining at 25.0% for fiscal years 2027/2028 and 2032/2033. However, the remaining three scheduled increase periods, (fiscal years 2038/2039, 2043/2044 & 2048/2049) will be adjusted down to 10.0% in an effort to keep pace with the assumed inflation rate.

**Analysis**

The amount of funds within the reserve’s account will maintain a positive balance over the next 30 years, (2021/2022 through 2050/2051). This is contingent on the Association following the established funding plan and the scheduled annual increases to the reserve contributions over this same period of time. This will also be impacted on how well they maintain and care for their shared common elements.

The chart below shows the three largest renewal periods anticipated by this study:

<u>Year(s)</u>	<u>Major Renewal Tasks*</u>	<u>Total Annual Expenditures</u>
2029/2030	Metal Railing Replacement, (Phase 1)	Approx. \$79K
2030/2031	Metal Railing Replacement, (Phase 2)	Approx. \$80K
2031/2032	Metal Railing Replacement, (Phase 3) & Asphalt Overlay	Approx. \$131K

\* See “Table 4: Detailed Cash Flow” for a breakout of “ALL” the scheduled renewal tasks within the years listed.

Please note, that the forecasted repairs and replacements do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than 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.

**Results**

This funding plan as approved by the Association will maintain an amount greater than \$0 over the 30-year term set within this RS. EC can recommend this funding plan because it provides the necessary amount of available funds to cover all the sub-association’s future anticipated replacement needs of their shared common elements.




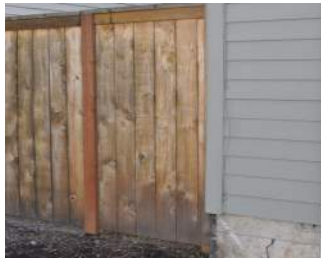

Annual contributions within this RS have been aligned with the list of shared common elements shown in Appendix G, “Table 11: Shared Common Elements List”. For a detailed breakout of the anticipated cash flow of the expenditures related to these shared common elements see Appendix H, “Table 12: Detailed Cash Flow”, (assuming the expenditures are scheduled to be replaced by June 30, 2051).

## **APPENDIX G**

### **TABLE 11: SHARED COMMON ELEMENTS LIST**

This 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 for the "Tamarack SFH" entity or sub-association. In addition, this table includes a list of brief comments or recommendations for each corresponding item. EC 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. Estimated replacement costs are based on current year dollars, (2021).







Table 11: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #1: RAILINGS/FENCING</b>														
<b>Sub-Section #1: Metal Railing</b>														
1	42" Metal Railing/Fencing & Gates @ Front Elevations - Refinishing		10	2007	14	0	0	1	3,280	LF	\$10.00	N	\$32,800	Estimated replacement costs are based on a field-applied finish.  <b>2021/2022 Fiscal Year Notes:</b> Early signs of corrosion were identified at selection locations where paint finish was either blistering or had been fully removed. It is recommended these areas be treated and refinished within the next year to prevent further deterioration.
2	42" Metal Railing/Fencing & Gates @ Front Elevations - Replacement		25	2007	14	-2	9	3	3,280	LF	\$60.00	N	\$196,800	<b>2021/2022 Fiscal Year Notes:</b> Early signs of corrosion were identified at selection locations where paint finish was either blistering or had been fully removed. It is recommended these areas be treated and refinished within the next year to prevent further deterioration.
<b>Sub-Section #2: Wood Fencing</b>														
3	6' Cedar Fence w/12" Vertical Lattice Detail @ Top		20	2017	4	-5	11	10	850	LF	\$50.00	N	\$42,500	The Association has instructed that they will no longer be refinishing the wood fencing located throughout the community. However they intend to add a maintenance task for regular scheduled cleanings. Funds required for this task will be drawn from the Operating Budget.
4	6' Cedar Fence w/Standard Top Rail Detail		20	2017	4	-5	11	10	770	LF	\$45.00	N	\$34,650	The Association has instructed that they will no longer be refinishing the wood fencing located throughout the community. However they intend to add a maintenance task for regular scheduled cleanings. Funds required for this task will be drawn from the Operating Budget.
5	Cedar Fencing Gates, (Swing/Hinged)		20	2017	4	-5	11	10	45	EA	\$250.00	N	\$11,250	The Association has instructed that they will no longer be refinishing the wood fencing located throughout the community. However they intend to add a maintenance task for regular scheduled cleanings. Funds required for this task will be drawn from the Operating Budget.

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Table 11: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)




Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>SHARED COMMON ELEMENTS #2: ASPHALT COMPONENTS</b>														
<b>Sub-Section #1: Slurry Seal, (Maintenance Task)</b>														
6	Tract A		10	2007	14	0	0	1	5,790	SF	\$0.25	N	\$1,450	<p>Slurry seal is the process of applying a protective coating to the surface of the asphalt-based pavements to provide a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage.</p> <p>The Tamarack SFH are responsible for 77% of the renewal costs for this component. The remaining 23% are covered within the Row Homes' funding plan.</p>
7	Tract C		10	2007	14	0	0	1	4,125	SF	\$0.25	N	\$1,030	<p>Slurry seal is the process of applying a protective coating to the surface of the asphalt-based pavements to provide a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage.</p>
8	Tract D		10	2007	14	0	0	1	7,650	SF	\$0.25	N	\$1,910	<p>Slurry seal is the process of applying a protective coating to the surface of the asphalt-based pavements to provide a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage.</p> <p>The Tamarack SFH are responsible for 77% of the renewal costs for this component. The remaining 23% are covered within the Row Homes' funding plan.</p>
<b>Sub-Section #2: Overlay, (Maintenance Task)</b>														
9	Tract A		25	2007	14	0	11	1	5,790	SF	\$1.75	N	\$10,130	<p>Asphalt overlay is a paving method of applying a new layer of asphalt to a deteriorating surface and is a more cost effective approach as opposed to fully replacing the pavement. This should be done every 25 years and is typically done only once before fully replacing the asphalt, (Re-Top).</p> <p>The Tamarack SFH are responsible for 77% of the renewal costs for this component. The remaining 23% are covered within the Row Homes' funding plan.</p>
10	Tract C		25	2007	14	0	11	1	4,125	SF	\$1.75	N	\$7,220	<p>Asphalt overlay is a paving method of applying a new layer of asphalt to a deteriorating surface and is a more cost effective approach as opposed to fully replacing the pavement. This should be done every 25 years and is typically done only once before fully replacing the asphalt, (Re-Top).</p>
11	Tract D		25	2007	14	0	11	1	7,650	SF	\$1.75	N	\$13,390	<p>Asphalt overlay is a paving method of applying a new layer of asphalt to a deteriorating surface and is a more cost effective approach as opposed to fully replacing the pavement. This should be done every 25 years and is typically done only once before fully replacing the asphalt, (Re-Top).</p> <p>The Tamarack SFH are responsible for 77% of the renewal costs for this component. The remaining 23% are covered within the Row Homes' funding plan.</p>

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.



Table 11: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing - 2021)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Units of Measure	Estimated Unit Cost	Add 3rd Party Consultant Fee (Y/N)	Current Estimated Replacement Costs **	Comments/Recommendations
<b>Sub-Section #3: Re-Top, (Renewal Task)</b>														
12	Tract A		50	2007	14	0	36	1	5,790	SF	\$3.50	N	\$20,270	<p>Renewal scope includes full demo or grinding of asphalt surfaces and install of new product, typically conducted every 50+ years.</p> <p>The Tamarack SFH are responsible for 77% of the renewal costs for this component. The remaining 23% are covered within the Row Homes' funding plan.</p>
13	Tract C		50	2007	14	0	36	1	4,125	SF	\$3.50	N	\$14,440	<p>Renewal scope includes full demo or grinding of asphalt surfaces and install of new product, typically conducted every 50+ years.</p>
14	Tract D		50	2007	14	0	36	1	7,650	SF	\$3.50	N	\$26,780	<p>Renewal scope includes full demo or grinding of asphalt surfaces and install of new product, typically conducted every 50+ years.</p> <p>The Tamarack SFH are responsible for 77% of the renewal costs for this component. The remaining 23% are covered within the Row Homes' funding plan.</p>

\* Quantity of years needed or scheduled to complete the renewal process.

\*\* Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

## **APPENDIX H**

### **TABLE 12: DETAILED CASH FLOW**

The “Detailed Cash-Flow” table is generated based on the estimated values established by “Table 11: Shared Common Elements List”, (See Appendix G) and is designed to anticipate the necessary cash flow for each year over the 30-year period of this study for the “Tamarack SFH” entity or sub-association. The estimated renewal costs listed within this table includes the assumed rate of inflation, (2%) for each of the years leading up to the date of replacement.

Arbor Terrace - Tamarack SFH  
 Approved Funding Plan  
 Table 12: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$18,900

Monthly Contribution, (Per Unit "Average" For Year One): \$35.00

Starting Balance	\$31,605	\$13,360	\$37,035	\$60,758	\$84,528	\$108,346	\$132,211	\$162,036	\$191,921	\$221,866	\$173,394	\$123,255	\$29,544	\$55,332	\$80,946	
Total Expenses inflated at 2% annually	\$37,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,398	\$79,966	\$130,778	\$11,211	\$11,435	\$11,664	
Interest at 0.2% annually	\$45	\$50	\$98	\$145	\$193	\$240	\$294	\$354	\$413	\$395	\$296	\$153	\$85	\$136	\$187	
Annual Reserve Contribution	\$18,900	\$23,625	\$23,625	\$23,625	\$23,625	\$23,625	\$29,531	\$29,531	\$29,531	\$29,531	\$29,531	\$36,914	\$36,914	\$36,914	\$36,914	
Other Contribution																
Ending Balance	\$13,360	\$37,035	\$60,758	\$84,528	\$108,346	\$132,211	\$162,036	\$191,921	\$221,866	\$173,394	\$123,255	\$29,544	\$55,332	\$80,946	\$106,383	
Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Year	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	
<b>SHARED COMMON ELEMENTS #1: RAILINGS/FENCING</b>																
<b>Sub-Section #1: Metal Railing</b>																
1	42" Metal Railing/Fencing & Gates @ Front Elevations - Refinishing	\$32,800														
2	42" Metal Railing/Fencing & Gates @ Front Elevations - Replacement									\$78,398	\$79,966	\$81,565				
<b>Sub-Section #2: Wood Fencing</b>																
3	6' Cedar Fence w/12" Vertical Lattice Detail @ Top											\$5,284	\$5,390	\$5,498	\$5,608	
4	6' Cedar Fence w/Standard Top Rail Detail											\$4,308	\$4,394	\$4,482	\$4,572	
5	Cedar Fencing Gates, (Swing/Hinged)											\$1,399	\$1,427	\$1,455	\$1,484	
<b>SHARED COMMON ELEMENTS #2: ASPHALT COMPONENTS</b>																
<b>Sub-Section #1: Slurry Seal, (Maintenance Task)</b>																
6	Tract A	\$1,450														
7	Tract C	\$1,030														
8	Tract D	\$1,910														
<b>Sub-Section #2: Overlay, (Maintenance Task)</b>																
9	Tract A											\$12,595				
10	Tract C											\$8,977				
11	Tract D											\$16,649				
<b>Sub-Section #3: Re-Top, (Renewal Task)</b>																
12	Tract A															
13	Tract C															
14	Tract D															

Table 12: Detailed Cash Flow



Estimated Yearly Contribution, (Year One): \$18,900

Monthly Contribution, (Per Unit "Average" For Year One): \$35.00

	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Starting Balance	\$106,383	\$131,638	\$156,704	\$185,273	\$213,652	\$241,834	\$214,497	\$255,572	\$300,794	\$346,106	\$391,509	\$437,003	\$482,588	\$532,734	\$582,982
Total Expenses inflated at 2% annually	\$11,897	\$12,135	\$12,378	\$12,626	\$12,878	\$68,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest at 0.2% annually	\$238	\$288	\$342	\$399	\$455	\$456	\$470	\$556	\$646	\$737	\$828	\$919	\$1,014	\$1,115	\$1,215
Annual Reserve Contribution	\$36,914	\$36,914	\$40,605	\$40,605	\$40,605	\$40,605	\$40,605	\$44,666	\$44,666	\$44,666	\$44,666	\$44,666	\$49,133	\$49,133	\$49,133
Other Contribution															
Ending Balance	\$131,638	\$156,704	\$185,273	\$213,652	\$241,834	\$214,497	\$255,572	\$300,794	\$346,106	\$391,509	\$437,003	\$482,588	\$532,734	\$582,982	\$633,329
Fiscal Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Calendar Year	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2049/2050
<b>SHARED COMMON ELEMENTS #1: RAILINGS/FENCING</b>															
<b>Sub-Section #1: Metal Railing</b>															
1	42" Metal Railing/Fencing & Gates @ Front Elevations - Refinishing					\$48,739									
2	42" Metal Railing/Fencing & Gates @ Front Elevations - Replacement														
<b>Sub-Section #2: Wood Fencing</b>															
3	6' Cedar Fence w/12" Vertical Lattice Detail @ Top					\$5,720									
4	6' Cedar Fence w/Standard Top Rail Detail					\$4,663									
5	Cedar Fencing Gates, (Swing/Hinged)					\$1,514									
<b>SHARED COMMON ELEMENTS #2: ASPHALT COMPONENTS</b>															
<b>Sub-Section #1: Slurry Seal, (Maintenance Task)</b>															
6	Tract A					\$2,155									
7	Tract C					\$1,531									
8	Tract D					\$2,838									
<b>Sub-Section #2: Overlay, (Maintenance Task)</b>															
9	Tract A														
10	Tract C														
11	Tract D														
<b>Sub-Section #3: Re-Top, (Renewal Task)</b>															
12	Tract A														
13	Tract C														
14	Tract D														

**APPENDIX I**  
**FIVE YEAR EXPENDITURE OUTLOOK**

2021/2022		
1	42" Metal Railing/Fencing & Gates @ Front Elevations - Refinishing	\$32,800
6	Asphalt Slurry Seal @ Tract A	\$1,450
7	Asphalt Slurry Seal @ Tract C	\$1,030
8	Asphalt Slurry Seal @ Tract D	\$1,910
		<b>\$37,190</b>

2022/2023		
-	-	\$0
		<b>\$0</b>

2023/2024		
-	-	\$0
		<b>\$0</b>

2024/2025		
-	-	\$0
		<b>\$0</b>

2025/2026		
-	-	\$0
		<b>\$0</b>

## 8. SUMMARY

Equip Consulting has reviewed and assessed the reserve requirements for each entity/sub-association that make up the Arbor Terrace Homeowners Association in accordance with the scope of services indicated within the authorized fee agreement and the “Limitations” outlined in Appendix P of this report.

The following table summarizes the results of the study:

<b><u>2021/2022 Approved Funding Plans</u></b>	<b><u>Estimated Annual Contribution*</u></b>	<b><u>Estimated “Average Monthly Contribution”*</u></b>
All Lots, (Common)	\$17,280	\$9
Row Homes	\$63,960	\$82
Tamarack SFH	\$18,900	\$35

\* Financial figures are for year one of this study, July 1, 2021 to June 30, 2022

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. EC 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,

Equip Consulting



Caleb VanderMolen

Reserve Study & Maintenance Plan Professional



**APPENDIX M**  
**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.

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. 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, for this year's update, 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, EC should be notified in order that we may determine if modifications to our conclusions are necessary.

In issuing this report, EC 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 EC 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.